

FOR SALE

📍 4+ AC Hwy 49 & Old Bridger Rd | Jonesboro, AR 72401

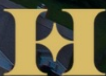


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OPPORTUNITY **OVERVIEW**

\$1,978,000.00 **±4.126 AC** **C-3 LUO**
PRICE LOT SIZE ZONING

PROPERTY **HIGHLIGHTS**

- ✦ High-visibility hard corner with 24,000 CPD.
- ✦ Supports a wide range of commercial uses.
- ✦ Located near NEA Baptist's \$400M medical campus and surrounding retail growth.
- ✦ Excellent frontage in a rapidly growing commercial corridor.
- ✦ Ideal for medical, office, retail, or restaurant use.
- ✦ Surrounded by strong commercial activity and ongoing area growth.



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JONESBORO
MUNICIPAL AIRPORT



First Personal Bank

Archie

Security

Capitol

THE ROCK

Security

SUBWAY

JOURNEY
CHURCH



NEA BAPTIST
URGENT CARE

COURTYARD

ACE

Hardware

NEA BAPTIST
MEMORIAL HOSPITAL



RIDGECREST
HEALTH + REHABILITATION

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DOLLAR GENERAL

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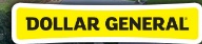
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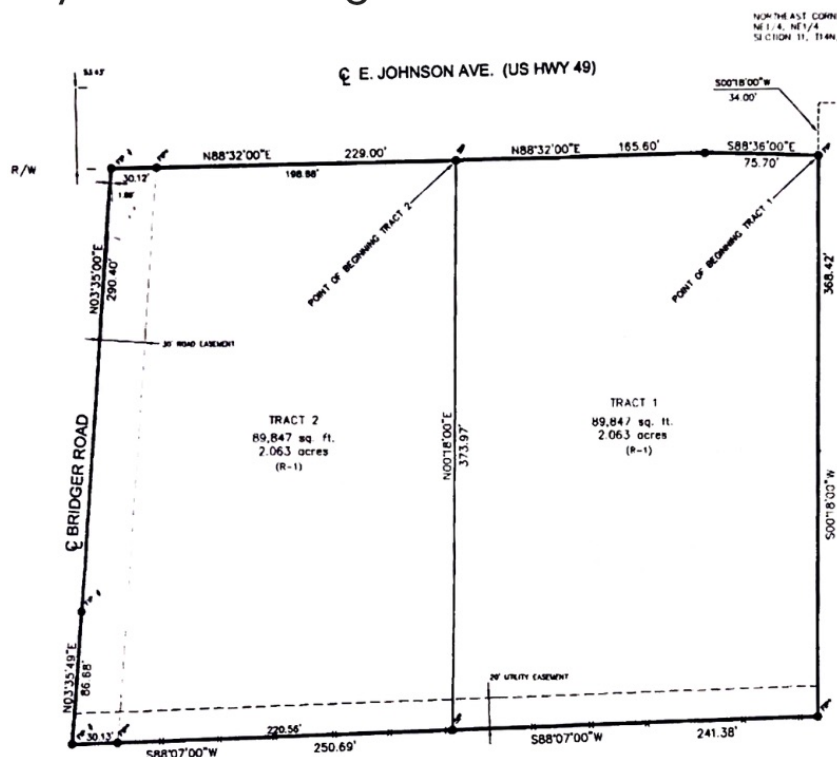
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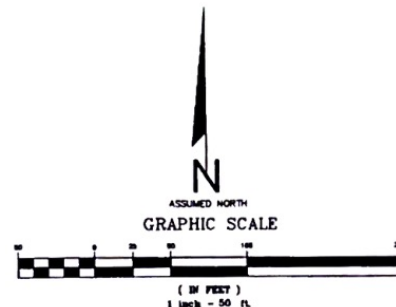


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SCOTT BRIDGER
5715 E JOHNSON AVE
(R-1)

BARRY PHILLIPS
1905 OLD BRIDGER ROAD
(R-1)



LEGEND

- FOUND IRON PIN
(1" DIA PIPE EXCEPT AS NOTED)
- 1" DIA PIPE W/ 1/2" CAP
- 1" DIA PIPE W/ 1/2" CAP
- SET IRON PIN
(5/8" DIA REBAR W/ 1/2" CAP)

X X X FENCE

NOTES
1. CLIENT - TIM REEDER

DESCRIPTION - TRACT 1

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 4 EAST IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 11, THENCE S88°32'00"E 80.00 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11 TO A POINT, THENCE S00°18'00"W 34.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF EAST JOHNSON AVENUE (US HIGHWAY 49), THE POINT OF BEGINNING;
CONTINUE THENCE S00°18'00"W 368.42 FEET TO A POINT, THENCE S88°07'00"W 241.38 FEET TO A POINT, THENCE N00°18'00"E 373.97 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF EAST JOHNSON AVENUE (US HIGHWAY 49), THENCE N88°32'00"E 165.60 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE S88°36'00"E 75.70 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING, CONTAINING SOME 2.063 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

