

*For*  
**SALE**

28+/- AC SUBDIVISION  
OPPORTUNITY



**EXCLUSIVELY LISTED BY:**

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[HalseyThrasherHarpole.com](http://HalseyThrasherHarpole.com) (870) 972-9191



## OPPORTUNITY OVERVIEW

SIZE: 28+/- AC

PRICE: \$675,000.00

ZONING: R1

## PROPERTY HIGHLIGHTS

- Easy access to both connecting highways and interstates to Little Rock and Memphis
- Utilities in close proximity of land for connection and development
- 645+/- feet of road frontage on Southwest Dr
- Countless options for lot divisibility and layout
- Located in Valley View Public School District, ranked in Arkansas' Top 20 Schools
- In one of Jonesboro's most coveted and valued residential markets
- Minutes from Jonesboro's Best Lifestyle Amenities



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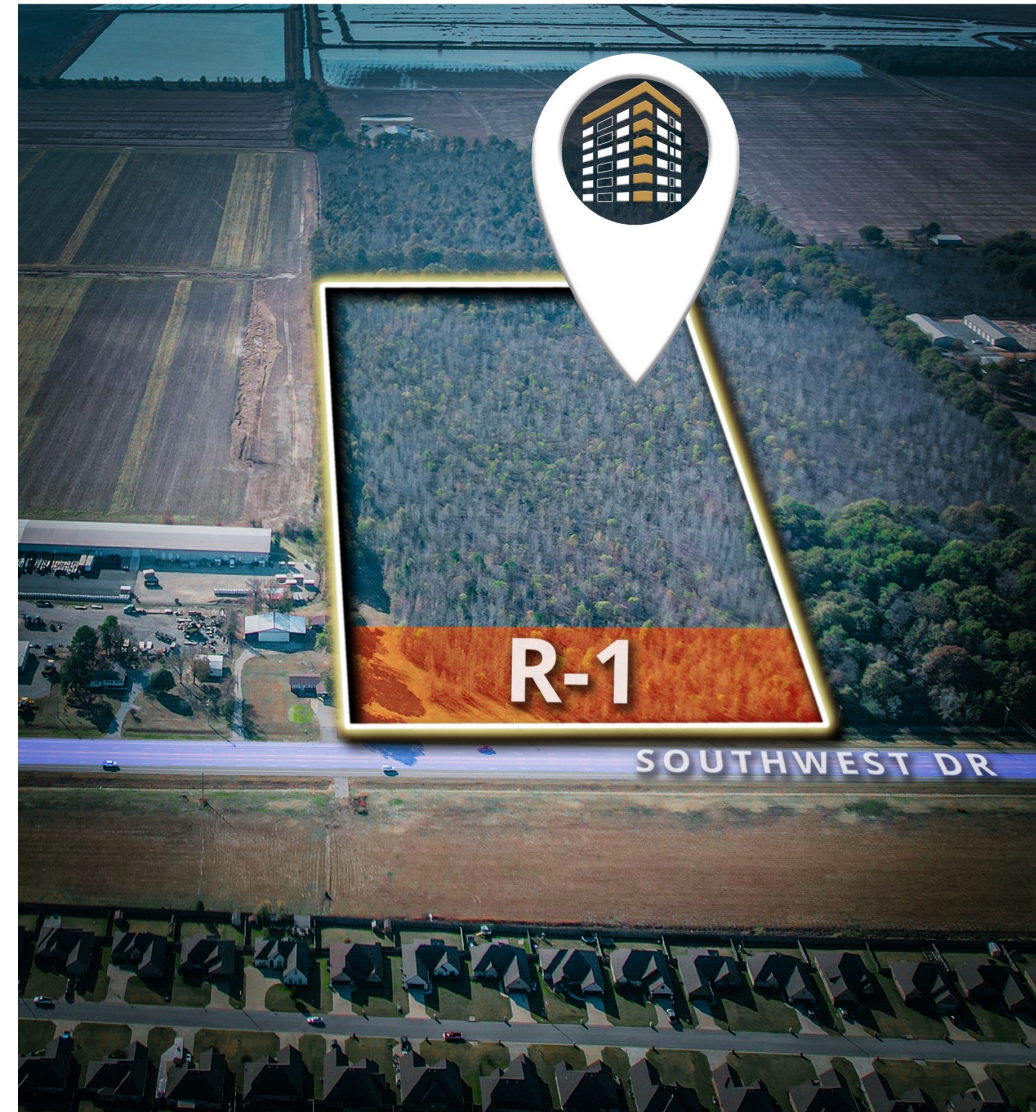
## EXECUTIVE SUMMARY

