

FOR SALE OR LEASE

📍 6232 Southwest Dr | Jonesboro, AR 72404

LOT 1
±3.66 AC

LOT 2
±2 AC

SOUTHWEST DR

HALSEY

REAL ESTATE

No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

Taylor Wilson Realtor® taylor@halseyre.com | Landon Wilson Realtor® landon@halseyre.com

870 972 9191
HalseyRealEstate.com



📍 6232 Southwest Dr | Jonesboro, AR 72404

OPPORTUNITY OVERVIEW

LOT 1 - for lease

\$12,000/mo NNN
LEASE RATE

±3.66 AC ±16,540 SF
LOT SIZE BUILDING SIZE

LOT 1 - for sale

\$1,250,000.00
SALE PRICE

±3.66 AC ±16,540 SF
LOT SIZE BUILDING SIZE

LOT 2 - for sale

\$375,000.00
SALE PRICE

±2.00 AC
LOT SIZE

*subject to lot split and access

PROPERTY HIGHLIGHTS

- ✦ Direct frontage on Southwest Dr with strong visibility to ±12,000 CPD
- ✦ Quick access to I-555, I-57, and other major Jonesboro corridors
- ✦ Existing ±16,500 SF industrial building with ±2,650 SF office
- ✦ Multiple grade-level overhead doors for efficient access
- ✦ Layout supports warehouse and office operations
- ✦ Large yard suited for equipment, fleet, or laydown
- ✦ Standalone site allowing full operational control
- ✦ Ideal for contractors, services, distribution, or fleet-based users
- ✦ Flexible for owner-user or future redevelopment
- ✦ Room for expansion or additional improvements



