

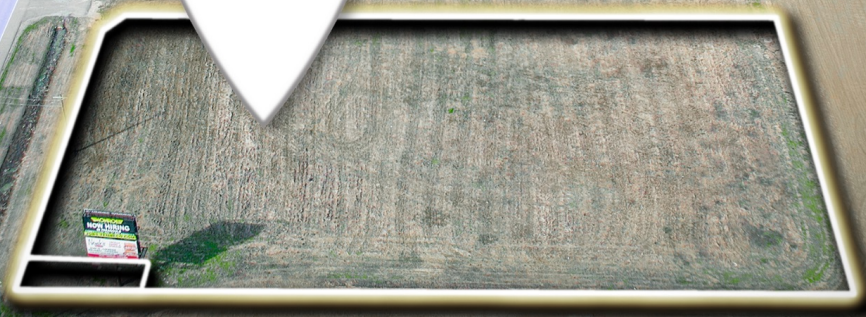


6108 E HIGHLAND DR | JONESBORO, AR 72401

# For SALE

LOT IN JONESBORO'S INDUSTRIAL PARK

E HIGHLAND DR



**EXCLUSIVELY LISTED BY:**

Jerry L. Halsey, Jr. CCIM, CRB, SIOR  
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870.514.5578 | landon.wilson@hthreg.com

No warranty expressed or implied has been made as to the accuracy of this information, no liability assumed for errors or omissions.

Agent Ownership Disclaimer: One or more of the presenting agents has an ownership interest in one or more subject property.