At 28 acres of raw land, this property on Southwest Drive holds the perfect opportunity for development. Located in the Southwest Business District of Jonesboro, this tract of land offers endless possibilities for crafting within a vibrant community. The property's prime location ensures a peaceful lifestyle while remaining conveniently connected to major transportation routes, schools, shopping centers, and healthcare facilities.

## ZONING DESCRIPTION

### R-1 | Single-Family Medium Density District

The purpose of this district is to provide for a higher population density, but with basic restrictions similar to the R-O district. This zone is intended for application in areas of medium sized lots which are or will soon be served by municipal water and sanitary sewer service.







## AROUND THE LAND

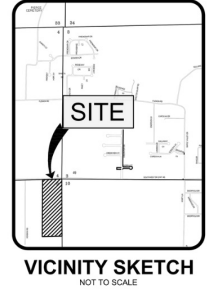
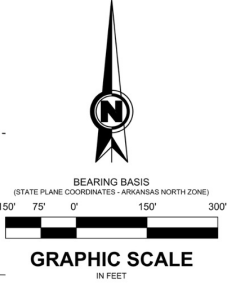
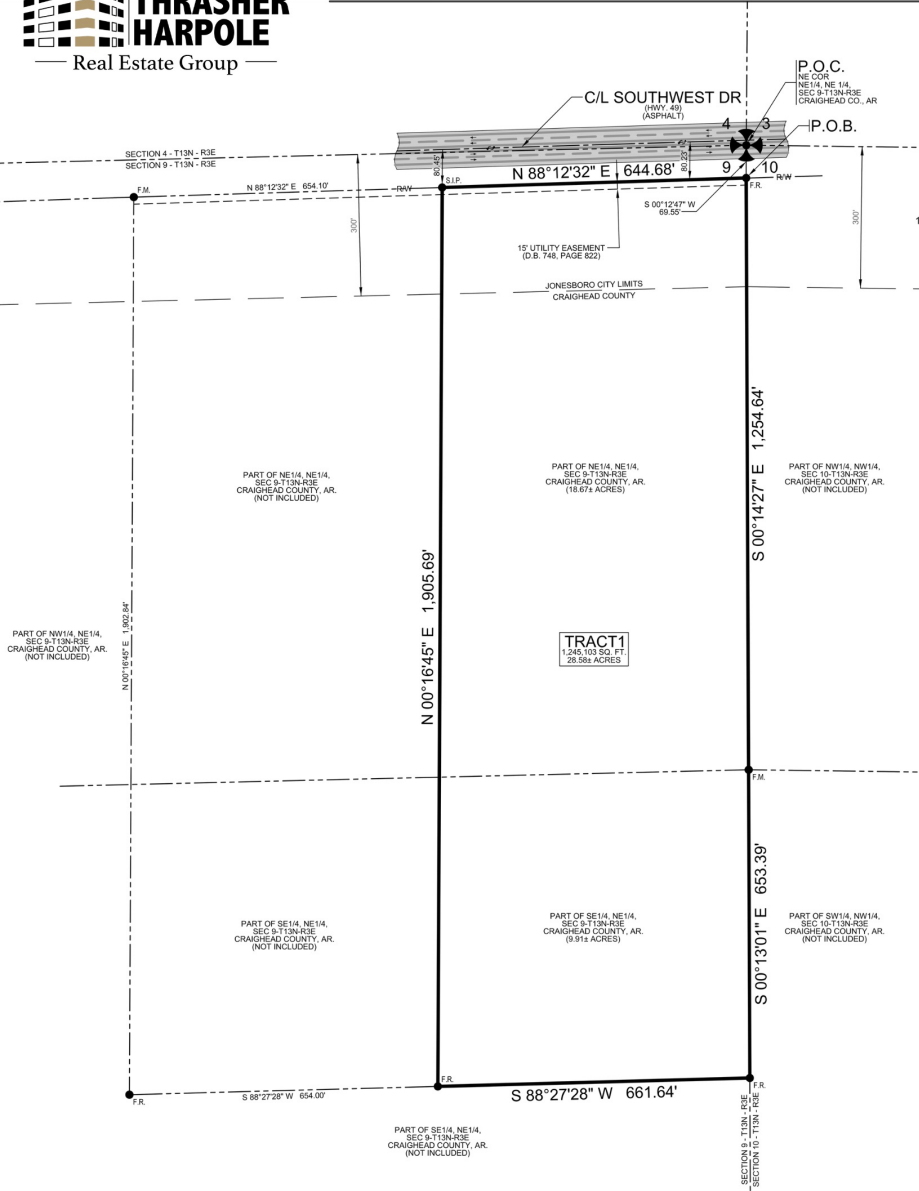
Adjoining the 28+/- AC right off of Southwest Drive is an additional 150+/- AC listed by our team. This allows for an assemblage with ample road frontage and acreage for a multitude of developments.

