

# FOR SALE

📍 2911 Browns Ln | 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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## OPPORTUNITY **OVERVIEW**

**\$1,250,000.00**

PRICE

**±3.37 AC**

LOT SIZE

**R-3**

ZONING

## PROPERTY **HIGHLIGHTS**

- ✦ Borders the Windover Office Park in a rapidly growing area of Jonesboro.
- ✦ R-3 zoning is rare & desirable in Jonesboro, enabling dense residential projects like apartments or townhomes.
- ✦ Great opportunity for multi-family in a strategic location.
- ✦ Surrounded by medical offices, retail, and professional services in a high-traffic corridor.
- ✦ Nearby the new Reedmont Condominiums, The Promenade at Reedmont, and The Ridge Athletic Club, two key area attractions.
- ✦ Positioned in a corridor experiencing steady population and housing growth.
- ✦ Convenient to major roadways, amenities, and commercial centers.

## ZONING **DESCRIPTION**

### R-3 Multi-Family High Density District

This district is to provide for high density, multi-family development, with restrictions similar to the R-2A district, and with all municipal services available.

Maximum density in this zone is 18 dwelling units to the acre.

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BROWNS LN

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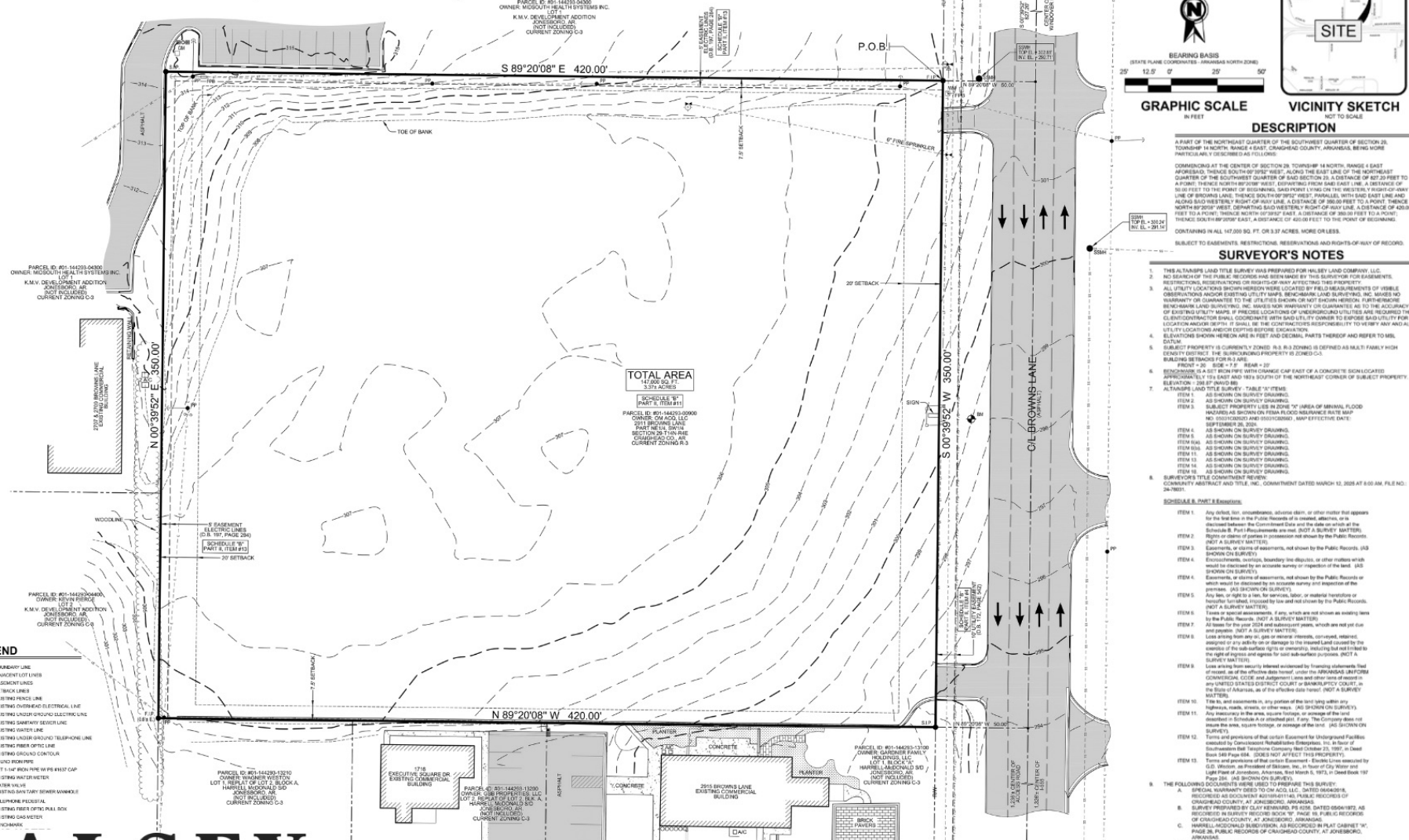
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2911 Browns Ln | Jonesboro, AR 72401 – What's Nearby?

