

FOR SALE

±19.74 AC I-555 and Parker Rd | Jonesboro, AR 72401



HALSEY

REAL ESTATE

Agent Ownership Disclaimer: One or more of the presenting agents has an ownership interest in the subject property. No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

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870 972 9191
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 I-555 and Parker Rd | Jonesboro, AR 72401

OPPORTUNITY OVERVIEW

\$800,000.00
PRICE

±19.74 AC
LOT SIZE

C-3
ZONING

PROPERTY HIGHLIGHTS

- ✦ Prime visibility with ~22,000 vehicles per day, 29% truck traffic, from I-555.
- ✦ Utilities available nearby: electric, water, and sewer.
- ✦ Adjacent to Joe Mack Campbell Park and Jonesboro Karting Complex.
- ✦ Strong location for retail, service, or mixed-use commercial projects.
- ✦ Positioned near residential growth and established commercial operators.

ZONING DESCRIPTION

C-3 General Commercial District

This district is intended to accommodate commercial and retail businesses that serve the traveling public, particularly along high-traffic arterial streets. It allows for some outdoor display and storage of goods when appropriate and encourages the development of clustered commercial centers over less desirable strip-style layouts.

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DESCRIPTION

PART OF THE NORTH-WEST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°02'46" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, AFORESAID, 1,065.50 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE #655 (FORMERLY U.S. HIGHWAY #63); THENCE ALONG SAID RIGHT-OF-WAY LINE AS FOLLOWS: SOUTH 61°22'02" EAST 186.31 FEET, SOUTH 73°30'02" EAST 61.85 FEET, SOUTH 59°07'25" EAST 650.01 FEET, SOUTH 10°09'56" EAST 92.20 FEET, SOUTH 59°33'51" EAST 51.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AS FOLLOWS: SOUTH 59°33'51" EAST 51.87 FEET, NORTH 30°26'09" EAST 127.84 FEET, SOUTH 59°34'40" EAST 403.41 FEET, SOUTH 59°14'56" EAST 607.98 FEET, SOUTH 57°35'23" EAST 296.14 FEET; THENCE SOUTH 65°12'33" EAST 119.60 FEET TO THE CENTERLINE OF A DITCH; THENCE ALONG SAID CENTERLINE AS FOLLOWS: SOUTH 72°00'05" WEST, DEPARTING SAID RIGHT-OF-WAY LINE, 438.59 FEET; THENCE SOUTH 71°00'58" WEST 354.84 FEET; THENCE SOUTH 83°15'44" WEST 393.91 FEET; THENCE SOUTH 88°22'54" WEST 267.77 FEET; THENCE NORTH 00°02'46" WEST DEPARTING SAID CENTERLINE OF A DITCH, 996.56 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 869.879 SQ. FT. OR 19.74 ACRES, MORE OR LESS.

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

EASEMENT #1 DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING IN ALL 300 SQ. FT. OR 0.01+ ACRES, MORE OR LESS.

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

EASEMENT #2 DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING IN ALL 300 SQ. FT. OR 0.01+ ACRES, MORE OR LESS.

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

EASEMENT #3 DESCRIPTION

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CONTAINING IN ALL 1,120 SQ. FT. OR 0.03 ACRES, MORE OR LESS.

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

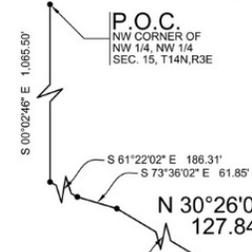
INGRESS/EGRESS DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

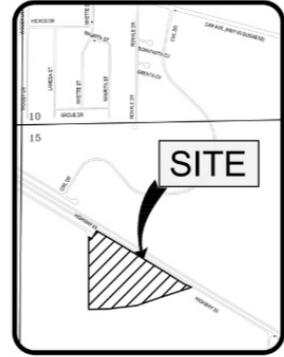
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CONTAINING IN ALL 16.894 SQ. FT. OR 0.38 ACRES, MORE OR LESS.