DESCRIPTION - TRACT 2

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4, NE1/4) OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 4 EAST IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, THENCE S88°32'00"W 80.00 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11 TO A POINT, THENCE S00°18'00"W 34.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF EAST JOHNSON AVENUE (US HIGHWAY 49), THENCE N88°36'00"E 75.70 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE S88°32'00"W 165.60 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING;
THENCE S00°18'00"W 373.97 FEET TO A POINT, THENCE S88°07'00"W 250.69 FEET TO A POINT, THENCE N03°35'00"E 290.40 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF EAST JOHNSON AVENUE (US HIGHWAY 49), THENCE N88°32'00"E 229.00 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING, CONTAINING SOME 2.063 ACRES, MORE OR LESS, SUBJECT TO A 30 FOOT ROAD EASEMENT ON THE WESTERLY SIDE THEREOF, AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

CERTIFICATION

I HEREBY CERTIFY THAT MCALISTER ENGINEERING HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AND THAT ALL PROPERTY LINES AND CORNER MARKINGS HAVE BEEN CORRECTLY ESTABLISHED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Charles W. McAlister
CHARLES W. MCALISTER, PROFESSIONAL LAND SURVEYOR NO. 1303

MAY 5, 2008



PLAT OF SURVEY

IN THE NE 1/4, NE 1/4 SECTION 11, T14N, R4E
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

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SURVEY



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HILLTOP BUSINESS DISTRICT

The Hilltop Business District is one of Jonesboro's fastest-growing commercial corridors, known for its modern development and strong entrepreneurial energy. Positioned in the city's northeastern sector, Hilltop offers a dynamic mix of retail, dining, healthcare, and professional services in a highly visible, high-traffic area. With new construction, established businesses, and expanding infrastructure, the district continues to attract investment and fuel local job creation—solidifying its role as a cornerstone of economic expansion in Northeast Arkansas.

RESTAURANTS & RETAIL



KEY PLAYERS

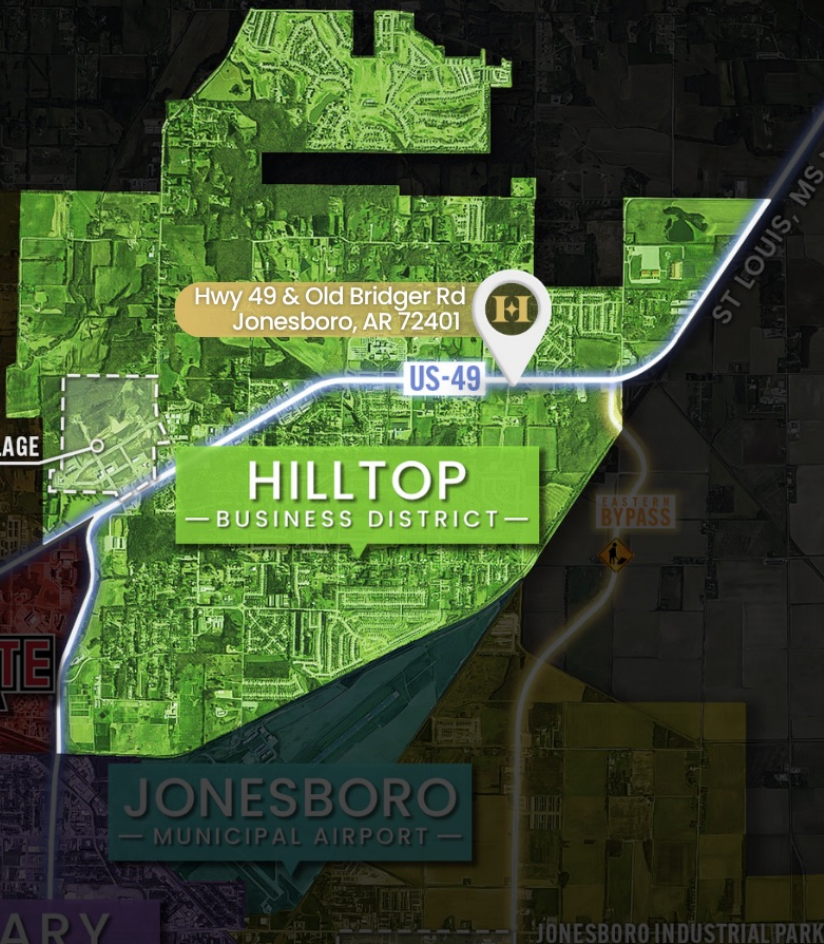
- \$400 million campus completed in 2014; one of the largest investments in Arkansas healthcare in the last two decades.
- Has over 1,000 employees.
- Directly connected to the south-western portion of Hilltop.
- Over 1,500 employees & 14,000 students.
- A 200+ acre planned development | "City within a city."
- Combines living, shopping, dining, & more into a walkable community.
- Features 16 businesses in a busy retail center on E. Johnson Ave.
- Draws steady traffic and strong tenant interest.

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MARKET MAP



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HEALTH CARE & SOCIAL ASSISTANCE
RETAIL TRADE
MANUFACTURING
Top Employment Industries
for Jonesboro, AR

2.4
Avg. Size
Household

20.5 min.
Avg. Commute Time
for Jonesboro, AR

KEY FACTS

Based on a 7 mile ring of the subject property.

81,271
Total Population

\$224,801
Median Home Value

3,495
Businesses

94,874
Daytime Population

32.8
Median Age

\$30,192
Per Capita Income

\$54,825
Median Household
Income

0.93%
2024-2029
Pop Growth
Rate

DEMOGRAPHICS

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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. 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 CONTACT



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