



For
SALE

**COMMERCIAL OWNER/USER
OPPORTUNITY**

EXCLUSIVELY LISTED BY:

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OPPORTUNITY OVERVIEW

BUILDING: 2,016+/- SF

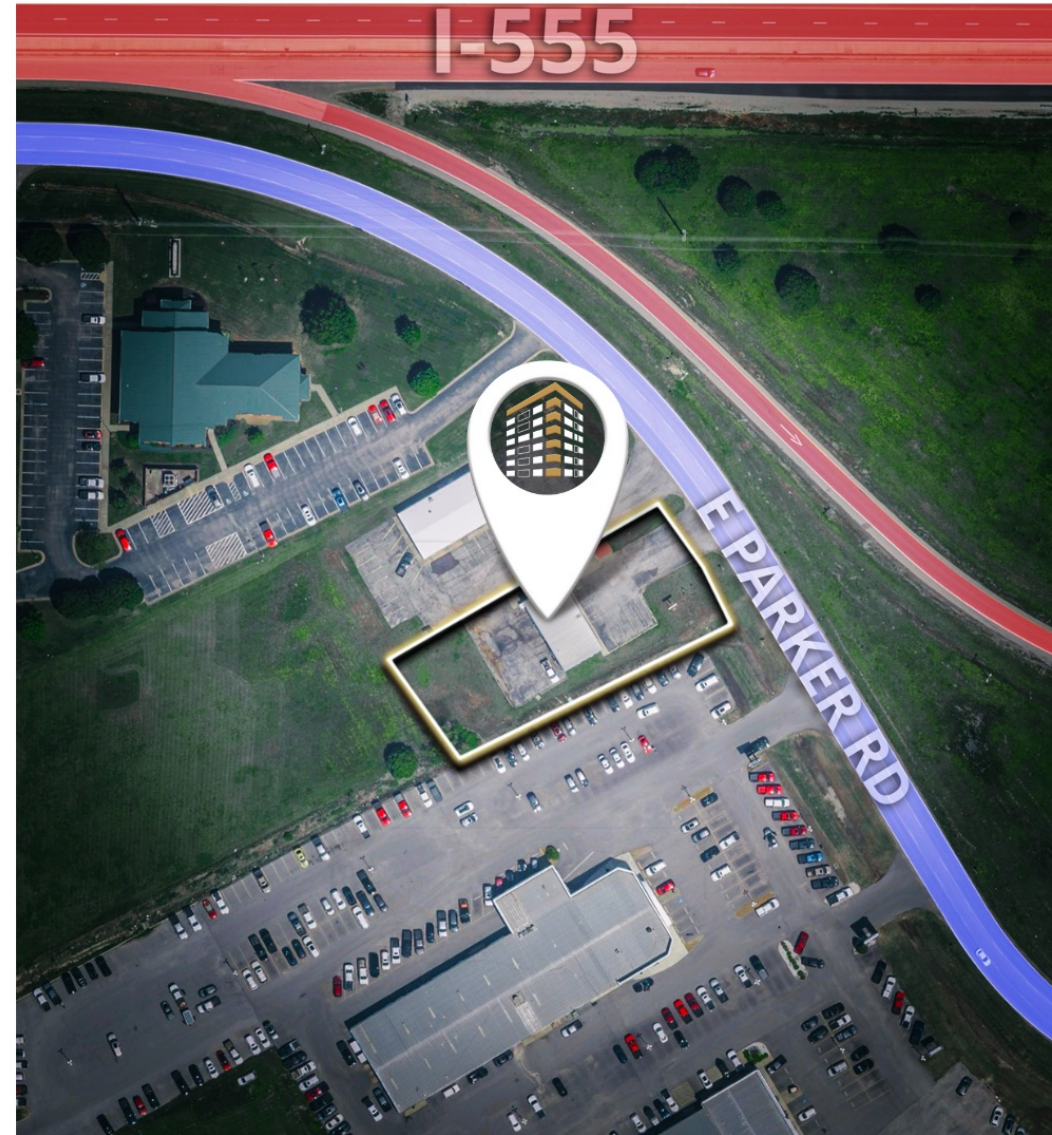
LOT: 0.65+/- AC

PRICE: \$650,000.00

ZONING: C-3

PROPERTY HIGHLIGHTS

- 100+ ft of Road Frontage
- High Traffic Thoroughfare | 5,100 CPD
- Neighbors Local, Regional, and National Retail & Service Industries
- High Visibility | Easy Accessibility
- Prime Location for many different Business Opportunities



EXECUTIVE SUMMARY

The property at 2901 E Parker Rd presents an enticing opportunity for investors and entrepreneurs looking to establish or expand their presence in a thriving market. Its prime location, versatile design, and potential for growth make it a highly desirable asset in Jonesboro's commercial real estate landscape.



