

# FOR SALE

📍 2800 Industrial Dr | Jonesboro, AR 72401



E. NETTLETON AVE

INDUSTRIAL DR

I-555

# 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

**\$2,650,000.00**  
PRICE

**±6.732 AC**  
LOT SIZE

**C-3**  
ZONING

## PROPERTY HIGHLIGHTS

- ✦ High-visibility corner lot on Industrial Dr and Nettleton Ave.
- ✦ Immediate access to I-555 puts your business on a direct route through Jonesboro and beyond.
- ✦ Allows for a broad mix of commercial uses, and offers flexibility for layout, access, and future expansion.
- ✦ Traffic Counts: 9,200 CPD on Nettleton Ave & 2,200 CPD (4% truck) on Industrial Dr.
- ✦ Positioned at the entrance to Jonesboro's Industrial Trade Region and Jonesboro's Primary Retail District.

## ZONING DESCRIPTION

### C-3 General Commercial District

This district is intended to accommodate commercial and retail businesses that serve the traveling public, particularly along high-traffic arterial streets. It allows for some outdoor display and storage of goods when appropriate and encourages the development of clustered commercial centers over less desirable strip-style layouts.

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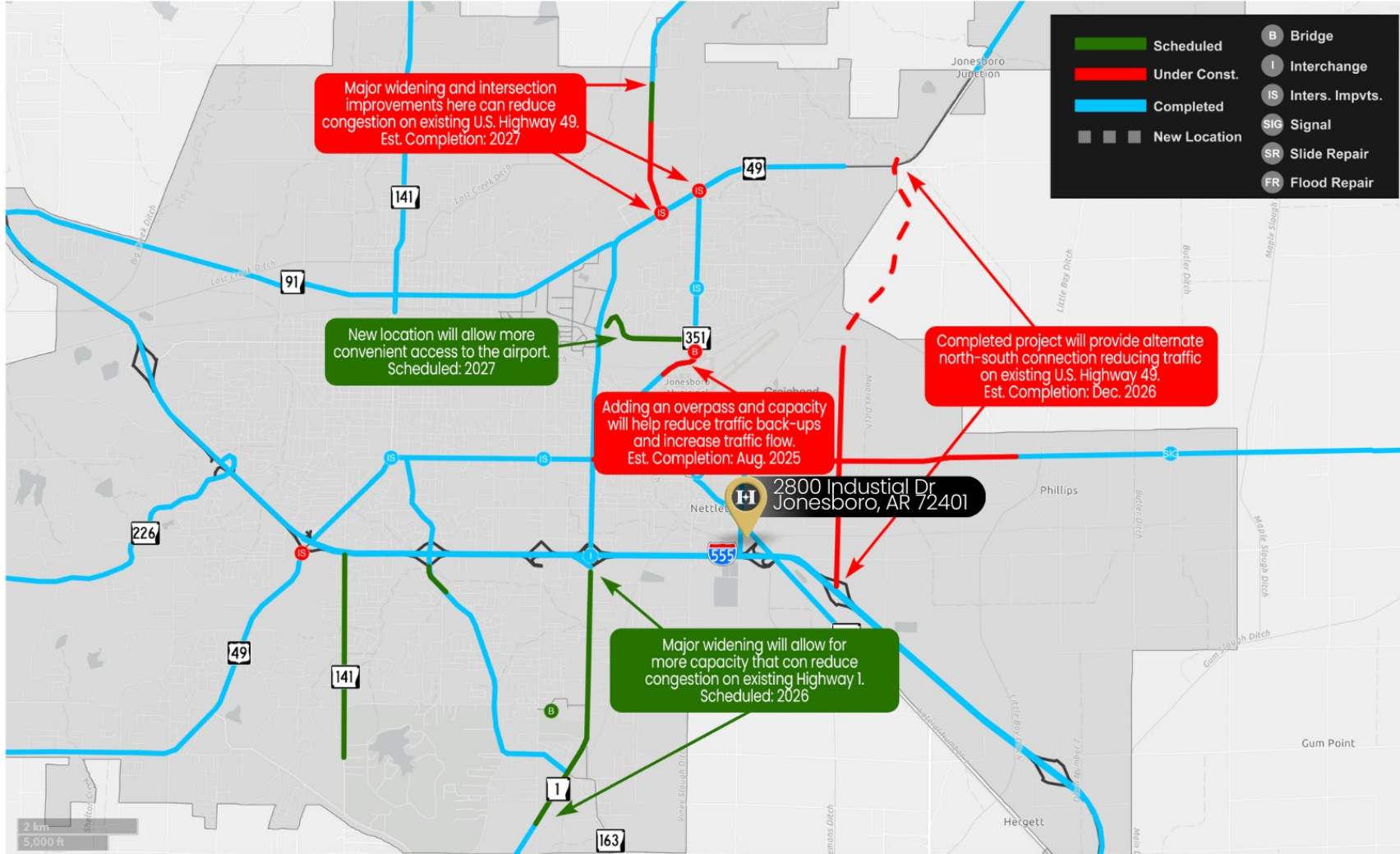
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MOVING TRAFFIC