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
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**LEGEND**

-  = BOUNDARY LINE
-  = ADJACENT LOT LINES
-  = EASEMENT LINES
-  = CITY LIMITS LINES
-  F.M.  
= FOUND ADOT RW MONUMENT
-  F.R.  
= FOUND REBAR
-  S.I.P.  
= SET 1-1/4" IRON PIPE W/ PS #1637 CAP

**DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (18.67 ACRES) AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (9.91 ACRES) OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 00°12'47" WEST 69.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°14'27" EAST 1,254.64 FEET; THENCE SOUTH 00°13'01" EAST 653.39 FEET; THENCE SOUTH 88°27'28" WEST 661.64 FEET; THENCE NORTH 00°16'45" EAST 1,905.69 FEET; THENCE NORTH 88°12'32" EAST 644.68 FEET TO THE POINT OF BEGINNING PROPER.

CONTAINING IN ALL 1,245,109 FT. OR 28.58 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**SURVEYOR'S NOTES**

1. THIS BOUNDARY SURVEY WAS PREPARED GOLDEN STONE INVESTMENTS, LLC.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
  - A. QUITCLAIM DEED TO WILLIAM AND JENNIE RITA COX, DATED 07/28/2018, AS RECORDED IN DEED BOOK 2018R, PAGE 015222, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
  - B. PLAT OF SURVEY PREPARED BY BRANDON G. WOOD, PS #1817, DATED 07/17/2018, RECORDED AS DOCUMENT NO. 201810238328 IN THE STATE SURVEYOR'S OFFICE, AT LITTLE ROCK, ARKANSAS.
  - C. UTILITY EASEMENT, DATED 05/08/2007, AS RECORDED IN DEED BOOK 748, PAGE 822, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 05/11/2022