# REEDMONT CONDOMINIUMS

377 UNITS | STUDIO – 1BR – 2BR | LUXURY FINISHES

To include shopping, conference spaces, restaurants, entertainment space, health & wellness, and more.



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📍 2911 Browns Ln | Jonesboro, AR 72401 – What's Nearby?

# RIDGE ATHLETICS CENTER

## 200,000+ SQFT



- 50m Indoor Competition Pool w/ Grandstand for 1200 Spectators
- 25m Indoor Practice Pool
- Event Center
- Up to:
  - 12 Basketball Courts
  - 24 Volleyball Courts
  - 36 Pickleball Courts



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## PRIMARY RETAIL DISTRICT

The Primary Retail District of Jonesboro serves as an economic hub, home to a diverse mix of industries including finance, law, healthcare, and retail. Centrally located and intersected by major routes like I-555, it features modern office buildings and busy storefronts that house everything from local startups to major corporations. In addition to its commercial appeal, this district plays a key role in providing essential services and job opportunities, reflecting Jonesboro's commitment to fostering business growth and regional prosperity.

## RESTAURANTS & RETAIL



## KEY PLAYERS

-  Connected by several major roadways.
-  Over 1,500 employees & 14,000 students.
-  80 acre mixed-use development
-  Luxury condos, restaurants, retail, and more.
-  692 acre park in Crowley's Ridge
-  Offers camping, fishing, trails, sports, playgrounds, & more.
-  200,000 sqft sports complex
-  Will offer athletic courts, pools, seating & outside water features.

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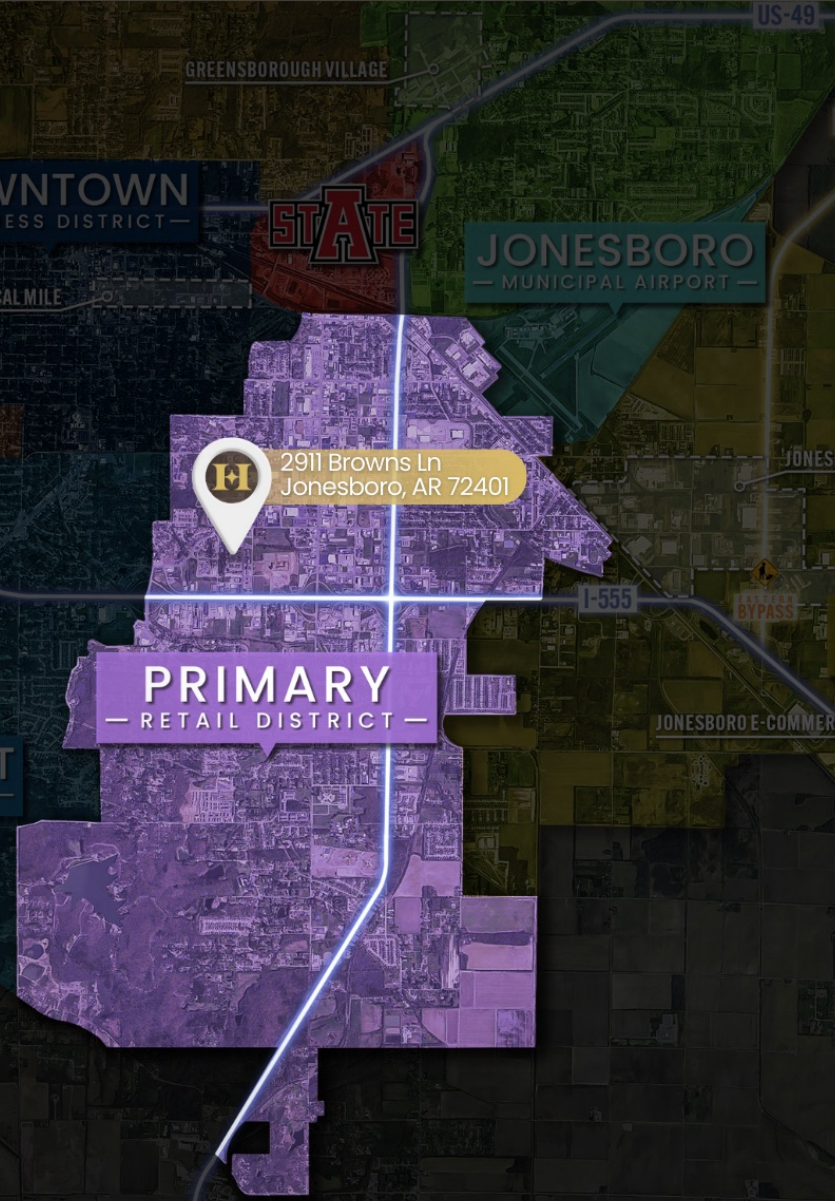
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MARKET MAP



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# DEMOGRAPHICS



**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.



**89,336**  
Total Population



**\$237,059**  
Median Home Value



**3,747**  
Businesses



**102,176**  
Daytime Population



**33.8**  
Median Age



**\$32,059**  
Per Capita Income



**\$60,550**  
Median Household  
Income



**0.92%**  
2024-2029  
Pop Growth  
Rate

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 CONTACTS

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