

FOR SALE



ARKANSAS AUTO DEALERS EXCHANGE

5511 Stadium Blvd
Jonesboro, AR 72404



PROPERTY SUMMARY

Offering Price	\$6,500,000.00
Combined Bldg SF	24,870.00
Building #1 SF	15000
Building #2 SF	9,870
Year Built	2013
Acres	21.79 +/-
Zoning Type	Commercial
County	Craighead
Parcel ID	01-134092-04500

INVESTMENT SUMMARY

Located in the desirable Jonesboro Primary Retail Corridor, the Property offers a great owner/user opportunity. Arkansas Auto Dealers Exchange is a secure 24,870 sq ft. warehouse storage facility offered at \$6,500,000.00. Arkansas Auto Dealers Exchange is perfectly positioned along Stadium with Greenway Equipment, and Chevrolet and Toyota dealerships less than a mile and a half away. With direct access to Interstate 555.

Trade Area Information

The trade area surrounding 5511 Stadium Blvd is robust, characterized by a strong mix of residential population and daytime employment. Within a five-mile radius, the area is home to over 72,770 residents and has a daytime population of more than 95,169 employees. This indicates a solid customer base for a variety of businesses.

The area benefits from its proximity to Interstate 555, which sees an average of 36,000 vehicles per day (VPD). Stadium Boulevard itself has a traffic count of approximately 18,000 VPD, underscoring its importance as a commercial thoroughfare.



INVESTMENT HIGHLIGHTS

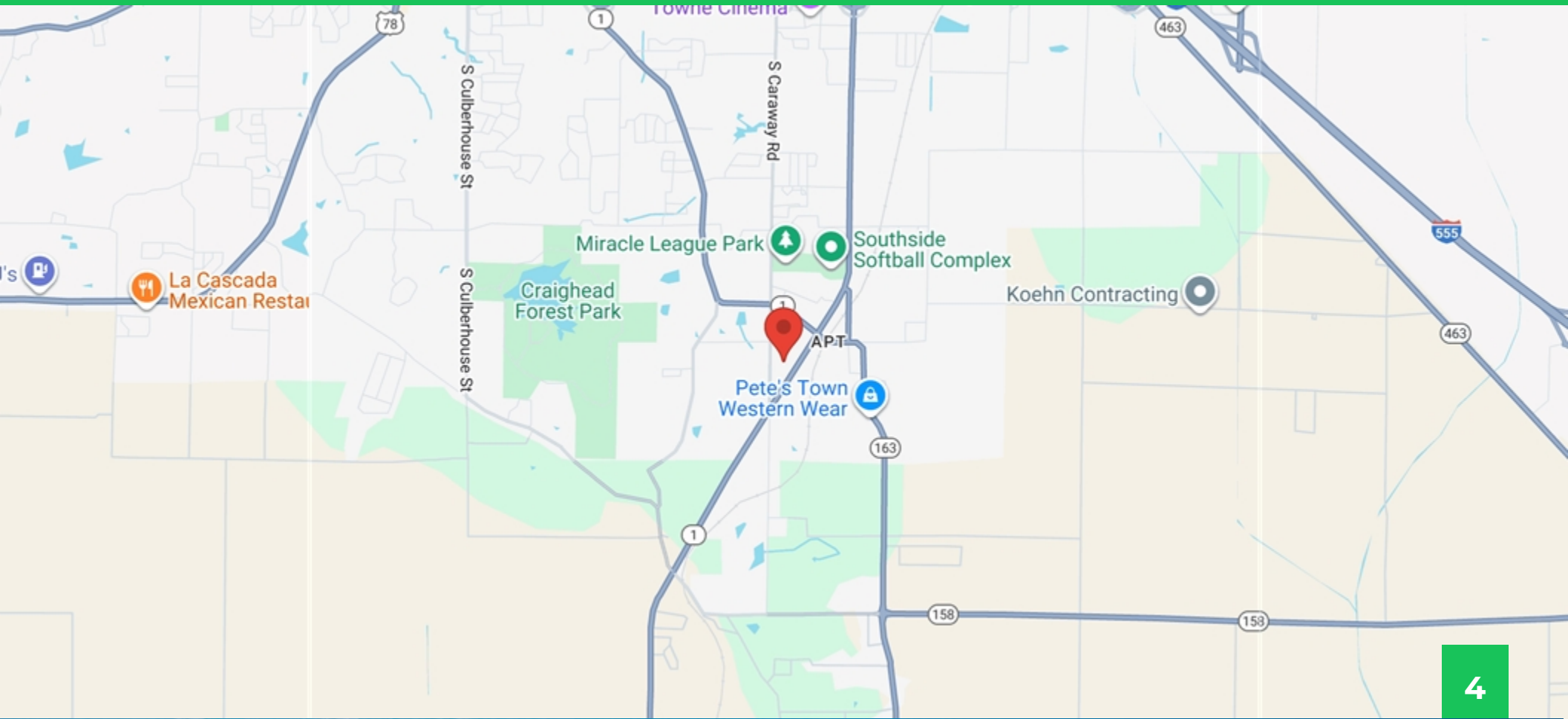
- The property consists of 24,870 sq ft of gross leasable space on 21.79 acres of land featuring renovated offices and a fenced truck court.
- Perfect for bringing all operations under one site, the first building consists of 6,637 SF of office space and 8,363 SF of warehouse flex. The second building has 1,303 SF of office space and 8,567 SF of warehouse space. sq.ft.
- Major Automotive Retailers Nearby
The section of Stadium Boulevard where the property is located is a hub for automotive sales, often referred to as "Auto Row." This creates a significant draw for customers in the market for new or used vehicles. Notable automotive retailers in the immediate vicinity include:

Central Dealerships Group: Offers a variety of brands, including Chevrolet and Toyota, located at 3207 and 3305 Stadium Blvd, respectively.

Fletcher Dodge Chrysler Jeep Ram: Located at 3314 Stadium Blvd.

Honda of Jonesboro: Situated nearby at 3003 East Parker Road.

AutoZone: A new 20,000-square-foot regional hub is being developed at the corner of S. Stadium Blvd and Rook Rd, further solidifying the area's identity as a prime automotive destination.



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DALRYMPLE
COMMERCIAL

JOSE COLUNGA
(501)515-2658 | JOSE@DCOMMERCIAL.COM



STUART DALRYMPLE
501.278.7469 | SDALRYMPLE@CCIM.NET

LOCATION HIGHLIGHTS

- Jonesboro, Arkansas: A Commercial Real Estate Market Analysis
Jonesboro stands out as a strong tertiary market and the primary economic engine for Northeast Arkansas. For commercial real estate investors and developers, it presents a compelling case due to its stable, diversified economy and consistent growth. Unlike many markets its size that rely on a single industry, Jonesboro is anchored by the "meds and eds" sectors, providing a resilient demand base.

Key Market Drivers:

Regional Hub Status: Jonesboro serves a trade area of over 500,000 people from Northeast Arkansas and Southeast Missouri. This makes it the undisputed center for healthcare, retail, and professional services in the region, pulling in significant outside revenue.

Economic Anchors (Meds & Eds): The presence of Arkansas State University, St. Bernards Healthcare, and NEA Baptist Health System creates a recession-resistant foundation. These institutions are not only the largest employers but also magnets for ancillary businesses, talent, and population growth.

Industrial & Manufacturing Base: A robust industrial sector, led by major employers like Hytrol Conveyor, Nestlé, and Frito-Lay, ensures a diversified employment landscape and drives demand for industrial properties.

Population Growth: Steady population growth, fueled by job creation, translates directly into demand across all CRE sectors, particularly multifamily and retail.





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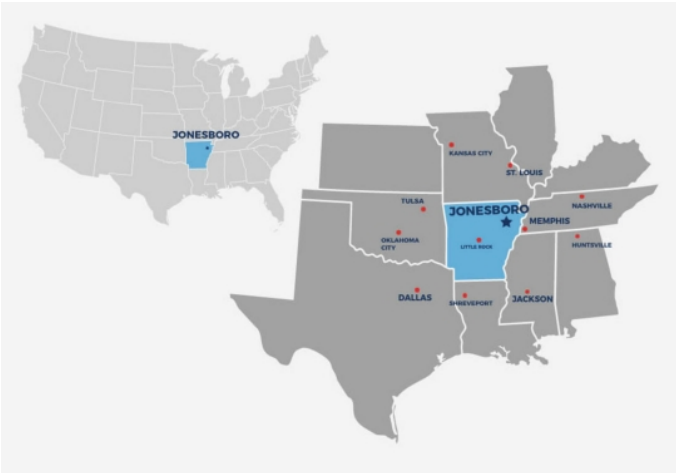


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ABOUT JONESBORO

Demographics and Population As of 2023, Jonesboro has an estimated population of over 79,000 residents. The city has experienced consistent growth, attracting new residents with its diverse job market and quality of life. The population is predominantly White (around 64.3%), with a significant African American community (about 22.6%) and a growing Hispanic population. The median age in Jonesboro is approximately 33.7, reflecting a relatively young and vibrant community. The median household income was reported to be around \$52,559 in 2023.

A Robust and Diverse Economy Jonesboro's economy is a healthy mix of healthcare, education, manufacturing, and retail. The city has established itself as a regional economic powerhouse with a diverse range of major employers.