HALSEY

REAL ESTATE

No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

Taylor Wilson Realtor®
taylor@halseyre.com

Landon Wilson Realtor®
landon@halseyre.com

870 972 9191
HalseyRealEstate.com



6232 Southwest Dr | Jonesboro, AR 72404



VALLEY VIEW
PUBLIC SCHOOLS

LIVING WORD

Your Extra Closet

Triple T's
QUICK STOP

POINSETT RICE
& GRAIN

Valley View Commons

CASCADA BHG ARCare Post #63
BIG E'S THE CALL
Free MASSAGE CHARMY'S DONUTS



irby
A Sonapar Company

SOUTHWEST DR

No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

HALSEY

REAL ESTATE

Taylor Wilson Realtor®
taylor@halseyre.com

Landon Wilson Realtor®
landon@halseyre.com

870 972 9191
HalseyRealEstate.com



6232 Southwest Dr | Jonesboro, AR 72404



SOUTHWEST DR

HALSEY

REAL ESTATE

No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

Taylor Wilson Realtor®
taylor@halseyre.com

Landon Wilson Realtor®
landon@halseyre.com

870 972 9191
HalseyRealEstate.com



 6232 Southwest Dr | Jonesboro, AR 72404



HALSEY

REAL ESTATE

No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

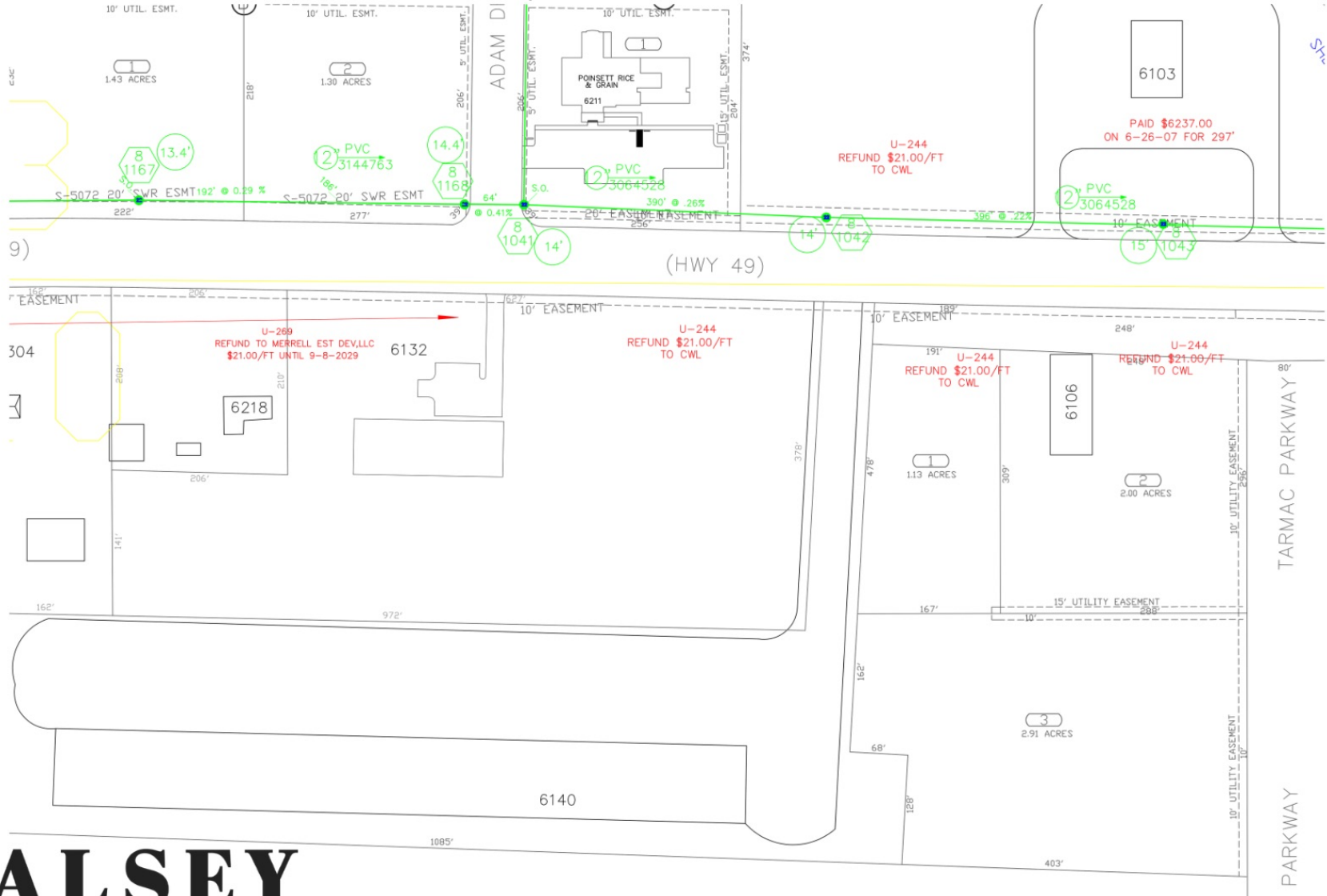
Taylor Wilson Realtor®
taylor@halseyre.com

Landon Wilson Realtor®
landon@halseyre.com

870 972 9191
HalseyRealEstate.com



 6232 Southwest Dr | Jonesboro, AR 72404



SEWER

HALSEY

REAL ESTATE

No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

Taylor Wilson Realtor®
taylor@halseyre.com

Landon Wilson Realtor®
landon@halseyre.com

870 972 9191
HalseyRealEstate.com



6232 Southwest Dr | Jonesboro, AR 72404

SOUTHWEST BUSINESS DISTRICT

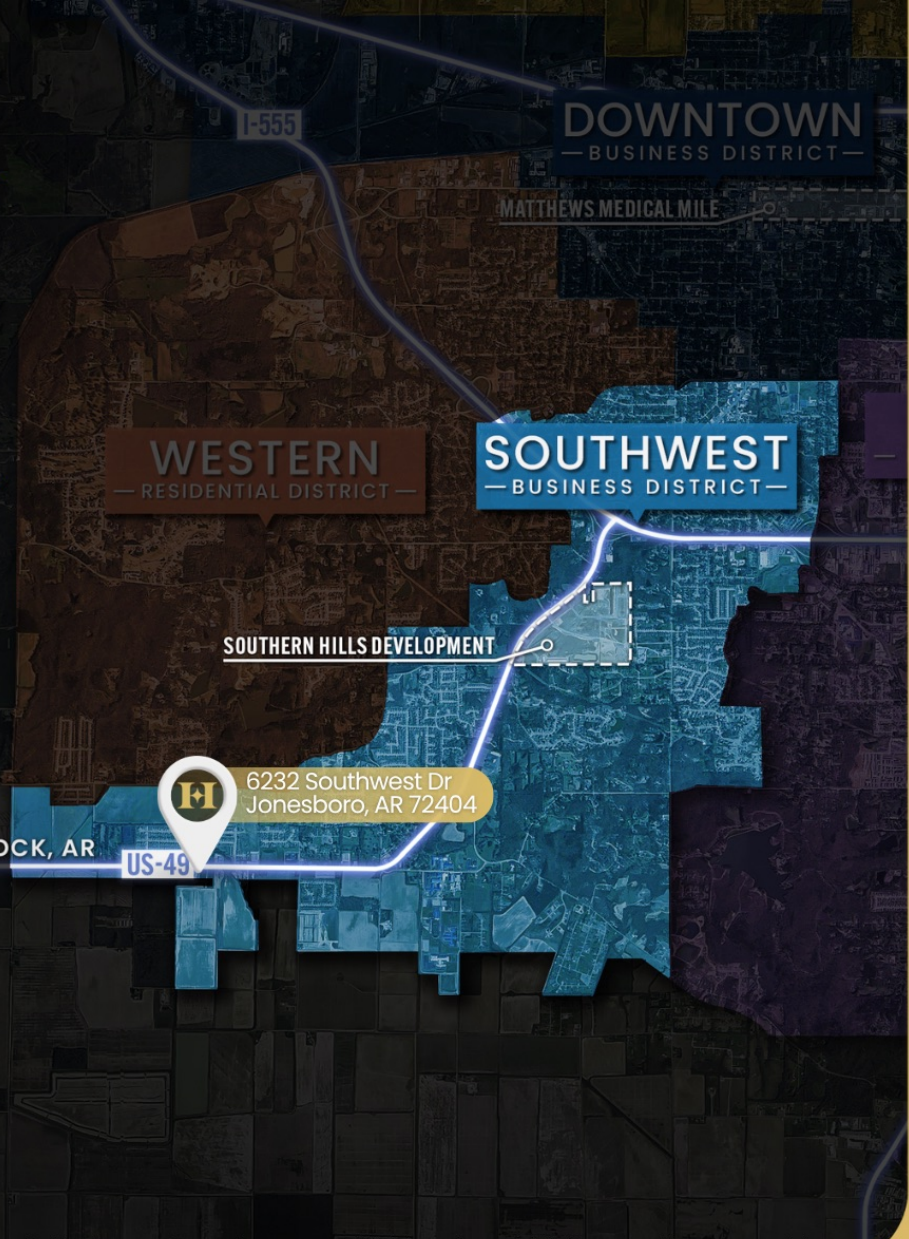
The Southwest Business District is a vibrant center of commerce and industry, home to diverse retail, dining, offices, and manufacturing with easy access to I-555 and I-55. Its strategic location fuels job creation, economic growth, and community vitality, reflecting Jonesboro's commitment to innovation and development. With ongoing expansion and new investments, the district continues to attract entrepreneurs and businesses seeking opportunity in a thriving, connected environment.

