

*For*  
**SALE**

**HIGHWAY FRONTAGE IN  
DEVELOPING AREA**

**EXCLUSIVELY LISTED BY:**

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Founder | President & CEO  
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[HalseyThrasherHarpole.com](http://HalseyThrasherHarpole.com) (870) 972-9191



## OPPORTUNITY OVERVIEW

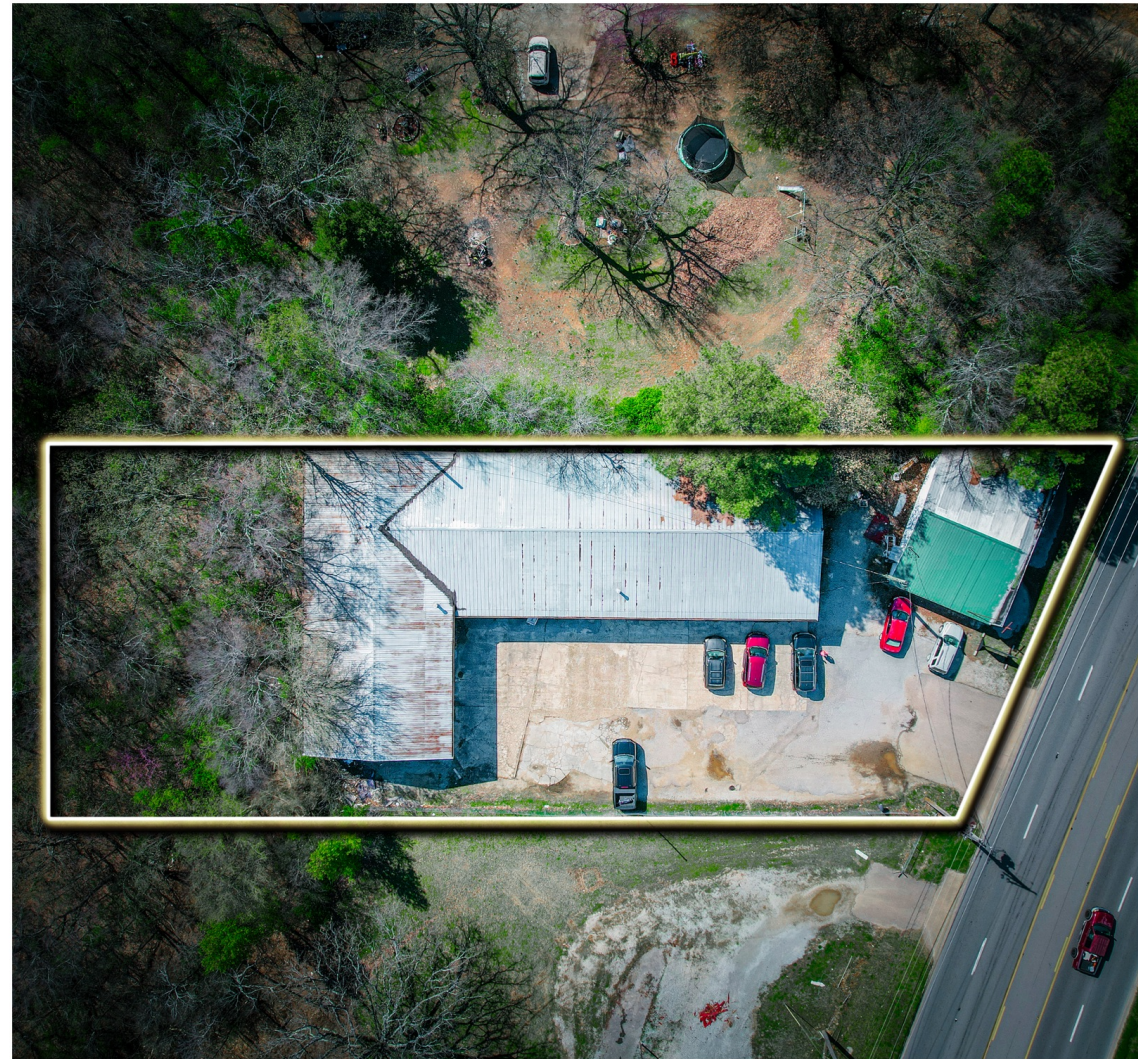
LOT SIZE: 0.45+/- AC

BUILDINGS: 8,400+/- SF

PRICE: \$849,000.00

## PROPERTY HIGHLIGHTS

- Composed of two buildings:
  - Front Building - 1,300+/- SF
  - Back building - 7,100+/- SF
- Ample Square Footage
- Multiple Lease Opportunities
- Easy access to both connecting highways and interstates to Little Rock and Memphis
- Located in Jonesboro's Southwest Business District
- Minutes from Jonesboro's Best Lifestyle Amenities