HalseyThrasherHarpole.com (870) 972-9191

## OPPORTUNITY OVERVIEW

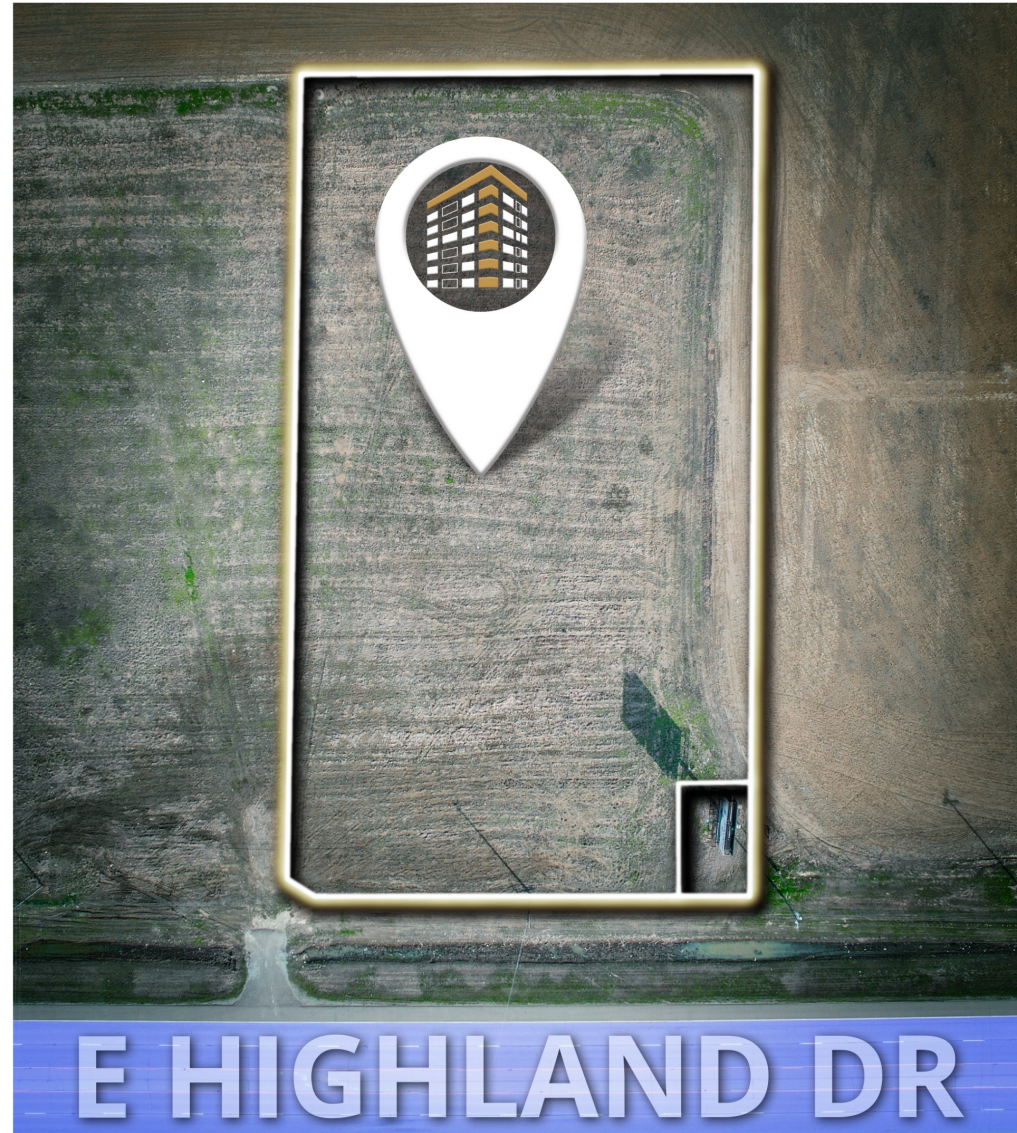
**SIZE:** 1.9+/- AC

**ZONING:** C-3 & I-1

**PRICE:** \$195,000.00

## PROPERTY HIGHLIGHTS

- 160+/- ft. of highway frontage
- Located in the heart of Jonesboro's Industrial Park
- High Traffic Thoroughfare | 17,000 CPD
- High Visibility | Easy Accessibility
- Lot primed for a multitude of opportunities



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## EXECUTIVE SUMMARY

6108 E Highland presents a compelling investment opportunity in a prime location with mixed-use potential. Whether you aim to develop or hold the property for long-term appreciation, it offers a range of options to suit your investment objectives.

Located in a high-traffic, this property is ideal for commercial and industrial purposes. The property is easily accessible from major highways and is nearby several amenities. It is conveniently located in Jonesboro's Industrial Park, home to major national chain retailers and manufacturers. The property's zoning allows for a versatile range of development options. The property's location and zoning make it an attractive investment opportunity. The area has demonstrated consistent growth and demand, making it a favorable choice for investors seeking long-term returns. A thorough market analysis indicates that there is a demand for mixed-use properties in the area.



## ZONING DESCRIPTION

### I-1 | Limited Industrial District

Accommodates freight terminals, storage, fabrication, display, warehousing, wholesaling, packaging, & limited manufacturing as to not create a nuisance for residential/commercial neighbors. Certain commercial uses are permitted. Suitable transportation facilities are necessary to this district.

### C-3 | General Commercial District

Provides locations for commercial/retail use which serve the needs of the traveling public. Provides locations for limited amounts of merchandise, equipment, & material for retail sale that are suitable for storage/display outside the confines of a structure. Appropriate locations for this district are along heavily traveled arterial street. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.



