



I-555

RED WOLF BLVD

for
SALE

EXCLUSIVELY LISTED BY:

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13.6+/- AC IN HIGH
EXPOSURE AREA

OPPORTUNITY OVERVIEW

SIZE: 13.6+/- AC

PRICE: \$2,582,000.00

ZONING: C-2 & C-2 LUO

PROPERTY HIGHLIGHTS

- Commercial zoning opportunities
- Large lot perfect for development
- Available to be subdivided
- Right off of one of Jonesboro's highest travelled thoroughfares
- Exposure to 29,000 CPD



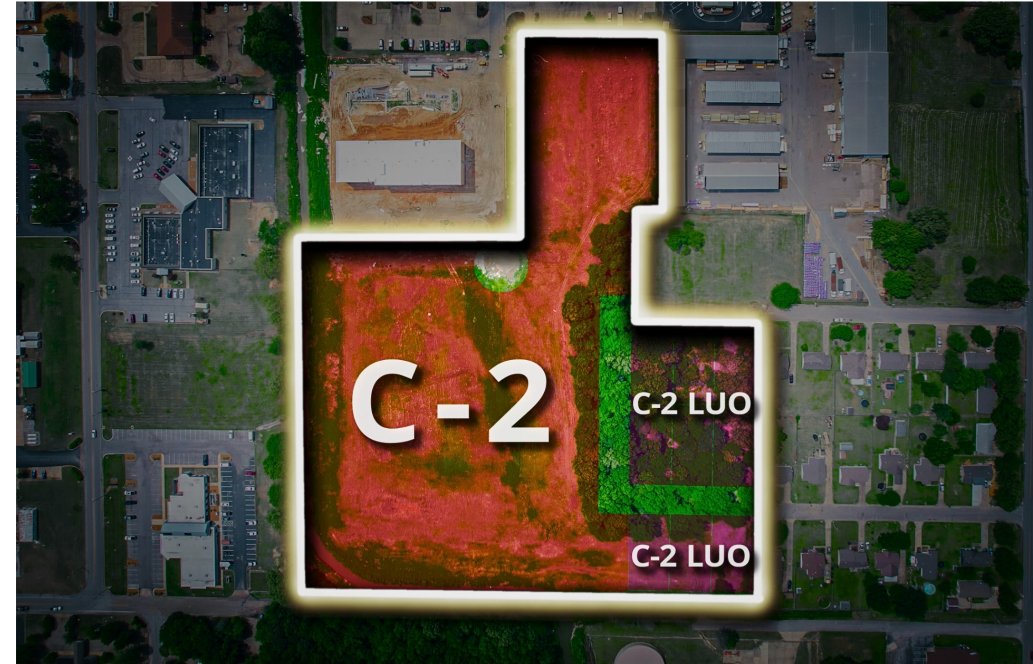
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EXECUTIVE SUMMARY

The development site spans approximately 13.6 acres and is strategically located off Red Wolf Boulevard, a prominent and well-traveled thoroughfare in the region. Situated in a prime area with easy access to major highways and public transportation, the location offers excellent visibility and convenience. The development offers a unique opportunity for businesses looking to establish a strong presence in a high-growth area.



ZONING DESCRIPTION

C-2 | Downtown Fringe Commercial District

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REGIONS OF JONESBORO

THE DISTRICT

RESTAURANTS & RETAIL




The Primary Retail District of Jonesboro stands as the epicenter of economic activity in the city. It encompasses a wide range of industries ranging from financial institutions and law firms to healthcare facilities and professional services.


Its strategic location ensures in the center of Jonesboro encompasses many of the top travelled thoroughfares and I-555, making it a vital hub for commerce and entrepreneurship. Modern office buildings and bustling storefronts line the streets, housing a diverse range of enterprises, from local startups to established corporations.

Beyond its economic significance, the Primary Retail District offers a focal point for employment opportunities, essential services, and commercial vitality. This dynamic district reflects Jonesboro's commitment to fostering a thriving business community and driving economic prosperity in the region.

KEY PLAYERS



Multiple direct access routes to the Primary Retail District.
Over 1,500 employees & 14,000 students



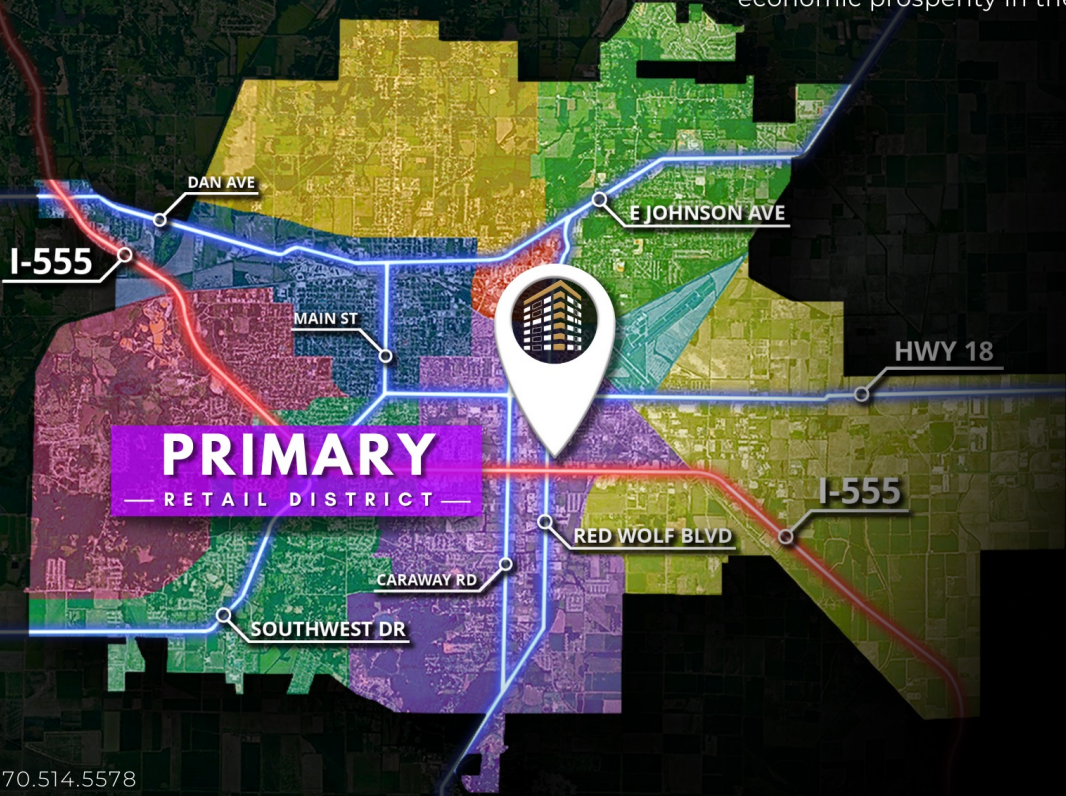
80ac mix-use complex opening 2024
Luxury condos, shops, restaurants, health & wellness facilities, & more.

CRAIGHEAD FOREST PARK
EST. 1937

692-acre park in Crowley's Ridge
Offers trails, camping, fishing, sports, playgrounds, and a splash pad.

JONESBORO'S SPORTS COMPLEX

200,000sf sport complex opening 2024
Offers basketball, volleyball, pickleball, a competition pool, a practice pool, and outside water features.





REEDMONT

Luxury living for a modern lifestyle

Reedmont, an 80 acre mix-use complex located at 2914 McClellan Dr, will include luxury condos, shopping, conference spaces, restaurants, entertainment space, health & wellness, and more. It is planned to open 2024.

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