

**E. Highland Dr.
& Browns Ln.**
Jonesboro, AR 72401

Reserve at Hill Park
27-Acre
Office Development

ESQ.
REALTY GROUP
real estate brokers & advisors

1501 N. University Ave., Ste. 465
Little Rock, AR 72207



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20 Acre
Mixed-Use Development

3-Phase Electric



Sewer Lines



Water Lines





Parcel 1

| | |
|------------------|---------------------------------|
| Parcel ID | 01-144291-04501 |
| Lot Size | ±5.52 Acres (±240,451.20 SF) |
| Zoning | C-3 General Commercial District |

Parcel 2

| | |
|------------------|---------------------------------|
| Parcel ID | 01-144291-04401 |
| Lot Size | ±6.08 Acres (±264,844.80 SF) |
| Zoning | C-3 General Commercial District |

Property Highlights

Zoned C-3, **one of the last undeveloped tracts** in that growing area

Properties have two access points: one from Browns Lane on the west and one from Bernard Street on the east

All utilities available at surrounding properties (see utility maps on following pages)

Approximately 75 mile interstate drive to **Memphis International Airport**

Of the area's top 20 employers, **13 are within 5 miles of the site**

New Office/Industrial Developments in the Trade Area

| | | |
|----------------------|----------|-------------------|
| Reserve at Park Hill | 27 Acres | 0.7 Miles to Site |
| Centre Park | 20 Acres | 0.7 Miles to Site |

New Shopping Redevelopments in the Trade Area

| | | |
|-----------------|------------|-------------------|
| Highland Square | 247,800 SF | 0.5 Miles to Site |
| The Uptown | 115,000 SF | 0.6 Miles to Site |

Trade Area Demographics

Jonesboro ranked as the top small metropolitan area in Arkansas and 32nd nationally among 281 small metros (a metropolitan area with a population of fewer than 500,000 people).

[-Headlight Data, 2019](#)

Arkansas was one of the **top destinations for Americans to move to in 2020**. Arkansas was number 10 among U.S. states for inbound movers. The study shows that Arkansas experienced a 59% inbound percentage as part of the larger trend of migration to southern states.

[-United Van Lines National Migration Study](#)

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------------------|--------|--------|--------|
| 2022 Estimated Population | 2,887 | 51,591 | 76,117 |
| 2027 Projected Population | 2,908 | 53,897 | 80,357 |
| Projected Annual Growth 2022 to 2027 | 0.1% | 0.9% | 1.1% |
| 2022 Est. Median Age | 44.5 | 32.9 | 33.5 |

Population

| | | | |
|---------------------------|-----------|-----------|-----------|
| 2022 Estimated Households | 1,406 | 20,629 | 29,770 |
| 2027 Projected Households | 1,423 | 21,751 | 31,677 |
| 2022 Median Home Value | \$177,755 | \$158,360 | \$173,540 |
| 2022 Median Rent | \$1,158 | \$684 | \$687 |

