



E HIGHLAND DR

NESTLE WAY

For
SALE

**LOT IN JONESBORO'S
INDUSTRIAL PARK**

EXCLUSIVELY LISTED BY:

Landon Wilson Realtor®
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Jerry L. Halsey, Jr. CCIM, CRB, SIOR
Founder | President & CEO
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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: 2.87+/- AC

ZONING: C-3 LUO

PRICE: \$265,000.00

PROPERTY HIGHLIGHTS

- 330 ft. of highway frontage
- Located in the heart of Jonesboro's Industrial Trade Region
- High Traffic Thoroughfare | 17,000 CPD
- High Visibility | Easy Accessibility
- Most utilities to site
- Lot primed for a multitude of opportunities



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EXECUTIVE SUMMARY

7916 E Highland Dr. in Jonesboro, Arkansas presents an exceptional opportunity. Not only does it benefit from a strategic location with excellent visibility and easy access from major thoroughfares, the property adjoins Craighead Technology Park, is surrounded by industrial trade, and is just minutes away from the Primary Retail District of Jonesboro.

Jonesboro is experiencing significant economic and population growth, driving the demand for commercial properties. The property's location in a prominent district positions it to capitalize on the trend and achieve favorable rental rates and property appreciation.

The proximity to industrial trade makes it this attractive location for retail stores, restaurants, offices, or service-oriented businesses catering to local businesses' needs. It also presents a compelling investment opportunity for investors seeking income-producing assets with growth potential. The property's strategic location, coupled with its commercial zoning and market dynamics, makes it an attractive prospect for both short-term returns and long-term appreciation. The property's size and zoning offer flexibility for development projects tailored to specific business needs. There is ample room for customization to maximize the property's value and appeal.

7916 E Highland Dr, Jonesboro, AR, represents an attractive investment opportunity in a prime commercial location. Whether you're a seasoned investor looking to diversify your portfolio or an entrepreneur seeking a strategic business location, this property offers the ideal combination of location, potential, and value. Detailed due diligence and a tailored investment strategy will be essential to realizing the full potential of this promising asset.

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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.



E HIGHLAND DR

NESTLE WAY

AMBER JAY DR



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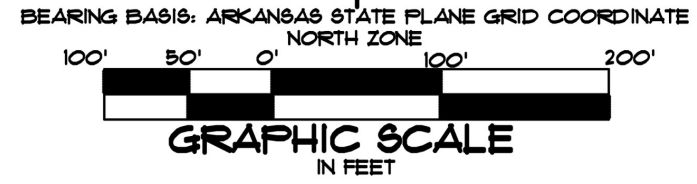
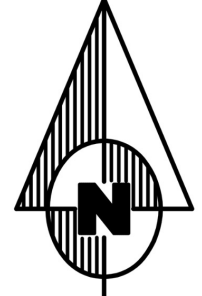
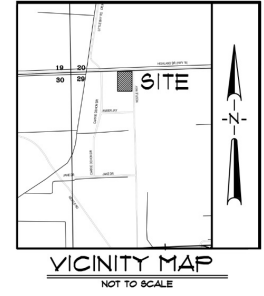
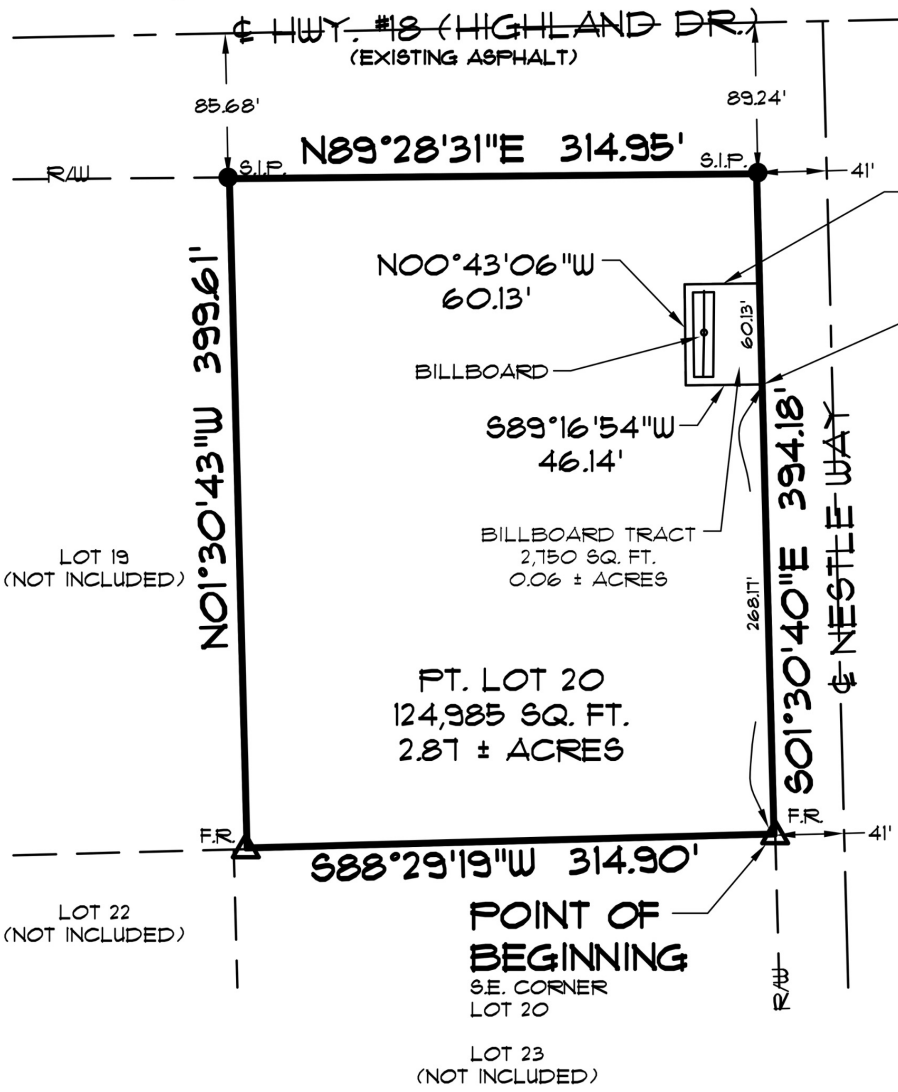
CARRIE DEHON DR