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Arkansas GIS Office, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, ESFWS | Arkansas GIS Office  
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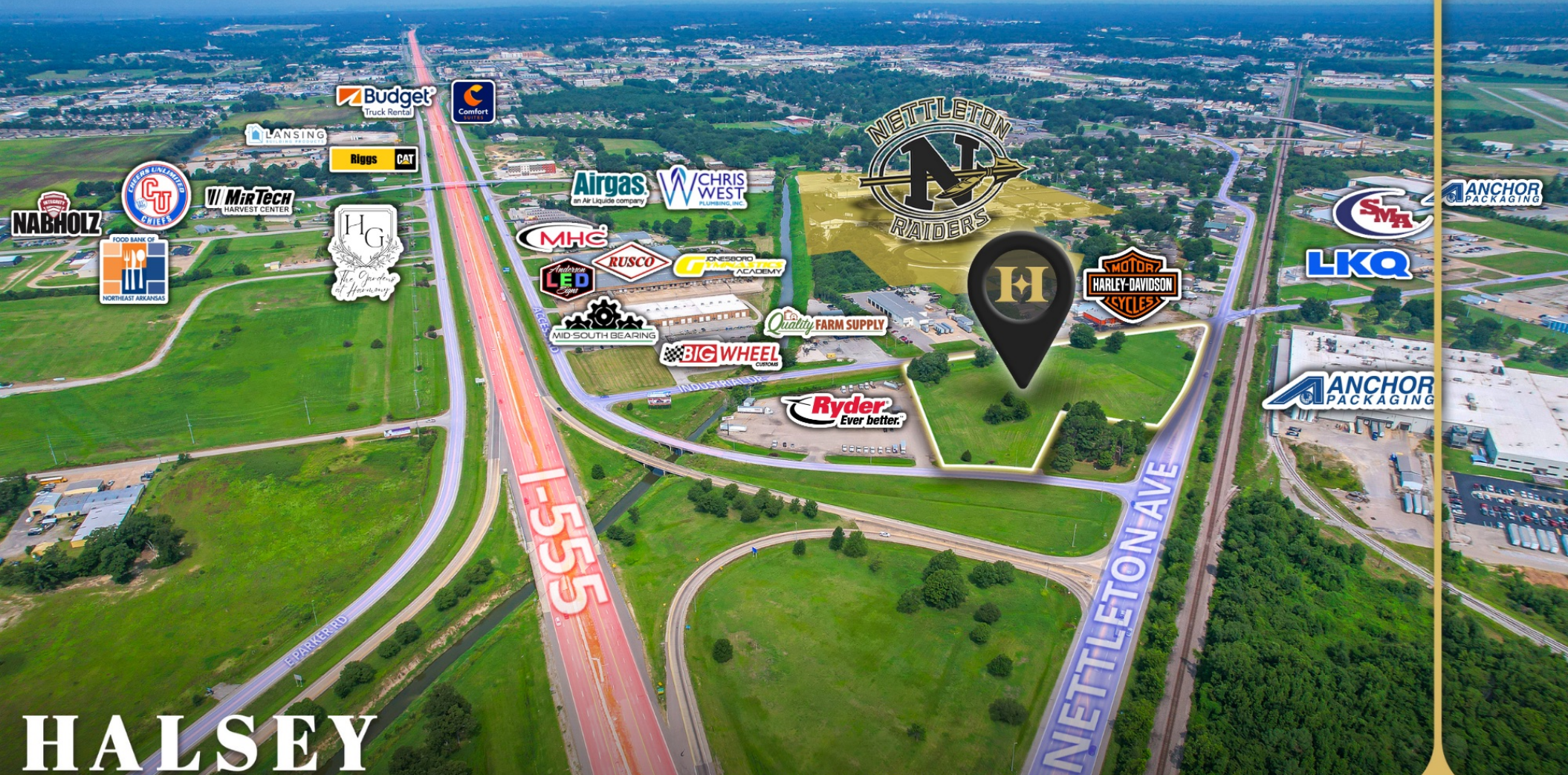
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N