## EXECUTIVE SUMMARY

Rare opportunity to own property with 135 feet of highway frontage on Southwest Drive in Jonesboro. Currently home to 49 South Antiques and Collectibles, the owner/user has had large success in this location for years. With almost 8,000 square feet, the site also offers an investor the ability to have multiple leases on the property. Situated between the Shoppes at Parker and the Southern Hills Development, it is in close proximity to Valley View Schools.

## 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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# SOUTHERN HILLS DEVELOPMENT

**Kum & Go**

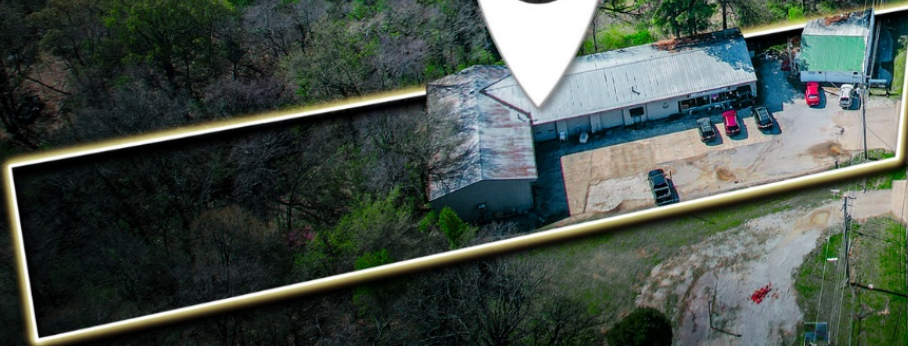
**State Farm**

**PLAZA TIRE SERVICE**  
ESTABLISHED IN 1993

*MY Affordable Abode*

**SOUTHWEST DR**

**UBC**  
UNIVERSITY BUSINESS CENTER

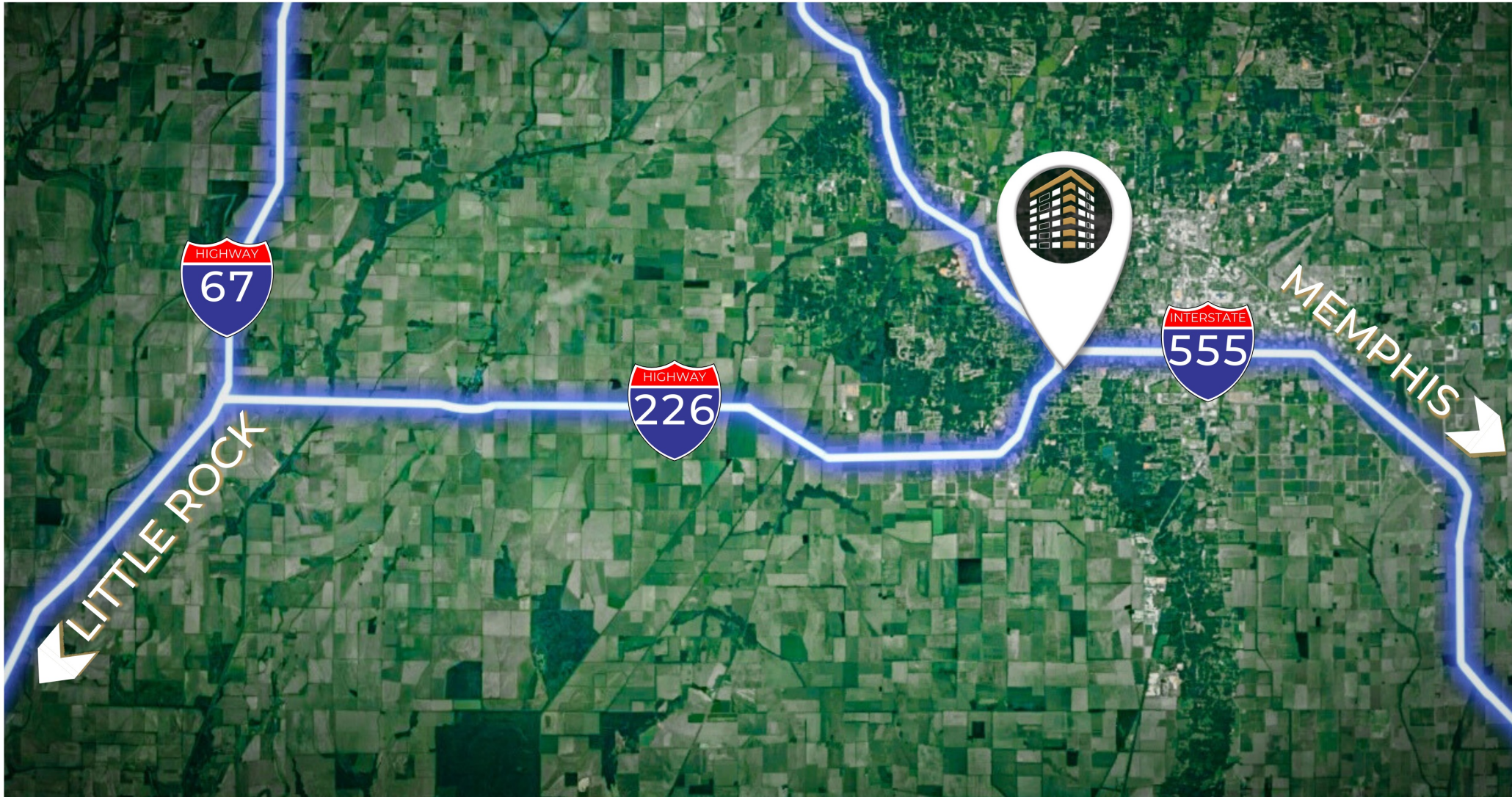


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# REGIONS OF JONESBORO

