

FOR SALE

📍 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



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OPPORTUNITY OVERVIEW

LOT 1	LOT 2	LOTS 1 & 2
\$1,250,000.00 PRICE	\$375,000.00 PRICE	\$1,625,000.00 PRICE
±3.66 AC ±16,540 SF LOT SIZE BUILDING SIZE	±2.00 AC LOT SIZE	±5.66 AC ±16,540 SF LOT SIZE BUILDING SIZE

*subject to lot split and access

PROPERTY HIGHLIGHTS

- ✦ Direct frontage on Southwest Dr with ±12,000 CPD
- ✦ Existing ±16,500 SF warehouse/shop with ±2,650 SF office
- ✦ Layout supports warehouse and office operations
- ✦ Quick access to I-555 and I-57
- ✦ Ideal for contractors, service companies, distribution, or fleet-based users
- ✦ Flexible for owner-user or future redevelopment
- ✦ Room for expansion or additional improvements



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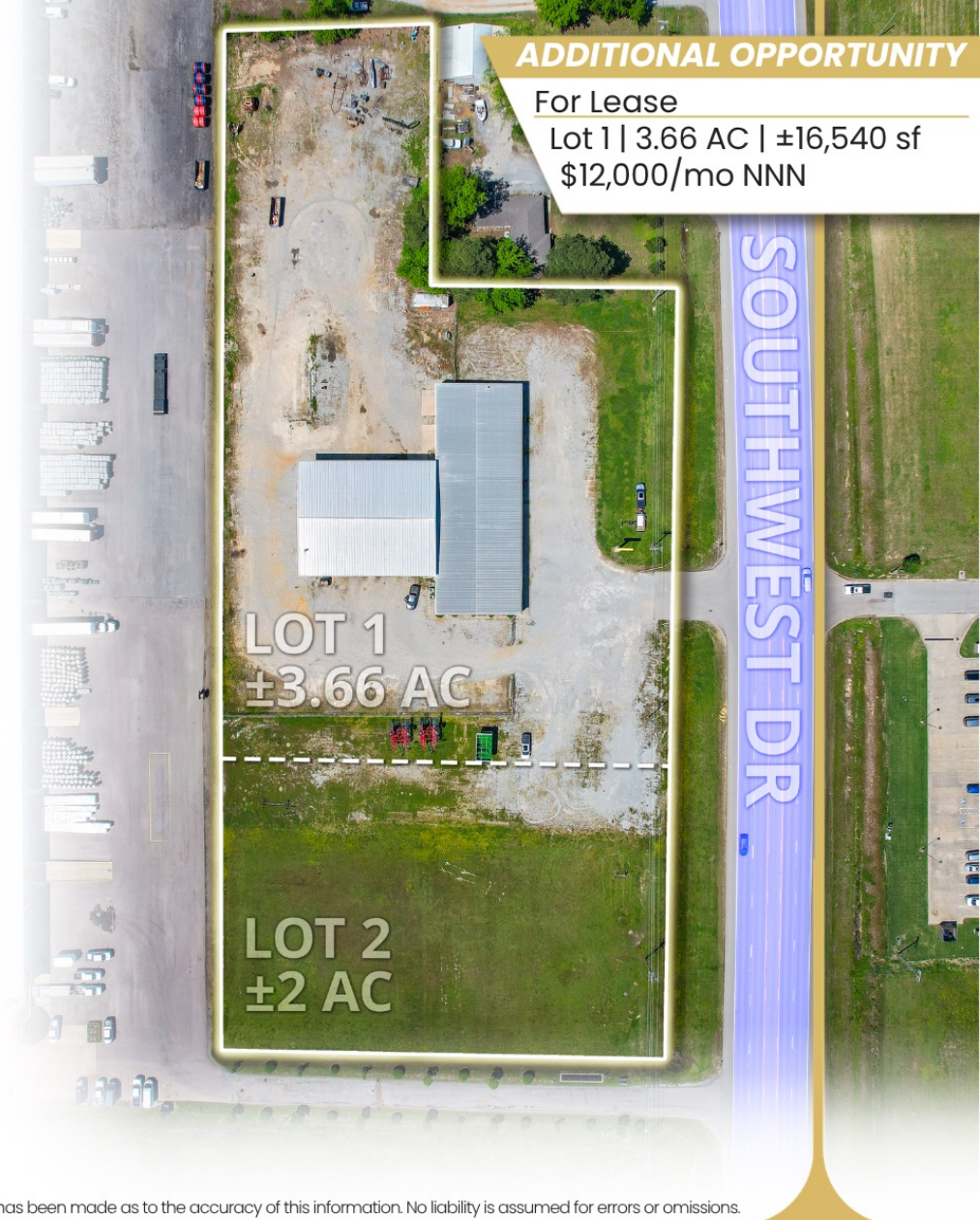
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ADDITIONAL OPPORTUNITY