RESTAURANTS & RETAIL



KEY PLAYERS

- VALLEY VIEW PUBLIC SCHOOLS**
 - 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, housing, offices, & more.
- THE SHOPS at parker**
 - 45,000sf Re-Development
 - Modern architecture, digital signage, & landscaping
- Valley View Commons**
 - 33,000+ SF Shopping Center
 - Restaurants, health services, government offices, & more.



MARKET MAP

HALSEY

REAL ESTATE

No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

Taylor Wilson Realtor®
taylor@halseyre.com

Landon Wilson Realtor®
landon@halseyre.com

870 972 9191
HalseyRealEstate.com



6232 Southwest Dr | Jonesboro, AR 72404 - What's Nearby?

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.

HALSEY

REAL ESTATE

No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

Taylor Wilson Realtor®
taylor@halseyre.com

Landon Wilson Realtor®
landon@halseyre.com

870 972 9191
HalseyRealEstate.com



WHAT'S NEARBY?

6232 Southwest Dr | Jonesboro, AR 72404 - What's Nearby?



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

HALSEY

REAL ESTATE

Taylor Wilson Realtor®
taylor@halseyre.com

Landon Wilson Realtor®
landon@halseyre.com

No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

870 972 9191
HalseyRealEstate.com

WHAT'S NEARBY?



📍 6232 Southwest Dr | Jonesboro, AR 72404 - What's Nearby?

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



WHAT'S NEARBY?

HALSEY

REAL ESTATE

PRESENTED BY:
Haag Brown Commercial 

No warranty, expressed or implied has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

Taylor Wilson Realtor®
taylor@halseyre.com

Landon Wilson Realtor®
landon@halseyre.com

870 972 9191
HalseyRealEstate.com



6232 Southwest Dr | Jonesboro, AR 72404

DEMOGRAPHICS

HEALTH CARE & SOCIAL ASSISTANCE
RETAIL TRADE
MANUFACTURING
Top Employment Industries
for Jonesboro, AR

KEY FACTS

Based on a 7 mile ring of the subject property.



HALSEY

REAL ESTATE

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.

Taylor Wilson Realtor®
taylor@halseyre.com

Landon Wilson Realtor®
landon@halseyre.com

870 972 9191
HalseyRealEstate.com



INVESTMENT CONTACTS

📍 6232 Southwest Dr | Jonesboro, AR 72404

Taylor Wilson Realtor®

License No. AR SA00086756

870 926 4588 | taylor@halseyre.com

Landon Wilson Realtor®

License No. AR SA00094849

870 514 5578 | landon@halseyre.com

HALSEY

REAL ESTATE

No warranty, expressed or implied, has been made as to the accuracy of this information. No liability is assumed for errors or omissions.