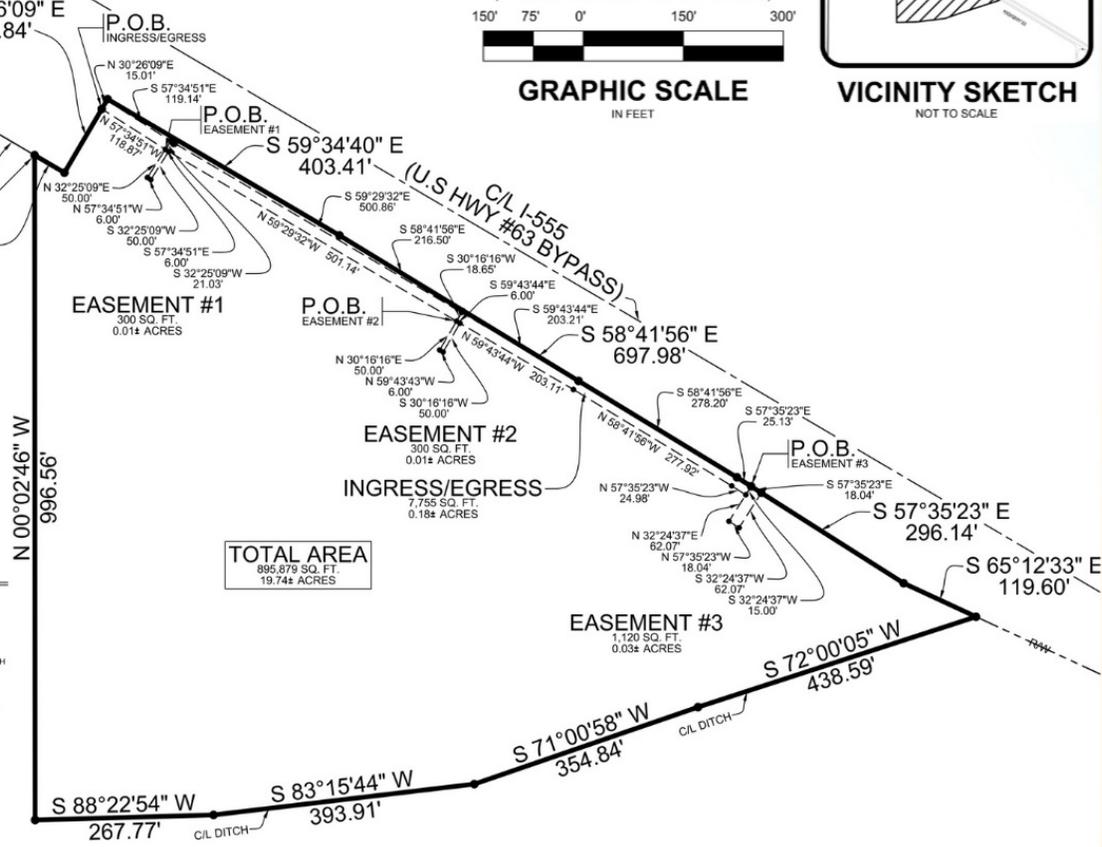
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GRAPHIC SCALE
IN FEET