For Lease

Lot 1 | 3.66 AC | ±16,540 sf
\$12,000/mo NNN



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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

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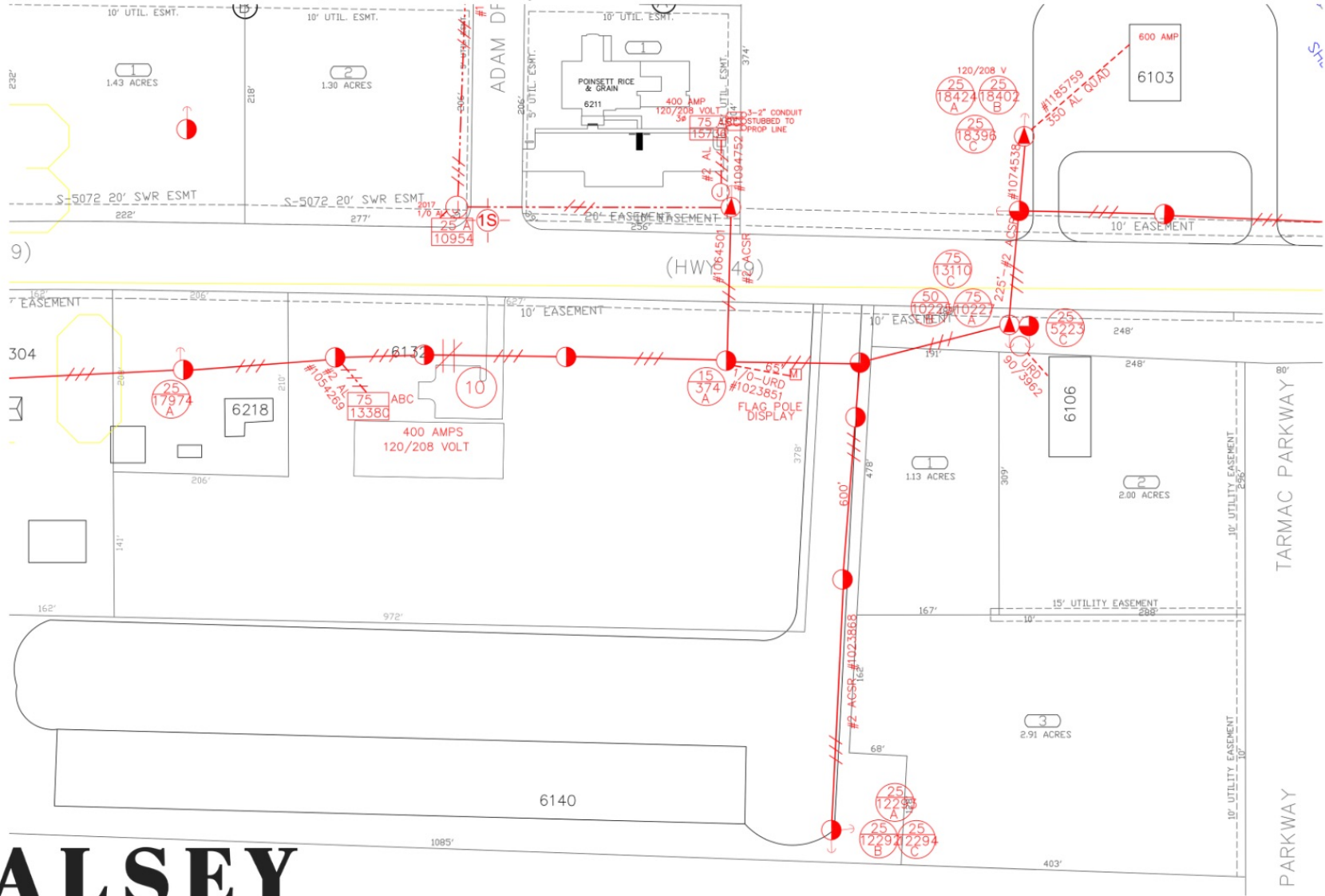
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ELECTRIC