ZONING DESCRIPTION

C-3 | General Commercial District

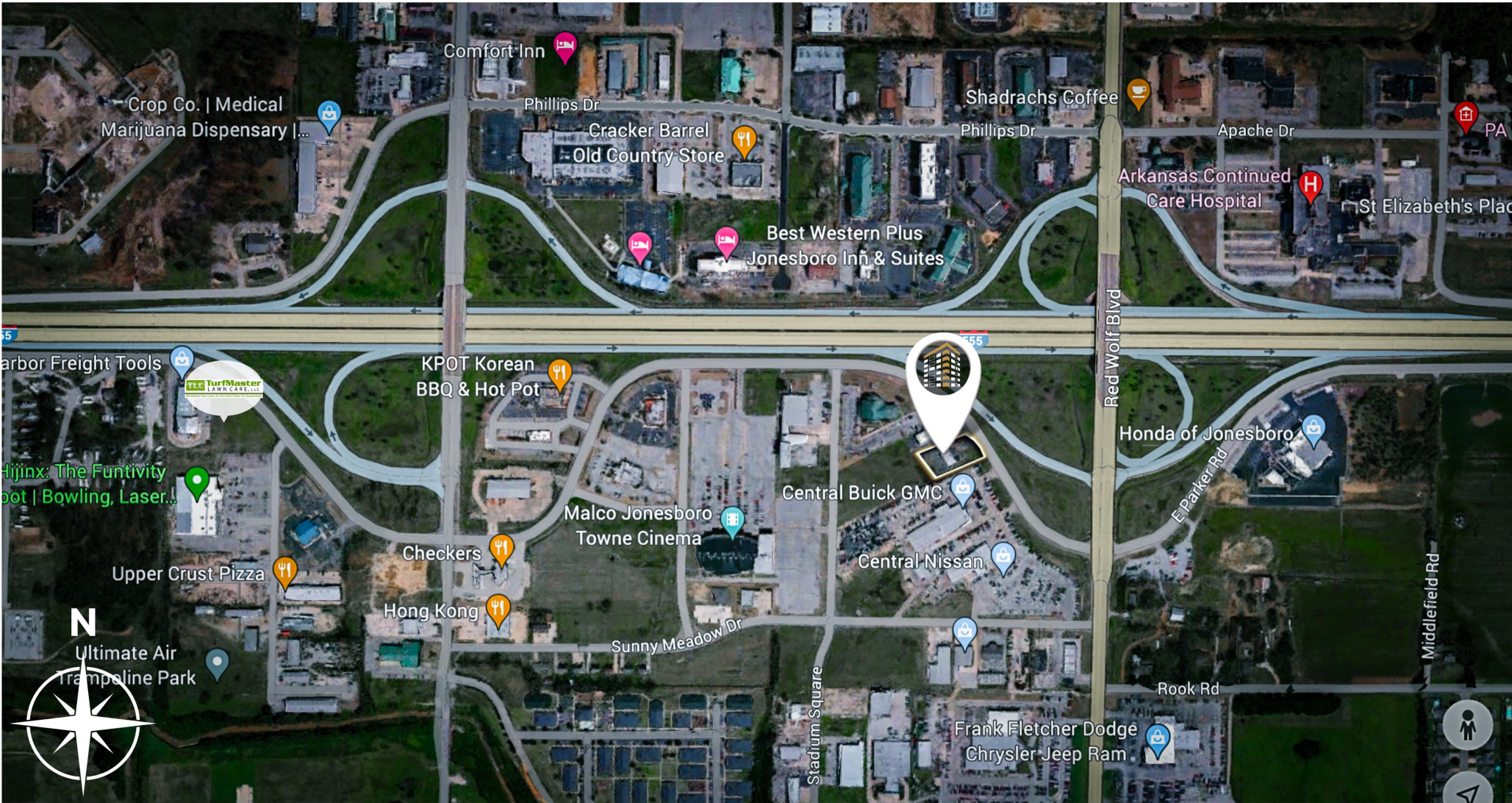
The purpose of this district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed 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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