## THE DISTRICT

## RESTAURANTS & RETAIL



The Southwest Business District is a dynamic hub of commerce and industry. This district is characterized by a diverse array of businesses, including retail, restaurants, offices, and manufacturing facilities. Its strategic location, with easy access to major transportation routes such as I-555 and US-67, make it a sought-after destination for entrepreneurs and investors. This district plays a pivotal role in the local economy, contributing significantly to job creation and economic growth. It serves as a hub for essential services, retail options, and employment opportunities, fostering a sense of community and enhancing the quality of life for residents.

With its continuous growth and innovation, the Southwest Business District serves as a testament to the city's entrepreneurial spirit and commitment to economic development.

## KEY PLAYERS



Top 5 Best School Districts in AR  
Just under 3,000 students and around 325 employees

### SOUTHERN HILLS DEVELOPMENT

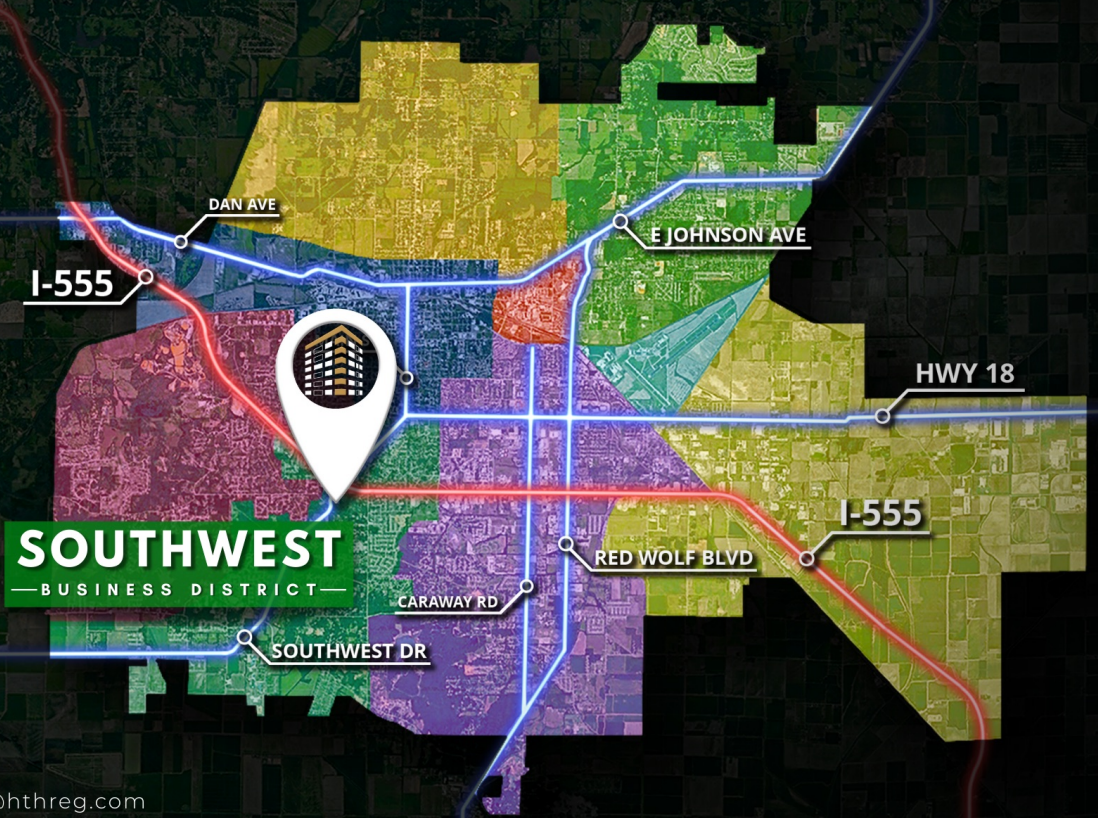
175-acre mixed use development  
Under construction to hold retail, grocery, housing, office, restaurants, & more.