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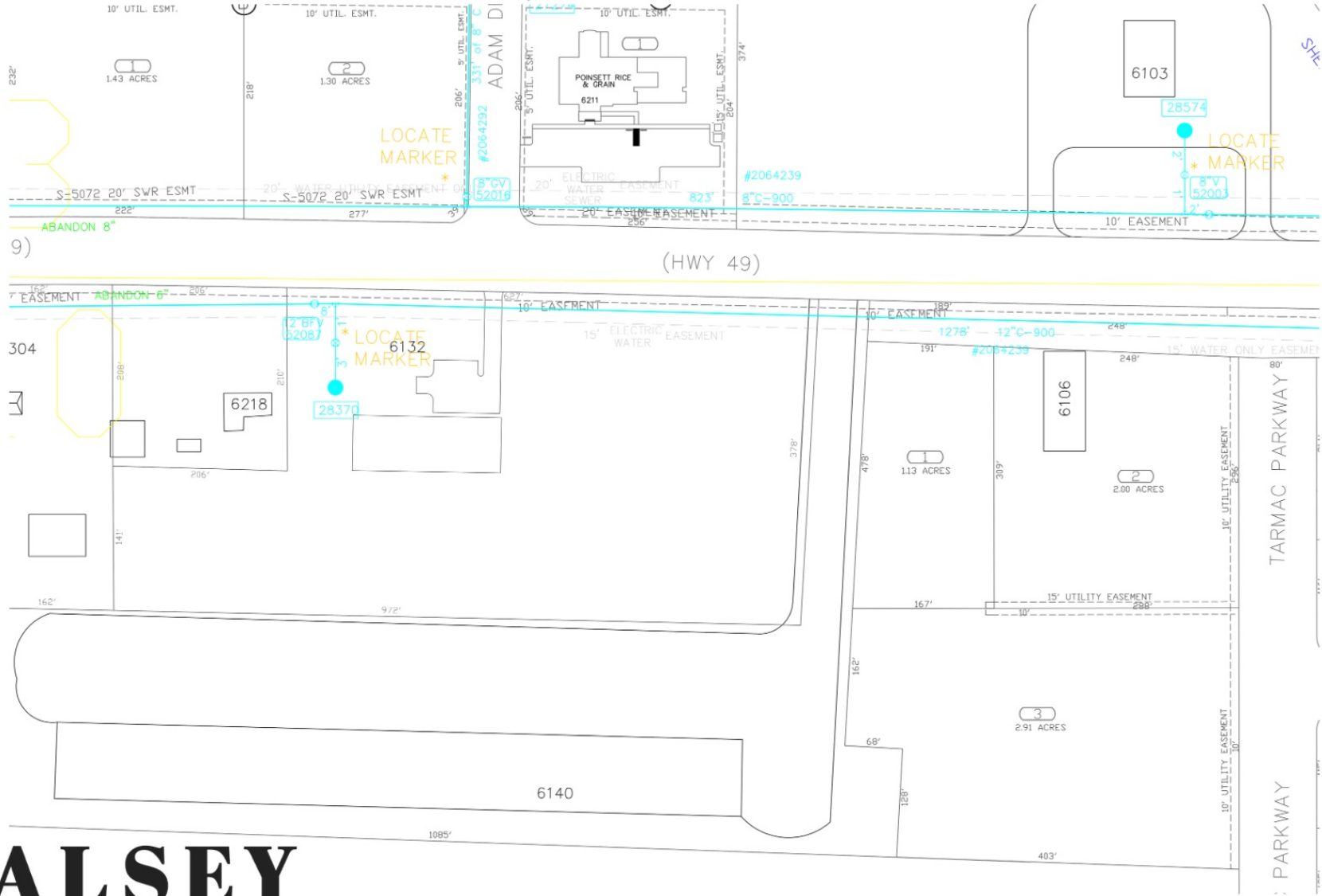
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WATER