NESTLE WAY



E HIGHLAND DR





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: 02/13/2001

LEGEND

- = BOUNDARY LINE
- = FOUND REBAR
- = SET 1 1/4" IRON PIPE W/ PLG #549 CAP

SURVEYOR'S NOTES

1. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF HALSEY OUTDOOR ADVERTISING INC. AND IS NOT ASSIGNABLE.
2. THE RECORD PLAT OF HARMON INDUSTRIAL PARK 2ND ADDITION TO THE CITY OF JONESBORO IN BOOK "C", PAGE 52 IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

DESCRIPTION

PART OF LOT 20 OF HARMON INDUSTRIAL PARK SECOND ADDITION TO THE CITY OF JONESBORO AS RECORDED IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, ALSO BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 5 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 20 OF HARMON INDUSTRIAL PARK SECOND ADDITION TO THE CITY OF JONESBORO AS RECORDED IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 88°29'19" WEST ALONG THE SOUTH LINE OF SAID LOT 20, 314.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 01°30'43" WEST DEPARTING SAID SOUTHWEST CORNER AND ALONG THE WEST LINE OF SAID LOT 2, 399.61 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ARKANSAS HIGHWAY #18; THENCE NORTH 89°28'31" EAST ALONG SAID RIGHT OF WAY LINE, 314.95 FEET TO THE EAST LINE OF SAID LOT 20 AND THE WESTERLY RIGHT OF WAY LINE OF COTTAGE HOME ROAD; THENCE SOUTH 01°30'40" EAST ALONG SAID EAST LINE AND WESTERLY RIGHT OF WAY LINE, 394.18 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 124,985 SQ. FT. OR 2.87 ACRES, MORE OR LESS.