ANCHOR  
PACKAGING

MOTION

JONESBORO  
TOOL & DIE CO.

HYTROL

O'NEAL STEEL  
THE METALS COMPANY  
AN OGC COMPANY

ABB

ABC  
Supply Co. inc.

SMA

LKQ

APEX  
TOOL GROUP

HYTROL

TRG  
TERRACON RECYCLING GROUP

Fenney  
FOR OVER 100 YEARS

ANCHOR  
PACKAGING

BEST  
Manufacturing, Inc.

MOTOR  
HARLEY-DAVIDSON  
CYCLES



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# SURVEY

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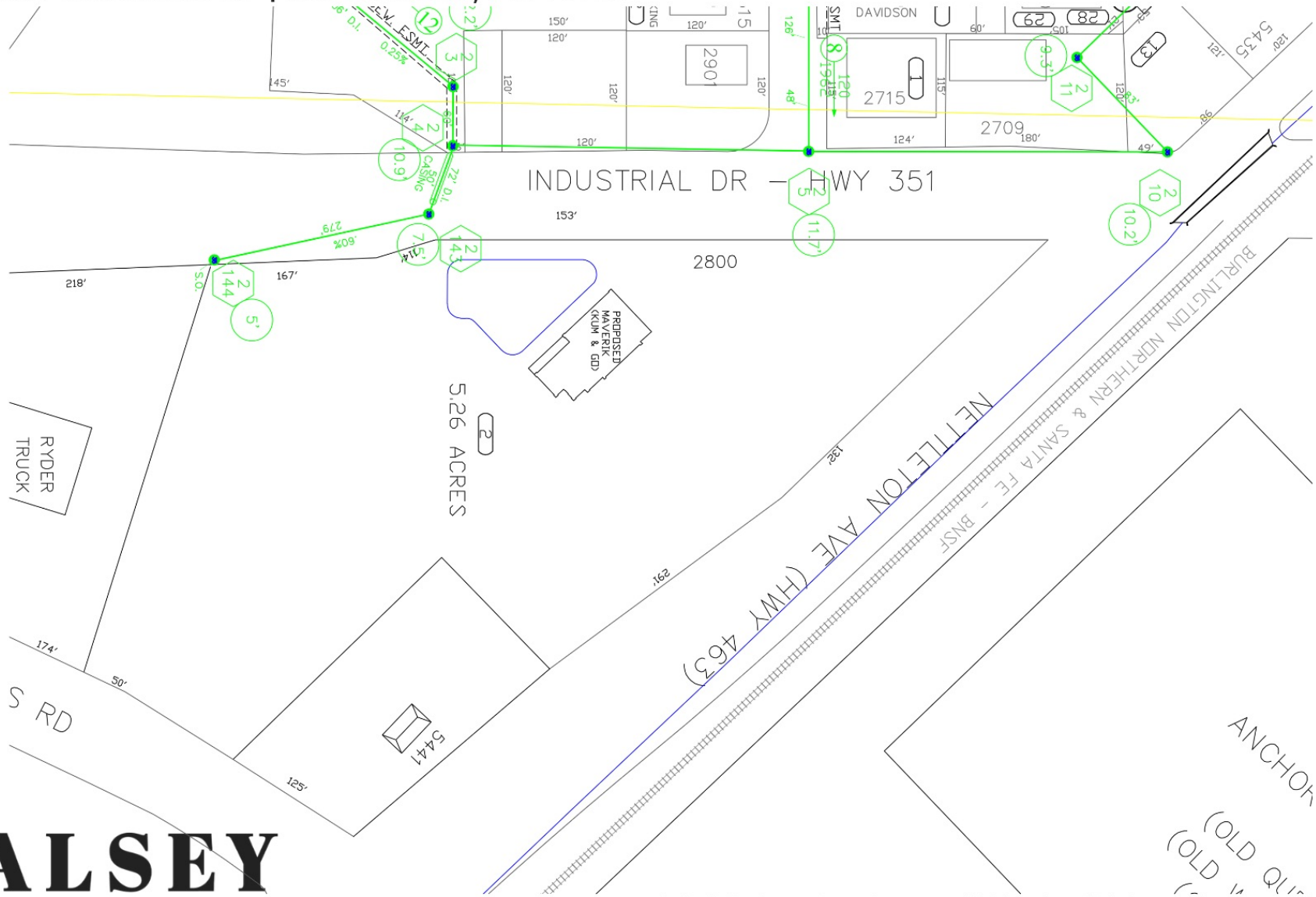
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# SEWER