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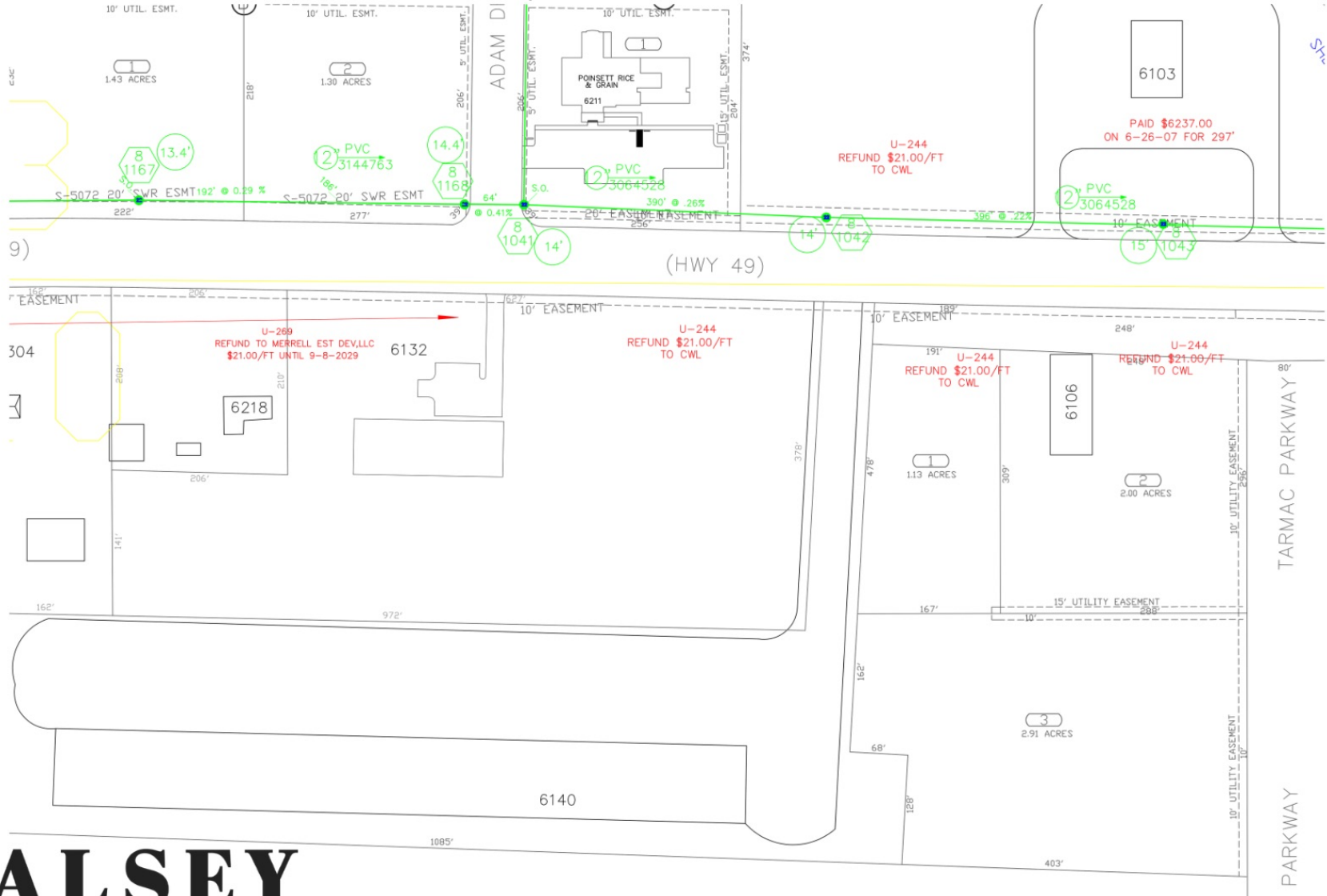
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SEWER