45,000sf Re-Development  
Beautifully Designed Building with Modern Architecture, Digital Signage, & Landscaping

### Valley View Commons

33,000+ SF Shopping Center  
10 businesses | Restaurants, health services, government offices, & more.





# VALLEY VIEW

## PUBLIC SCHOOLS



**VALLEYVIEWSCHOOLS.NET**  
(870) 935-6200  
2131 VALLEY VIEW DRIVE | JONESBORO, AR 72404

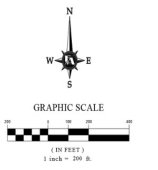


**EXCELLENCE IN EDUCATION FOR  
ALL STUDENTS IS OUR GOAL**  
ARKANSAS STATE DEPARTMENT OF EDUCATION AWARDED

**"BEST IN STATE"**  
ACADEMIC STANDINGS

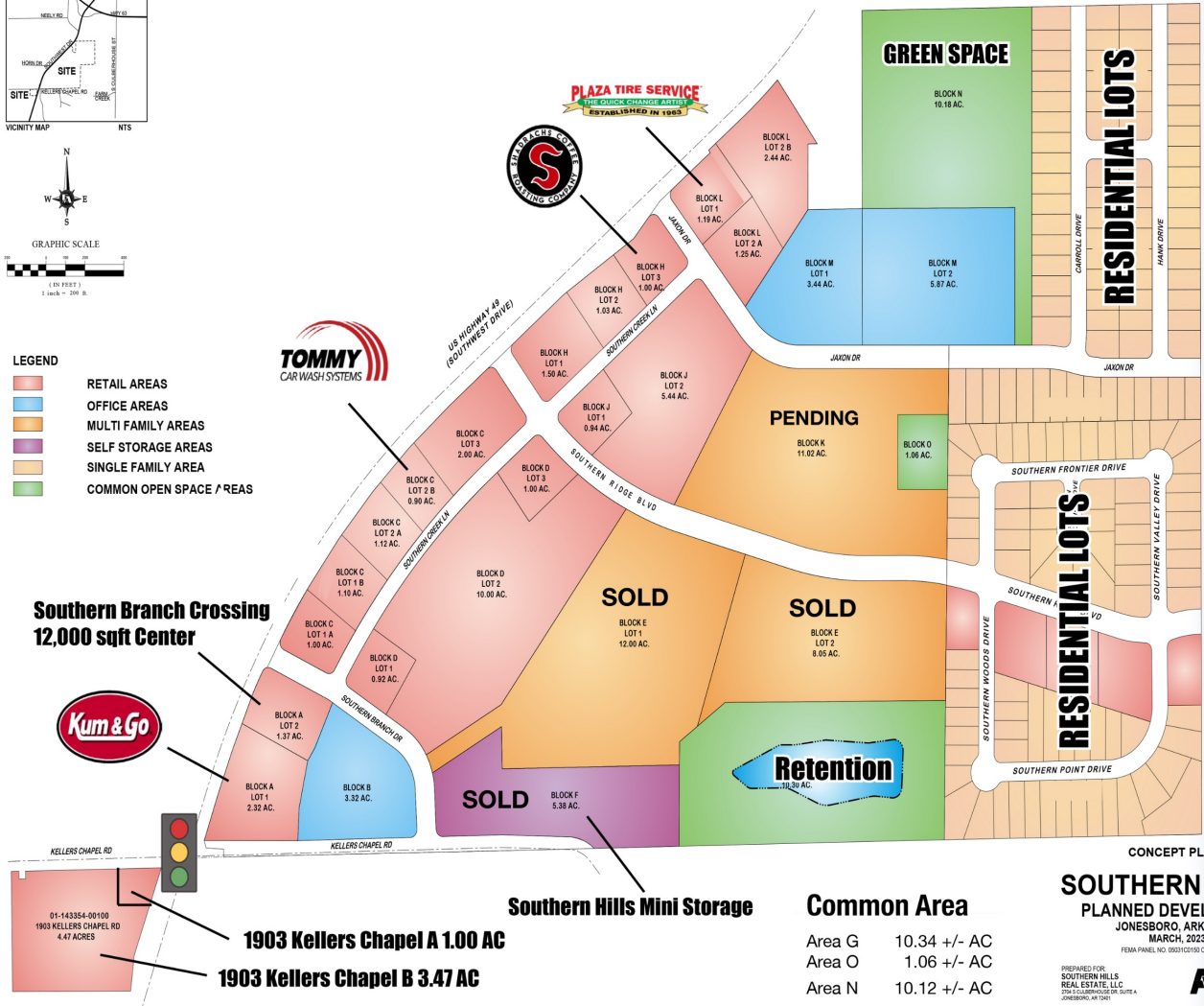
THE MISSION OF THE VALLEY VIEW SCHOOL DISTRICT IS TO MAINTAIN A CARING, SAFE, EFFECTIVE AND DISCIPLINED ENVIRONMENT THAT IS CONDUCIVE TO LEARNING AND MAXIMUM ACHIEVEMENT. THE SCHOOL CLIMATE WILL PROMOTE OPPORTUNITIES THAT ENCOURAGE SELF-ESTEEM, A PERSONAL COMMITMENT TO ACCEPTING RESPONSIBILITY, AND HIGHER ORDER THINKING SKILLS, WHICH ARE THE ABILITY TO COMMUNICATE, REASON AND SOLVE RELEVANT PROBLEMS. THESE CHARACTERISTICS PREPARE ALL STUDENTS TO FUNCTION AS PRODUCTIVE CITIZENS.