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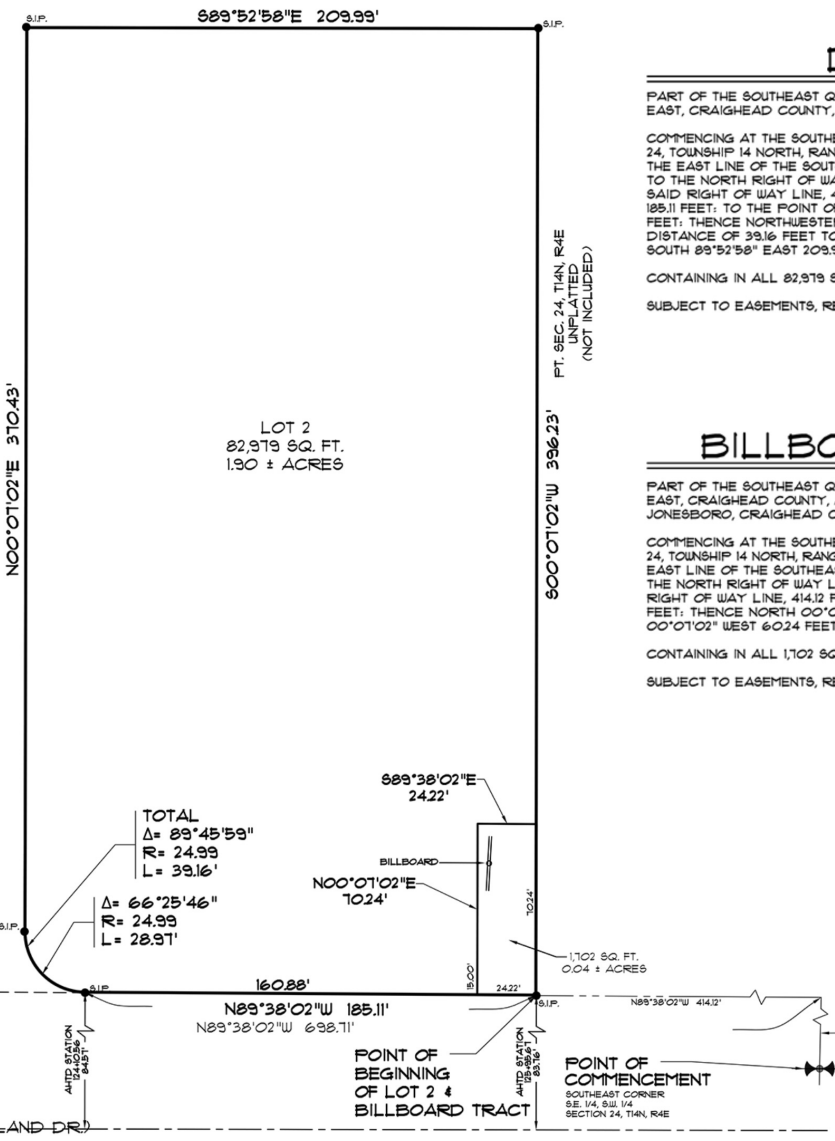
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- LEGEND**
- BOUNDARY LINE
  - S.I.P. • SET 1 1/4" IRON PIPE W/ PLG #549 CAP
  - F.I.P. • FOUND IRON PIPE



**DESCRIPTION - LOT 2**

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 01°01'30" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, AFORESAID, 99.13 FEET TO THE NORTH RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY # 18; THENCE NORTH 89°38'02" WEST, ALONG SAID RIGHT OF WAY LINE, 414.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°38'02" WEST 185.11 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 24.99 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°45'59", A DISTANCE OF 39.16 FEET TO THE END OF SAID CURVE; THENCE NORTH 00°01'02" EAST 310.43 FEET; THENCE SOUTH 89°52'58" EAST 209.99 FEET; THENCE SOUTH 00°01'02" WEST 396.23 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 82,919 SQ. FT. OR 1.90 ACRES, MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**BILLBOARD DESCRIPTION - LOT 2**

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS TO THE CITY OF JONESBORO, AS RECORDED IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 01°01'30" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, AFORESAID, 99.13 FEET TO THE NORTH RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY # 18; THENCE NORTH 89°38'02" WEST, ALONG SAID RIGHT OF WAY LINE, 414.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°38'02" WEST 24.22 FEET; THENCE NORTH 00°01'02" EAST 102.4 FEET; THENCE SOUTH 89°38'02" EAST 24.22 FEET; THENCE SOUTH 00°01'02" WEST 602.4 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,102 SQ. FT. OR 0.04 ACRES, MORE OR LESS.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

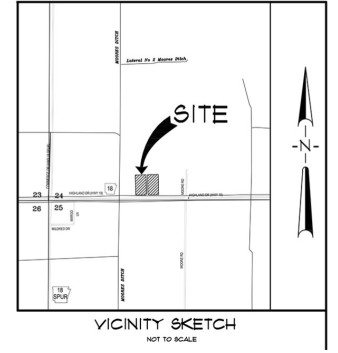
**SURVEYOR'S NOTES**

- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF HALSEY OUTDOOR ADVERTISING INC. AND IS NOT ASSIGNABLE.
- THIS SURVEY IS BASED UPON A PREVIOUS SURVEY PERFORMED FOR JAY HARMON BY HIME LAND SURVEYING, INC. DATED 8/01/02.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC 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: 02/15/07



DATE	BY	REVISION

ASSOCIATED ENGINEERING AND TESTING, LLC  
1000 N. UNIVERSITY BLVD., SUITE 100  
JONESBORO, AR 72401  
TEL: 870.930.8008  
FAX: 870.930.8009  
WWW.AETLLC.COM

HALSEY OUTDOOR ADVERTISING, INC.  
800 S. MAIN ST.  
JONESBORO, ARKANSAS

BOUNDARY SURVEY  
6108 E HIGHLAND DR  
JONESBORO, ARKANSAS

DATE: 02/15/07  
BY: JERRY HALSEY  
CHECKED: LONDON WILSON  
DATE CHECKED: 02/15/07

# REGIONS OF JONESBORO

## THE DISTRICT

The Industrial Trade Region of Jonesboro, Arkansas, is a thriving and dynamic area that plays a pivotal role in the city's economic landscape. This region is characterized by its strategic location, boasting excellent connectivity to major transportation networks, including Highway 18, I-555, and railways. It serves as a vital hub for various industries, including manufacturing, logistics, and distribution.