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# INDUSTRIAL TRADE REGION

The Industrial Trade Region of Jonesboro, Arkansas, is a key economic hub known for its strategic location with access to Highway 18, I-555, and railways, making it ideal for manufacturing, logistics, and distribution. Supported by a skilled workforce, modern infrastructure, and a business-friendly environment, the area attracts companies looking to grow and thrive. Its connectivity, community support, and proximity to key markets make it a prime destination for industrial development.

## RESTAURANTS & RETAIL



## KEY PLAYERS

- 1/2 mile from I-555 & under 1 hour from Memphis.
- Fully developed with all utilities and road infrastructure in place.
- Holds seven of the Top 20 Manufacturing Employers of Arkansas.
- 1.5 miles from I-555 & under 1 hour from Memphis.
- Fully developed with all utilities and road infrastructure in place.
- Holds ten of the Top 20 Manufacturing Employers of Arkansas.
- World Leader in the design and manufacturing of material handling systems.
- The top manufacturing employer in Jonesboro.
- Participates in many educational STEM Programs.
- The second highest manufacturing employer in Jonesboro.
- Produces over 707 million snack bags annually.

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JONESBORO  
MUNICIPAL AIRPORT

INDUSTRIAL  
— TRADE REGION —

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JONESBORO INDUSTRIAL PARK

CRAIGHEAD TECHNOLOGY PARK

JONESBORO E-COMMERCE PARK

MEMPHIS, TN

MARKET MAP



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# DEMOGRAPHICS





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

**2.4**  
Avg. Size  
Household

**20.5** min.  
Avg. Commute Time  
for Jonesboro, AR

## KEY FACTS

Based on a 7 mile ring of the subject property.

 <b>86,900</b> Total Population	 <b>\$231,763</b> Median Home Value
 <b>3,682</b> Businesses	 <b>101,002</b> Daytime Population

**33.6**  
Median Age

**\$31,260**  
Per Capita Income

**\$59,104**  
Median Household  
Income

**0.89%**  
2024-2029  
Pop Growth  
Rate

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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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License No. AR SA00086756

870 926 4588 | [taylor@halseyre.com](mailto:taylor@halseyre.com)

**Landon Wilson** Realtor®

License No. AR SA00094849

870 514 5578 | [landon@halseyre.com](mailto:landon@halseyre.com)



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