**LEGEND**

- RETAIL AREAS
- OFFICE AREAS
- MULTI FAMILY AREAS
- SELF STORAGE AREAS
- SINGLE FAMILY AREA
- COMMON OPEN SPACE / REAS



**Common Area**

Area G	10.34 +/- AC
Area O	1.06 +/- AC
Area N	10.12 +/- AC

**SOUTHERN HILLS**  
PLANNED DEVELOPMENT  
JONESBORO, ARKANSAS  
MARCH, 2023  
FEMA PANEL NO. 0001C10130 C1 ELEV. NA

PREPARED FOR:  
SOUTHERN HILLS  
REAL ESTATE LLC  
1200 S. CULBERHOUSE DR. SUITE 4  
JONESBORO, AR 72401

**A FISHER ARNOLD**  
REALTY GROUP  
100 SOUTH AVENUE | JONESBORO, AR 72401  
800.888.8724 | WWW.FISHERARNOLD.COM

# SOUTHERN HILLS DEVELOPMENT

PRESENTED BY: **COLDWELL BANKER COMMERCIAL VILLAGE COMMUNITIES**

We are proud to share the steadfast progress on the exciting Southern Hills Development. Southern Hills is expected to increase and elevate the bright future of Jonesboro, Arkansas.

- All streets and infrastructure are completed.
- 3 lane connection from S. Culberhouse to Southwest Dr projected to relieve traffic congestion at intersections of S Culberhouse Rd and Parker Rd to Southwest Dr.
- Anticipated increase in sales tax revenue for the city of Jonesboro, Arkansas.
- All water detention/retention is complete.
- All lots can be platted larger or smaller.
- Construction began Spring 2022 for 150,000-200,000+/- sqft of commercial leasable space and 155 new residential homes.
- 192 Class A multi-family units began construction 2022.
- 300 Class A multi-family units to begin 2024.
- Total anticipated rooftop count: 647



## The Shops at Parker

- 45,000sf Re-Development at High Traffic Intersection of Southwest Dr. & Parker Rd.
- Beautifully Designed Building with Modern Architecture, Digital Signage, & Landscaping
- High Quality Tenant Mix Including:
  - Workout Anytime
  - Right Fiber
  - Sugaring NYC
  - Jenni Nails
  - Quintessential Lighting
  - Hometronix



**THE  
SHOPS**  
at parker



PRESENTED BY:  
Haag Brown Commercial 

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# JONESBORO