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

BILLBOARD TRACT DESCRIPTION

PART OF LOT 20 OF HARMON INDUSTRIAL PARK SECOND ADDITION TO THE CITY OF JONESBORO AS RECORDED IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, ALSO BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 5 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 20 OF HARMON INDUSTRIAL PARK SECOND ADDITION TO THE CITY OF JONESBORO AS RECORDED IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 01°30'40" WEST ALONG THE EAST LINE OF SAID LOT 20 AND THE WESTERLY RIGHT OF WAY LINE OF COTTAGE HOME ROAD, 268.11 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°16'54" WEST DEPARTING SAID LINE, 46.14 FEET; THENCE NORTH 00°43'06" WEST 60.13 FEET; THENCE NORTH 89°16'54" EAST 45.31 FEET TO A POINT ON THE EAST LINE OF SAID LOT 20 AND THE WESTERLY RIGHT OF WAY LINE OF COTTAGE HOME ROAD; THENCE SOUTH 01°30'40" EAST ALONG SAID LINE, 60.13 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 2,750 SQ. FT. OR 0.06 ACRES, MORE OR LESS.

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

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3594 FAX: 870-935-1263

BOUNDARY SURVEY
HALSEY OUTDOOR ADVERTISING INC.
HIGHWAY 18
JONESBORO, ARKANSAS

DRAWN: KJWG CHECKED: PUL DATE: 02/23/01 SHEET
SCALE: 1" = 100' CADD FILE: 0136-001 DWG#: 0414294.0013 1 OF 1

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

JONESBORO REGIONAL INDUSTRIAL PARK

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.

JONESBORO REGIONAL CRAIGHEAD TECHNOLOGY PARK

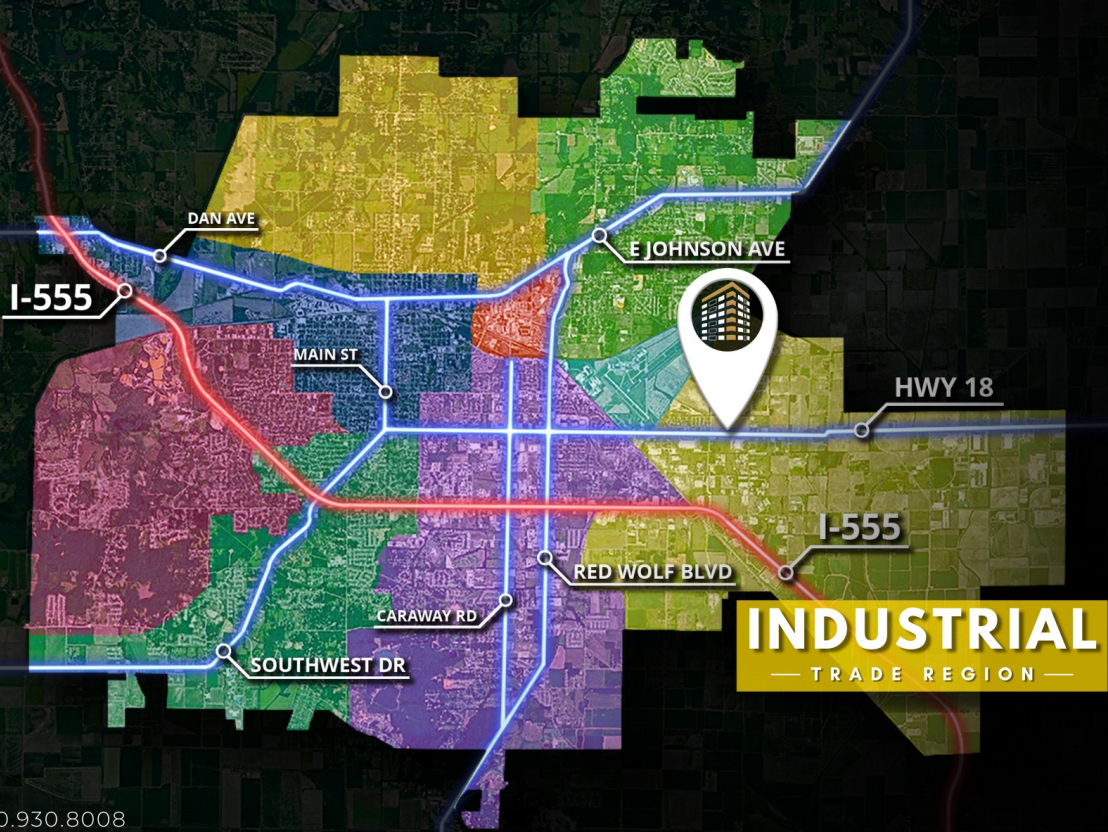
1.5 miles from I-555 & under 1 hour from Memphis.
Fully Developed with all utilities and road infrastructure in place.
Holds ten of the Top 20 Manufacturing Employers of Arkansas.