VICINITY SKETCH
NOT TO SCALE



TOTAL AREA
869.879 SQ. FT.
19.74 ACRES

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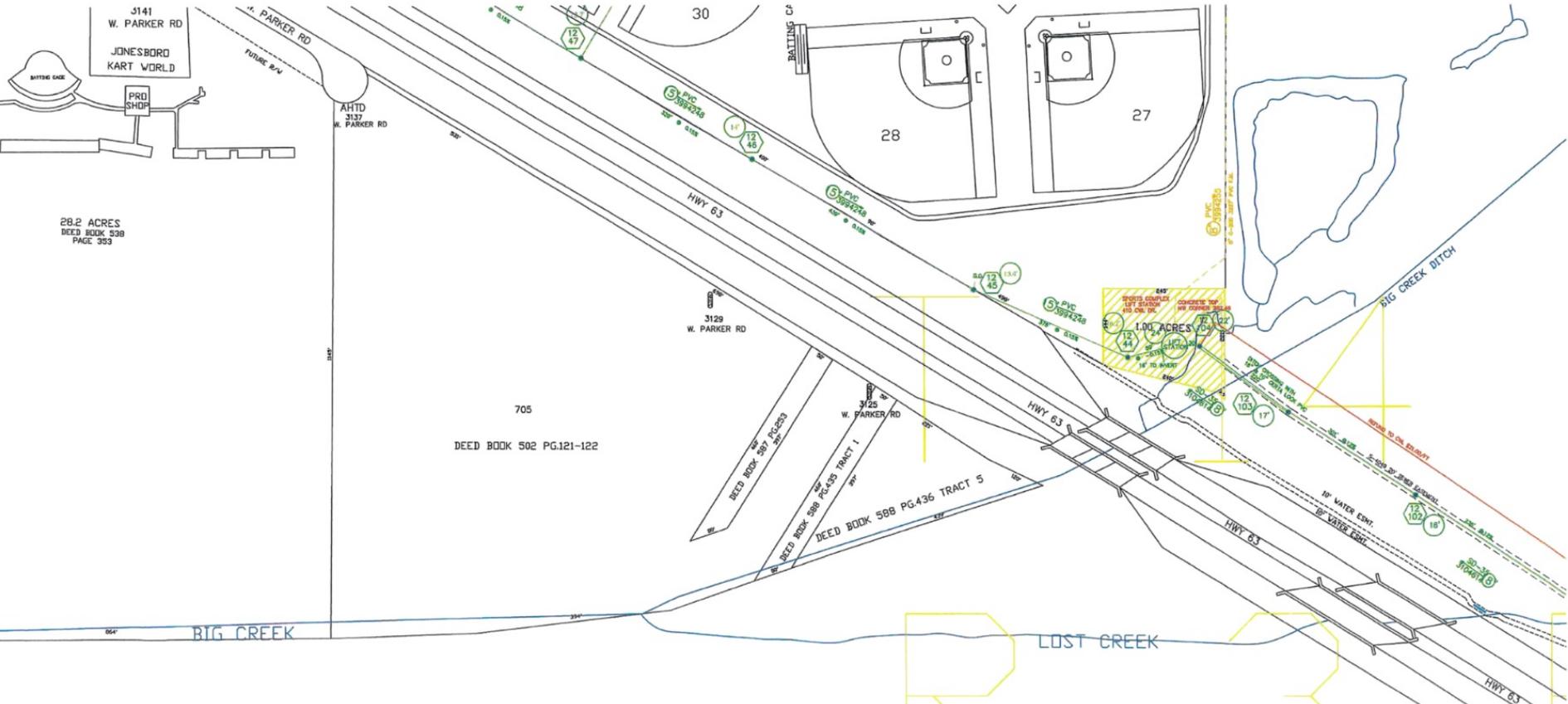
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SEWER



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DOWNTOWN BUSINESS DISTRICT

Downtown Jonesboro is a lively, walkable district at the city's core, blending history, culture, and community. Known for its local events, festivals, and unique charm, it serves as a central hub featuring medical facilities, professional services, art galleries, restaurants, and diverse retail. More than just a business area, Downtown reflects Jonesboro's cultural and economic spirit, offering a vibrant space that fosters connection and defines the city's identity.

RESTAURANTS & RETAIL

Skinny J's



SHADRACHS COFFEE
ROASTING COMPANY



KEY PLAYERS

-  **St. Remond's Healthcare** • Completed a \$137,500,000, 245,000 sqft expansion in 2020.
-  **St. Remond's Healthcare** • Has over 4,000 employees.

-  **JONESBORO** • City hall and city governments reside in Downtown.

-  **Craighead County District Court** • The Craighead County Courthouse recently completed a \$14 mil. expansion and held its ribbon cutting in March 2025.

-  **JONESBORO POLICE** • Patrol and Special Operations Divisions are located in Downtown Jonesboro.