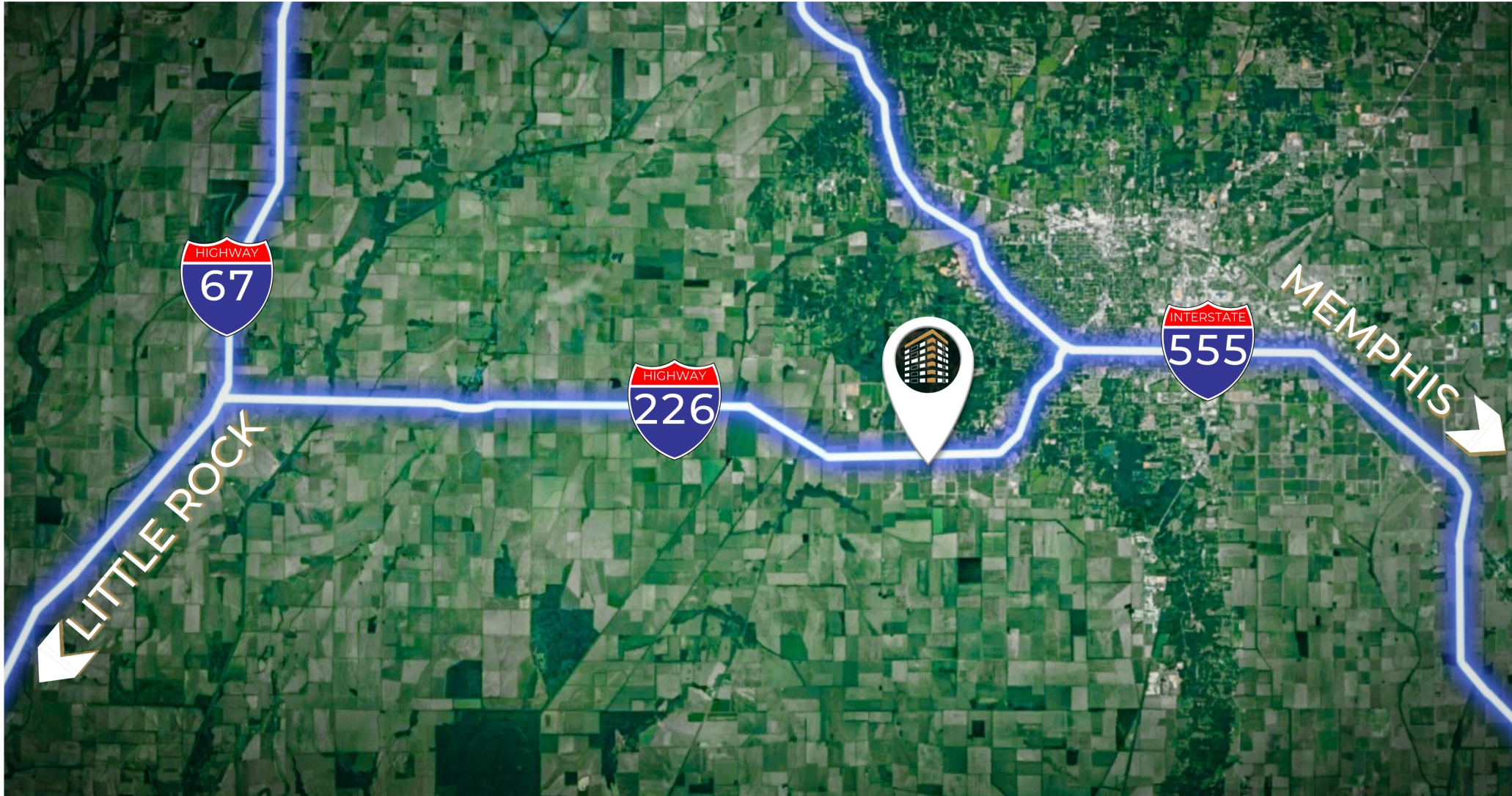


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# REGIONS OF JONESBORO

## THE DISTRICT

## RESTAURANTS & RETAIL



The Southwest Business District is a dynamic hub of commerce and industry. This district is characterized by a diverse array of businesses, including retail, restaurants, offices, and manufacturing facilities. Its strategic location, with easy access to major transportation routes such as I-555 and US-67, make it a sought-after destination for entrepreneurs and investors. This district plays a pivotal role in the local economy, contributing significantly to job creation and economic growth. It serves as a hub for essential services, retail options, and employment opportunities, fostering a sense of community and enhancing the quality of life for residents. With its continuous growth and innovation, the Southwest Business District serves as a testament to the city's entrepreneurial spirit and commitment to economic development.