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SOUTHWEST BUSINESS DISTRICT

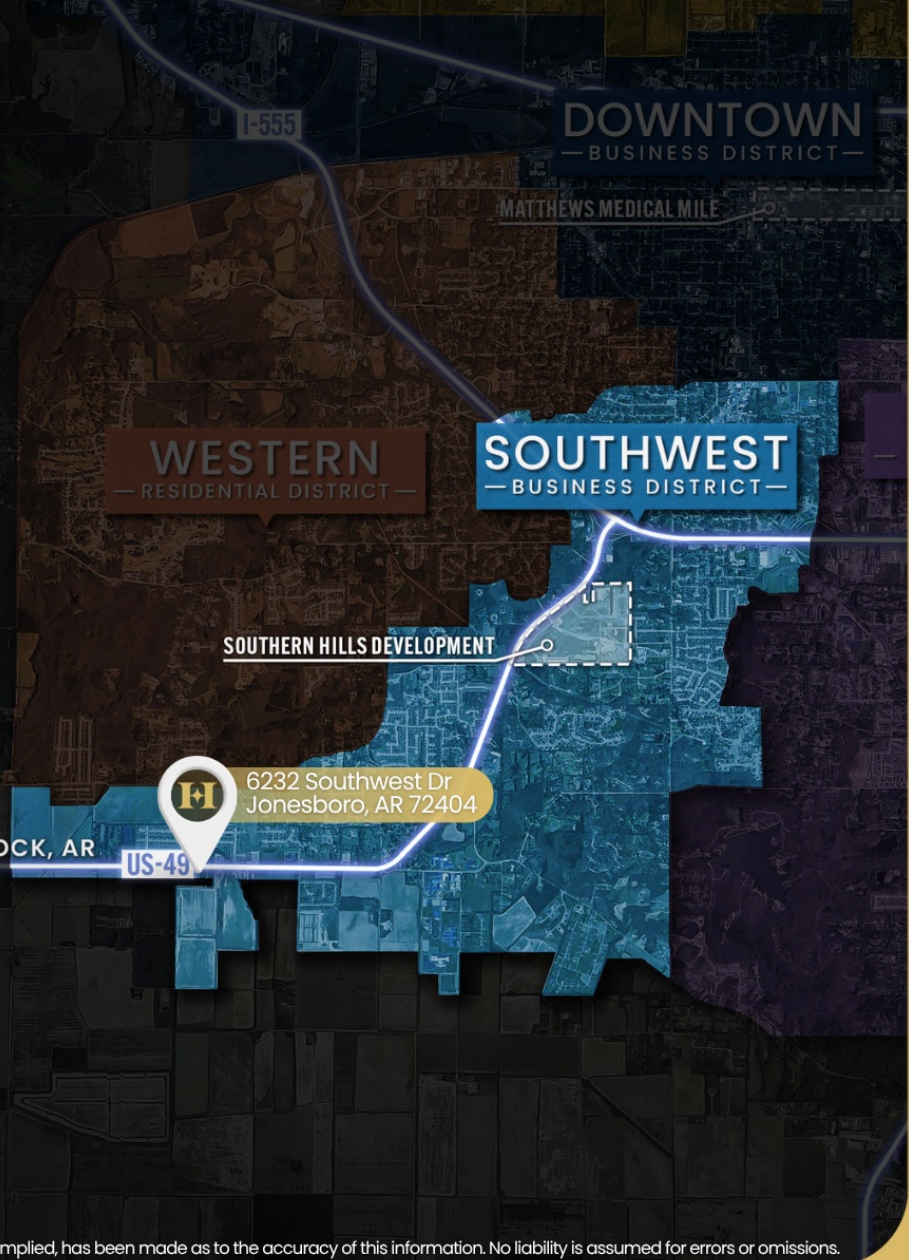
The Southwest Business District is a vibrant center of commerce and industry, home to diverse retail, dining, offices, and manufacturing with easy access to I-555 and I-55. Its strategic location fuels job creation, economic growth, and community vitality, reflecting Jonesboro's commitment to innovation 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

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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.

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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

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WHAT'S NEARBY?



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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



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PRESENTED BY:
Haag Brown Commercial 

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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.



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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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