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Taylor Wilson Leasing Agent
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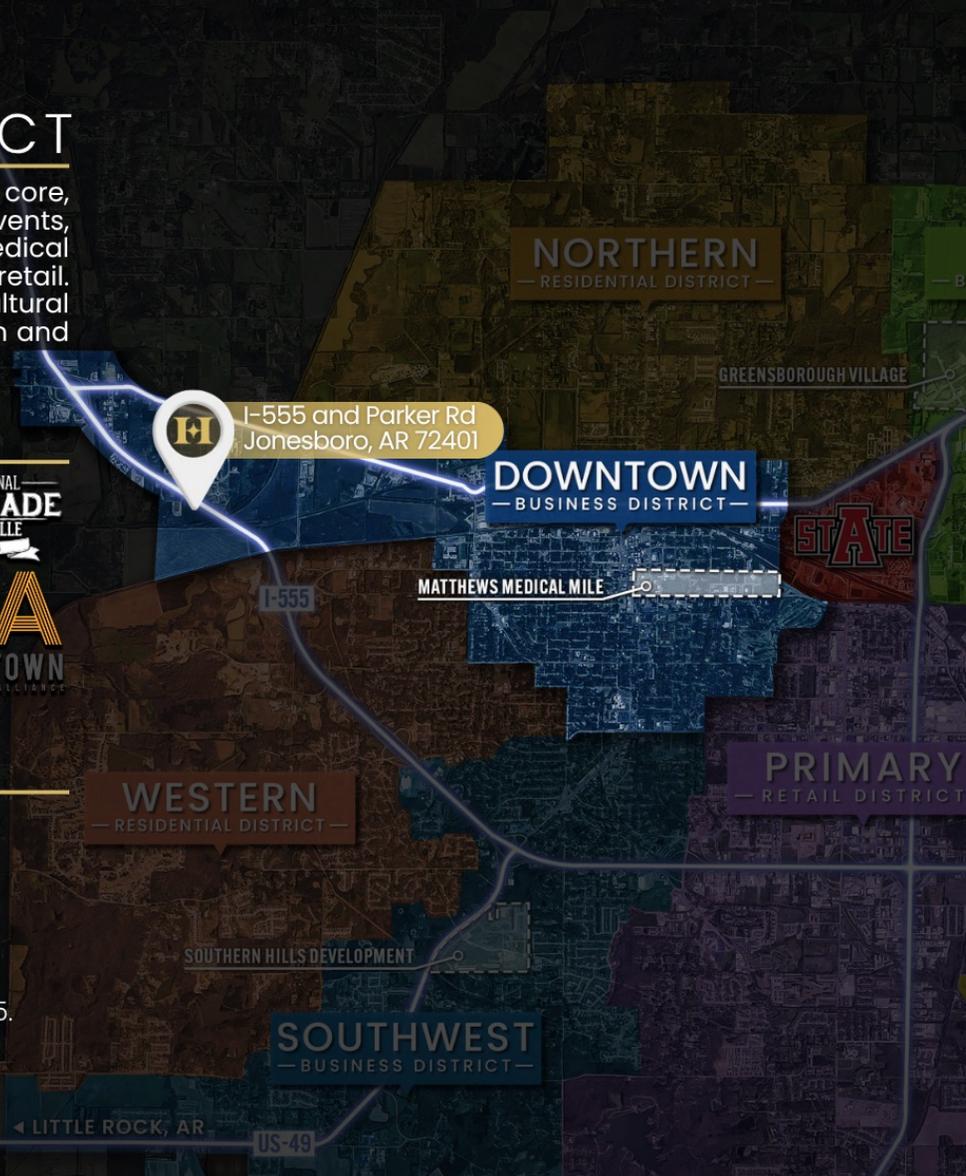
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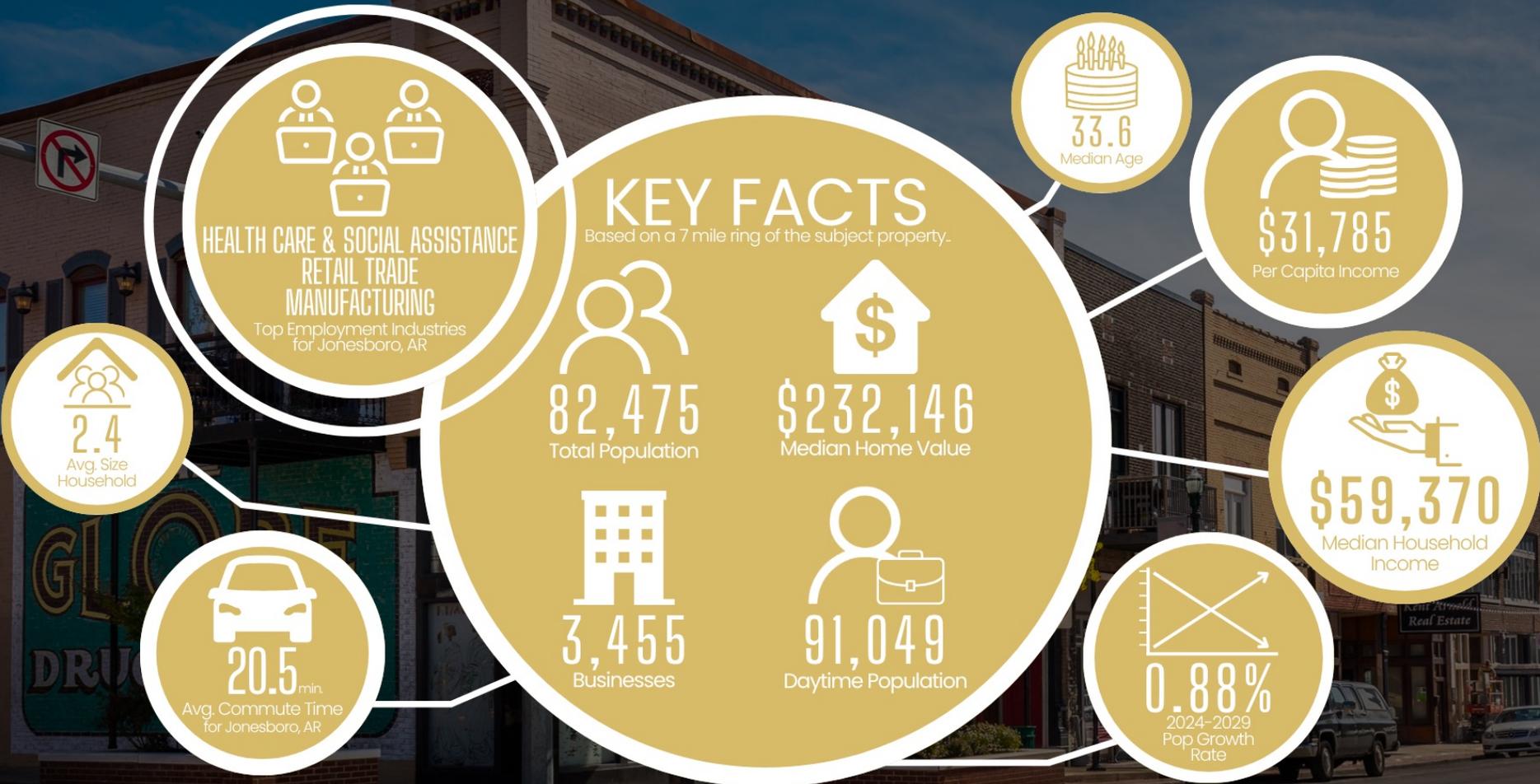


MARKET MAP



📍 I-555 and Parker Rd | Jonesboro, AR 72401

DEMOGRAPHICS



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REAL ESTATE

This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024) and the Census Bureau ACS 5-year Estimate. Agent Ownership Disclaimer: One or more of the presenting agents has an ownership interest in the subject property. No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

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INVESTMENT CONTACTS

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I-555

W PARKER RD

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