Households/Housing

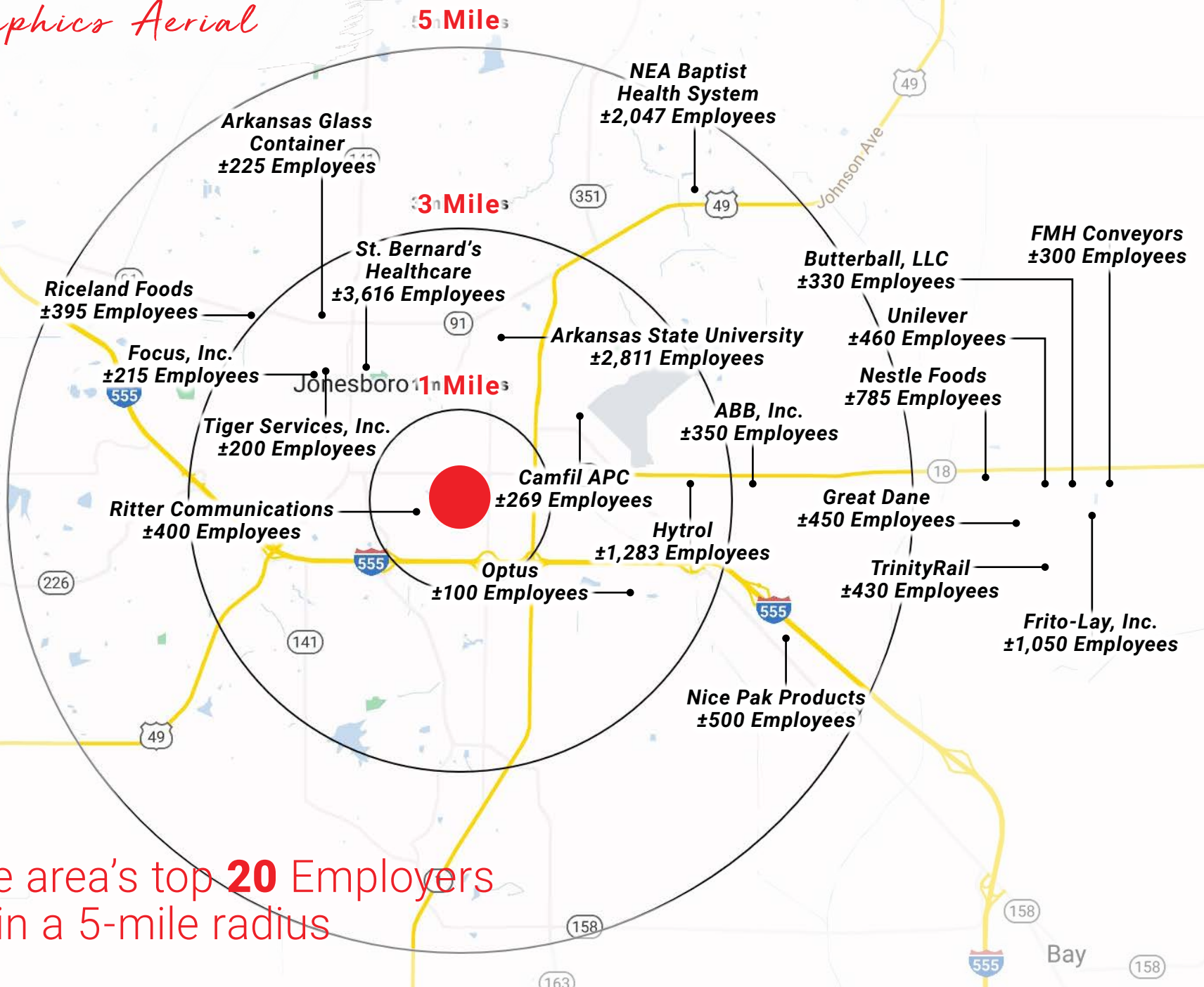
| | | | |
|------------------------------------|----------|----------|----------|
| 2022 Est. Average Household Income | \$73,366 | \$61,342 | \$69,588 |
| 2022 White Collar Workers | 56.6% | 53.0% | 55.2% |
| 2022 Blue Collar Workers | 43.4% | 47.0% | 44.8% |
| 2022 Est. Total Employees | 9,829 | 30,248 | 39,673 |
| 2022 Est. Total Businesses | 775 | 2,475 | 2,970 |

Businesses/Employees

| | | | |
|---------------------------------------|-----------|------------|------------|
| 2022 Est. Total Household Expenditure | \$79.92 M | \$1.02 B | \$1.6 B |
| 2022 Est. Apparel | \$2.78 M | \$35.46 M | \$56 M |
| 2022 Est. Entertainment | \$4.42 M | \$55.95 M | \$88.84 M |
| 2022 Est. Food, Beverages, Tobacco | \$12.34 M | \$158.78 M | \$248.43 M |
| 2022 Est. Furnishings, Equipment | \$2.75 M | \$34.79 M | \$55.23 M |
| 2022 Est. Health Care, Insurance | \$7.43 M | \$94.15 M | \$147.49 M |

Consumer Expenditures

Demographics Aerial



13 of the area's top **20** Employers are within a 5-mile radius