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.

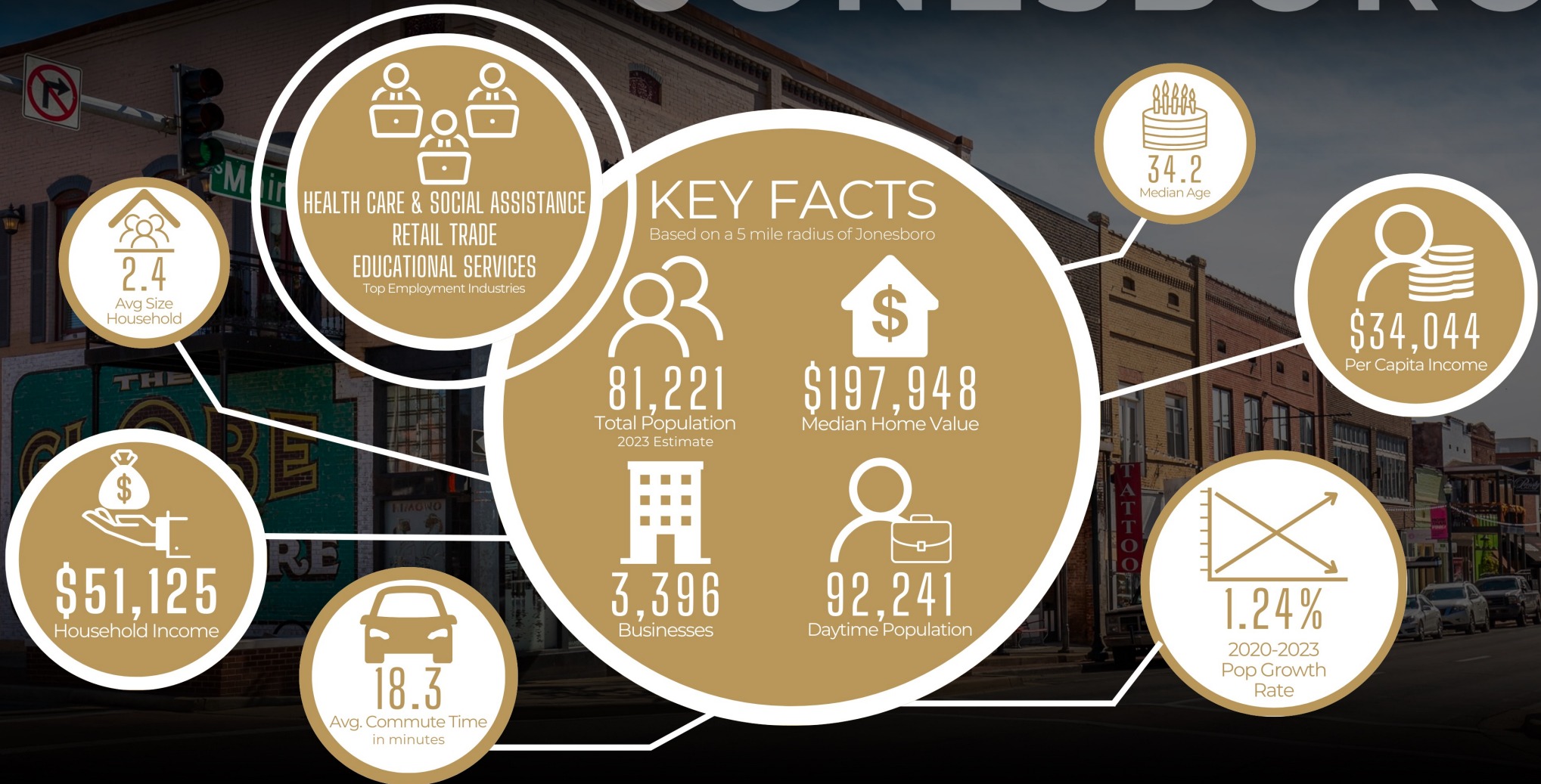


With over 1,412 employees, FritoLay is the second manufacturing employer in Jonesboro.
Produces over 707 million snack bags annually.



INDUSTRIAL
— TRADE REGION —

JONESBORO



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

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