With a strong workforce, modern facilities, and a business-friendly environment, Jonesboro's Industrial Trade Region attracts companies seeking to establish or expand their operations. Its strategic advantages, coupled with a supportive community and access to key markets, position it as a magnet for businesses looking to thrive.

## RESTAURANTS & RETAIL



## KEY PLAYERS



1/2 mile from I-555 & under 1 hour from Memphis.  
Fully Developed with all utilities and road infrastructure in place.  
Holds seven of the Top 20 Manufacturing Employers of Arkansas.



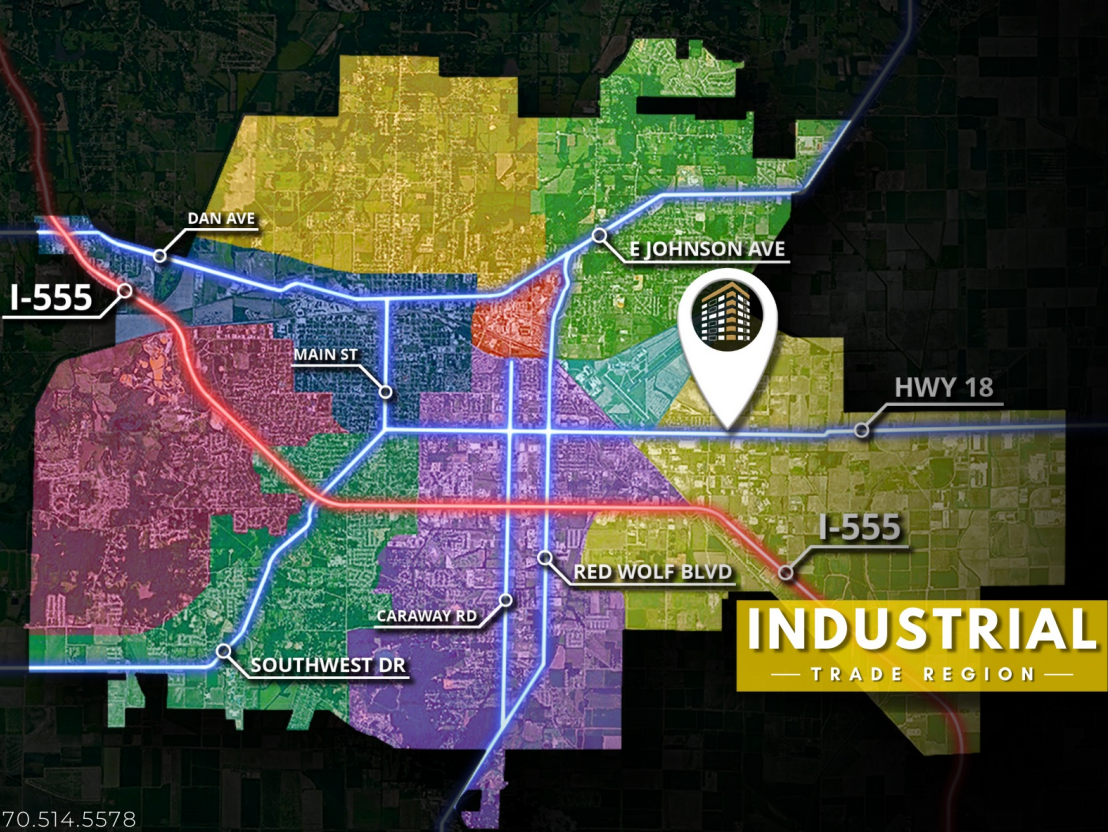
1.5 miles from I-555 & under 1 hour from Memphis.  
Fully Developed with all utilities and road infrastructure in place.  
Holds ten of the Top 20 Manufacturing Employers of Arkansas.