## KEY PLAYERS



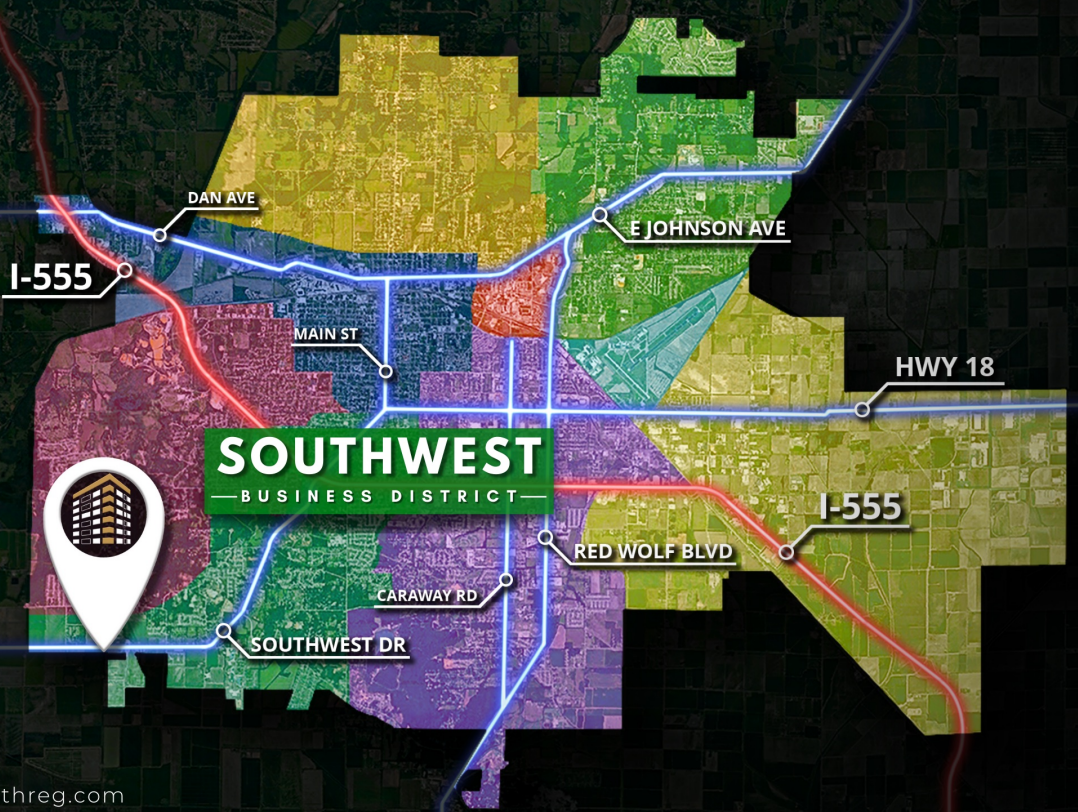
Top 5 Best School Districts in AR  
Just under 3,000 students and around 325 employees

### Southern Hills Development

175-acre mixed use development  
Under construction to hold retail, grocery, housing, office, restaurants, and more.

### Valley View Commons

33,000+ SF Shopping Center  
10 businesses | Restaurants, health services, government offices, and more.





# VALLEY VIEW

## PUBLIC SCHOOLS



EXCELLENCE IN EDUCATION FOR  
ALL STUDENTS IS OUR GOAL  
ARKANSAS STATE DEPARTMENT OF EDUCATION AWARDED

**"BEST IN STATE"**  
ACADEMIC STANDINGS  
WHAT IT'S ALL ABOUT

THE MISSION OF THE VALLEY VIEW SCHOOL DISTRICT IS TO MAINTAIN A CARING, SAFE, EFFECTIVE AND DISCIPLINED ENVIRONMENT THAT IS CONDUCIVE TO LEARNING AND MAXIMUM ACHIEVEMENT. THE SCHOOL CLIMATE WILL PROMOTE OPPORTUNITIES THAT ENCOURAGE SELF-ESTEEM, A PERSONAL COMMITMENT TO ACCEPTING RESPONSIBILITY, AND HIGHER ORDER THINKING SKILLS, WHICH ARE THE ABILITY TO COMMUNICATE, REASON AND SOLVE RELEVANT PROBLEMS. THESE CHARACTERISTICS PREPARE ALL STUDENTS TO FUNCTION AS PRODUCTIVE CITIZENS.

**VALLEYVIEWSCHOOLS.NET**

(870) 935-6200

2131 VALLEY VIEW DRIVE | JONESBORO, AR 72404





# JONESBORO