CITY OF JONESBORO

COUNTY CRAIGHEAD
 INCORPORATED 2/18/1859

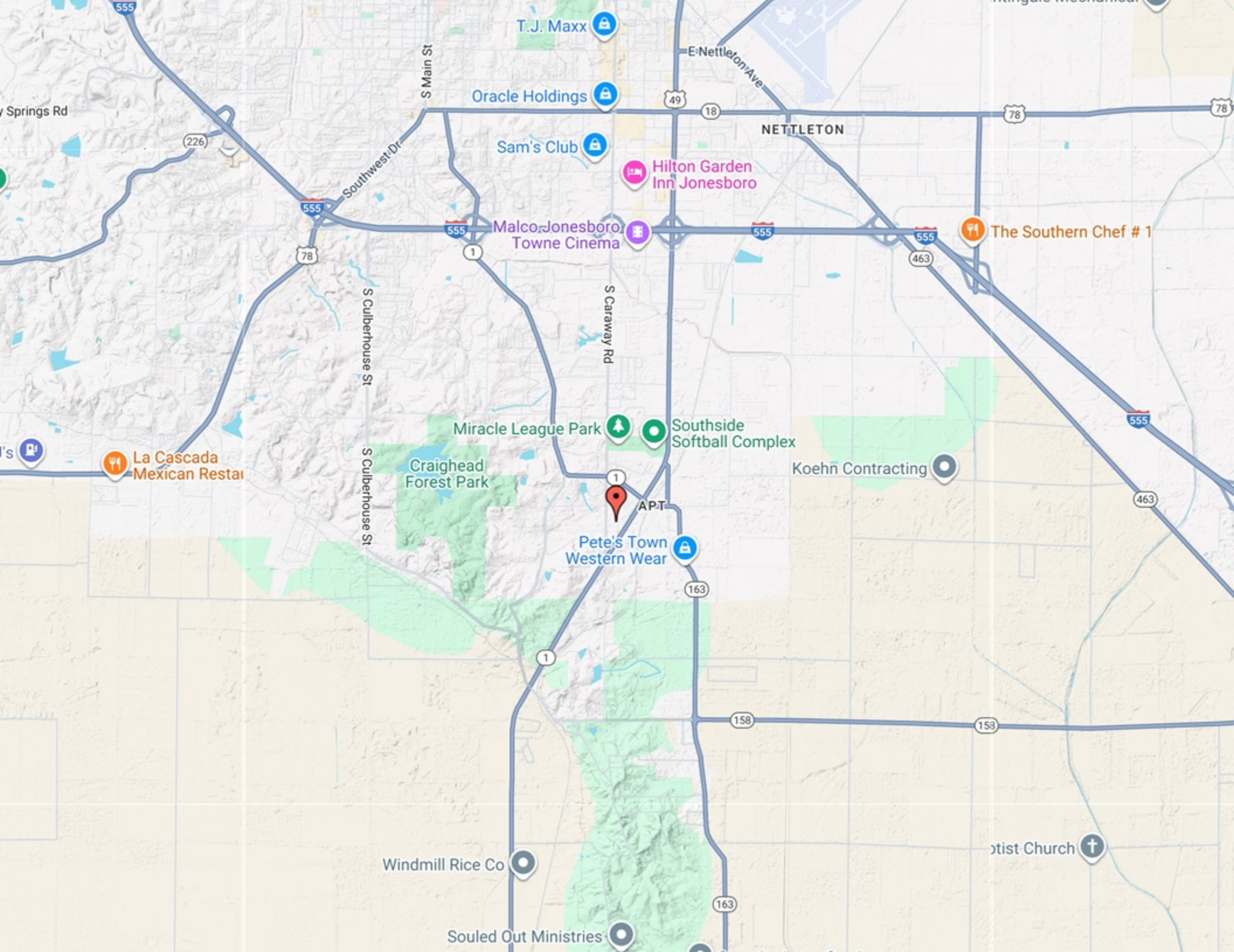
AREA

CITY 80.7 SQ MI
 LAND 80.2 SQ MI
 WATER 0.5 SQ MI
 ELEVATION 259 FT

POPULATION

POPULATION 79000+/-





EXCLUSIVELY PRESENTED BY:



JOSE COLUNGA

Broker

Mobile: 501.515.2658

jose@dcommercial.com

License #: PB00076250



STUART DALRYMPLE

Broker

Direct: 501..278.7469

sdalrymple@ccim.net

License #: EB00042111

Dalrymple Commercial



1560 W BEEBE CAPPS EXPY STE A
Searcy, AR 72143

Office: 501.268.2445
www.dcommercial.com

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The information herein is a preliminary summary and is not a substitute for a comprehensive due diligence investigation. While the information is from sources we believe to be reliable, DALRYMPLE COMMERCIAL has not independently verified it and makes no warranties or representations regarding its accuracy or completeness.

All prospective buyers are responsible for conducting their own investigation to verify all information, including but not limited to:

Financial performance (current and projected)

Physical condition, size, and square footage

Compliance with all local, state, and federal regulations

The presence or absence of any hazardous materials

The financial condition and tenancy plans of any tenant

All costs associated with this investigation are the sole responsibility of the prospective buyer.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT YOUR
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