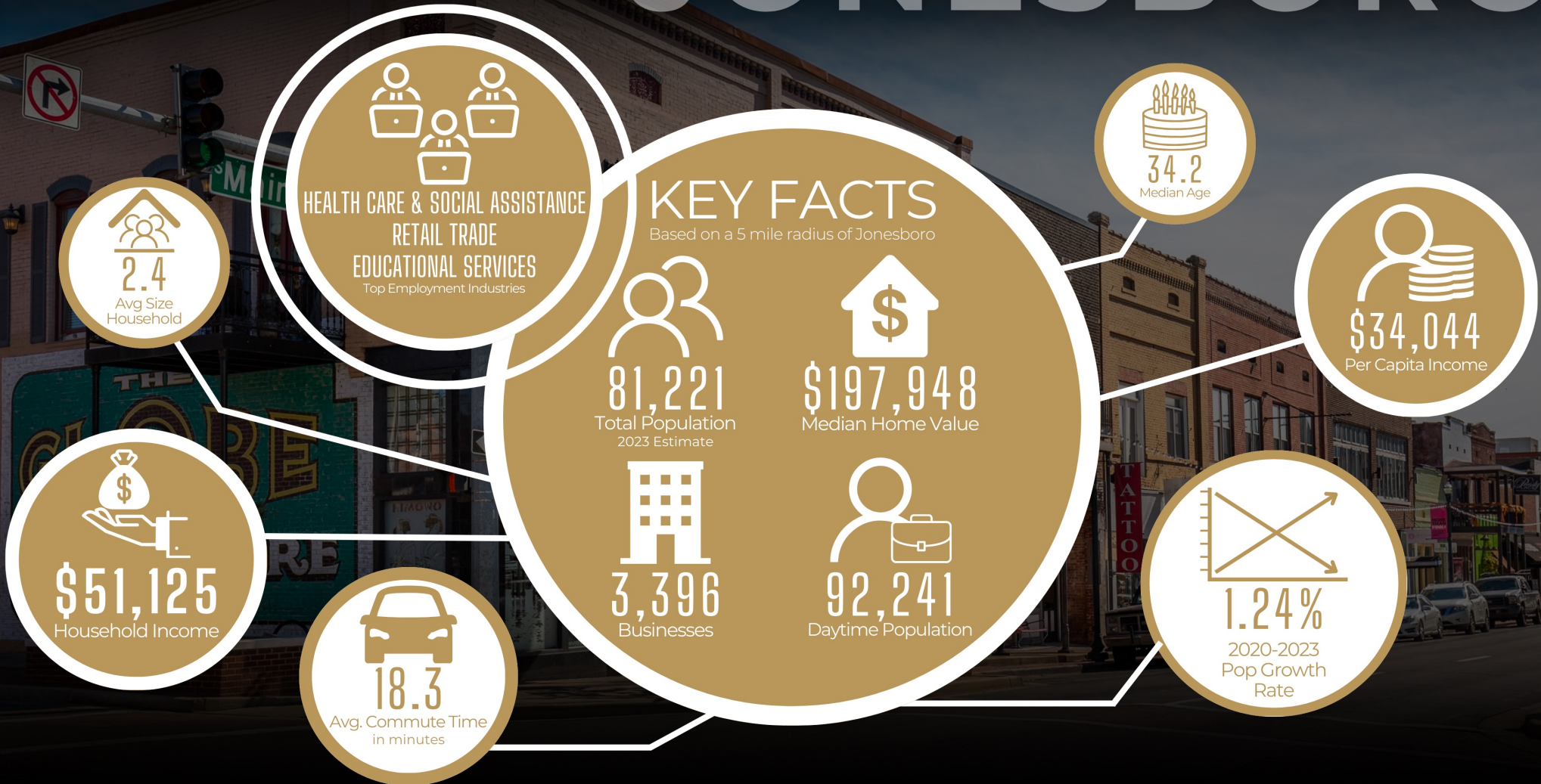
World Leader in the design and manufacturing of material handling systems.  
With over 1,412 employees, Hytrol is the top manufacturing employer in Jonesboro.  
Participates in many educational STEM Programs.



With over 1,412 employees, FritoLay is the second manufacturing employer in Jonesboro.  
Produces over 707 million snack bags annually.



# JONESBORO



This infographic contains data provided by Esri (2023, 2028), Ersi-Data Axle (2023), Esri-U.S. BLS (2023) and Data USA (2024).