

FOR SALE

📍 6108 E Highland Dr | Jonesboro, AR 72401

E HIGHLAND DR



HALSEY

REAL ESTATE

Agent Ownership Disclaimer: One or more of the presenting agents has an ownership interest in the subject property. 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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OPPORTUNITY OVERVIEW

\$225,000.00

PRICE

±1.9 AC

LOT SIZE

C-3 & I-1

ZONING

PROPERTY HIGHLIGHTS

- ✦ Exceptional visibility and access along E Highland Drive.
- ✦ Positioned within Jonesboro's active Industrial Trade Region.
- ✦ Surrounded by a mix of established businesses and new growth.
- ✦ Convenient access to major thoroughfares.
- ✦ Excellent opportunity for an development project.

ZONING DESCRIPTION

C-3 General Commercial District

This district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial street. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.

I-1 Limited Industrial District

This district is to accommodate freight terminals, warehousing, wholesaling, packaging, storage, fabrication, display and such limited manufacturing as does not create a nuisance for residential and commercial neighbors. Certain commercial uses are also permitted. Suitable transportation facilities are a necessity to this district.

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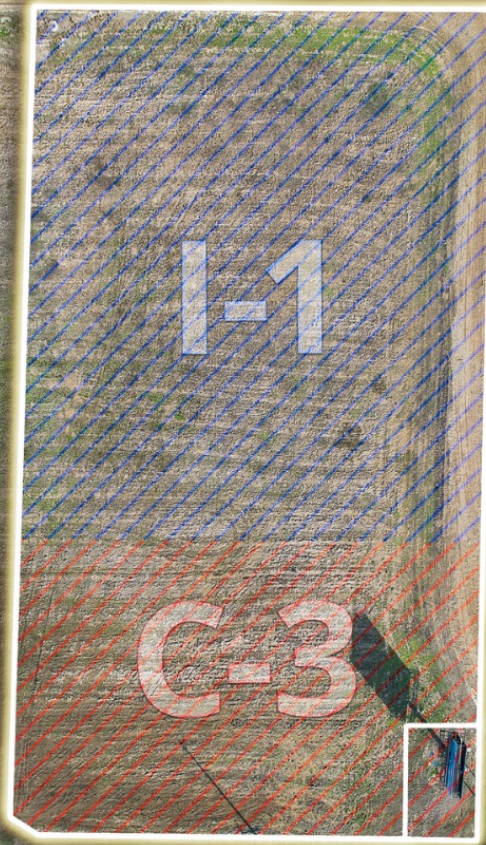
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LEGEND

	BOUNDARY LINE
	ADJACENT LOT LINES
	EASEMENT LINES
	FOUND IRON PIPE
	FOUND COTTON-PICKER SPINDLE
	FOUND MAG SPIKE
	FOUND MAG NAIL
	SET 1 1/4" IRON PIPE W/ PS #1037 CAP
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER LINE
	EXISTING WATER METER
	WATER VALVE
	FIRE HYDRANT
	EXISTING OVERHEAD ELECTRICAL LINE
	POWER POLE
	EXISTING GROUND CONTOUR
	BENCH MARK
	EXISTING SPOT ELEVATION

DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

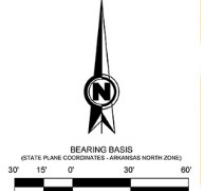
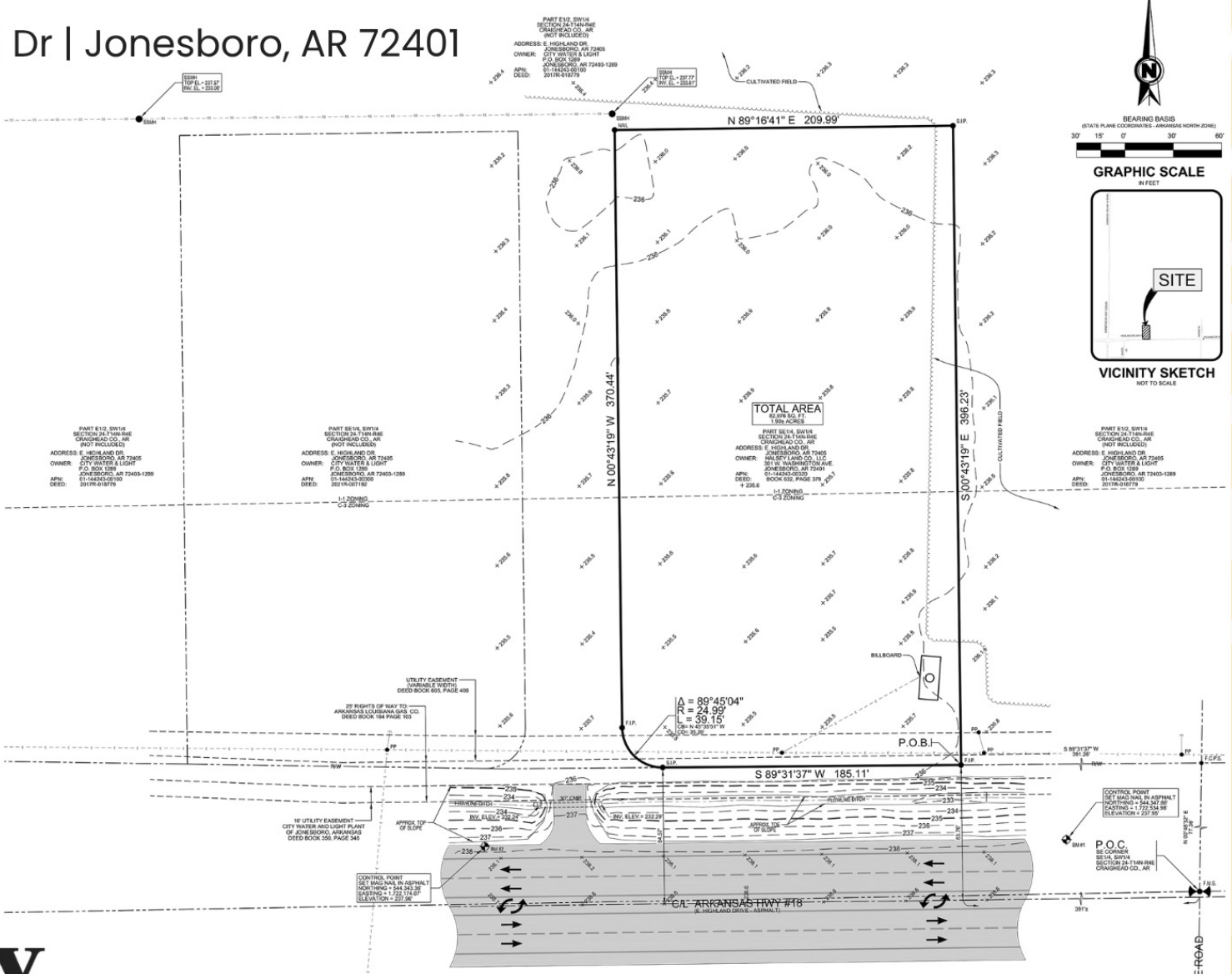
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 24 AFORESAID; THENCE NORTH 0°46'22" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 77.26 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY #18; THENCE SOUTH 89°31'37" WEST, DEPARTING SAID EAST LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 398.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°31'37" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 185.11 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE NORTHEAST, HAVING A RADIUS OF 24.99 FEET, A CENTRAL ANGLE OF 89°45'04", A CHORD BEARING OF NORTH 44°35'31" WEST AND A DISTANCE OF 26.28 FEET; THENCE NORTHERLY ALONG THE CHORD OF SAID CURVE AND DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 36.16 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 0°43'19" WEST, A DISTANCE OF 370.44 FEET TO A POINT; THENCE NORTH 89°16'41" EAST, A DISTANCE OF 209.99 FEET TO A POINT; THENCE SOUTH 0°43'19" EAST, A DISTANCE OF 398.23 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 82,876 SQ. FT. OR 1.90 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

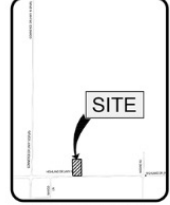
SURVEYOR'S NOTES

- THIS ALTAIRSPIS LAND TITLE SURVEY WAS PREPARED FOR HALSEY LAND COMPANY, LLC. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. BENCHMARK LAND SURVEYING, INC. MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE, BENCHMARK LAND SURVEYING, INC. MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED, THE CLIENT CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- ACCORDING TO MY INTERPRETATION, SUBJECT PROPERTY LIES IN ZONE "4E" (BASE FLOOD ELEVATION = 228.0 - NVD20) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 05010C1051. MAP EFFECTIVE DATE: SEPTEMBER 27, 1991.
- BENCHMARK #1 IS A SET MAG NAIL IN THE ASPHALT LOCATED APPROXIMATELY 652 EAST AND 481 SOUTH OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION = 237.99 (NAVD83).
- BENCHMARK #2 IS A SET MAG NAIL IN THE ASPHALT LOCATED APPROXIMATELY 2891 WEST AND 914 SOUTH OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. ELEVATION = 237.98 (NAVD83).
- SUBJECT PROPERTY IS CURRENTLY ZONED I-1 AND C-3. I-1 ZONING IS DEFINED AS LIMITED INDUSTRIAL DISTRICT. C-3 ZONING IS DEFINED AS GENERAL COMMERCIAL DISTRICT. THE BUSINESS DISTRICT IS ZONED I-1 & C-3. BUILDING SETBACKS FOR I-1 AND C-3 ARE:
FRONT - 25' SIDE - 15' REAR - 25'
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
A. WARRANTY DEED TO HALSEY LAND CO. LLC, DATED 08/28/2002, AS RECORDED IN DEED BOOK 632, PAGE 381, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
B. WARRANTY DEED TO CITY WATER AND LIGHT PLANT, DATED 03/25/2021, RECORDED AS DOCUMENT #2021R-007192, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
C. WARRANTY DEED TO CITY WATER AND LIGHT PLANT, DATED 10/06/2017, RECORDED AS DOCUMENT #2017R-016176, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
D. BOUNDARY SURVEY PREPARED BY PATRICIA LOVELLY, PS #1698, DATED 02/27/2007, AS RECORDED IN SURVEY BOOK "T", PAGE 174, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
E. BOUNDARY SURVEY PREPARED BY JASON BEARD, PS #1169, DATED 08/17/2017, RECORDED AT THE STATE SURVEYORS OFFICE AS DOCUMENT #0176201300 IN LITTLE ROCK, ARKANSAS.
F. BOUNDARY SURVEY PREPARED BY JASON BEARD, PS #1169, DATED 03/01/2021, RECORDED AT THE STATE SURVEYORS OFFICE AS DOCUMENT #02210706248 IN LITTLE ROCK, ARKANSAS.
G. RIGHT-OF-WAY MAP FOR HIGHWAY #18, ARD#1 JOB NO. 100272.



GRAPHIC SCALE

IN FEET



SURVEY

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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.

PRODUCTION & DISTRIBUTION



KEY PLAYERS

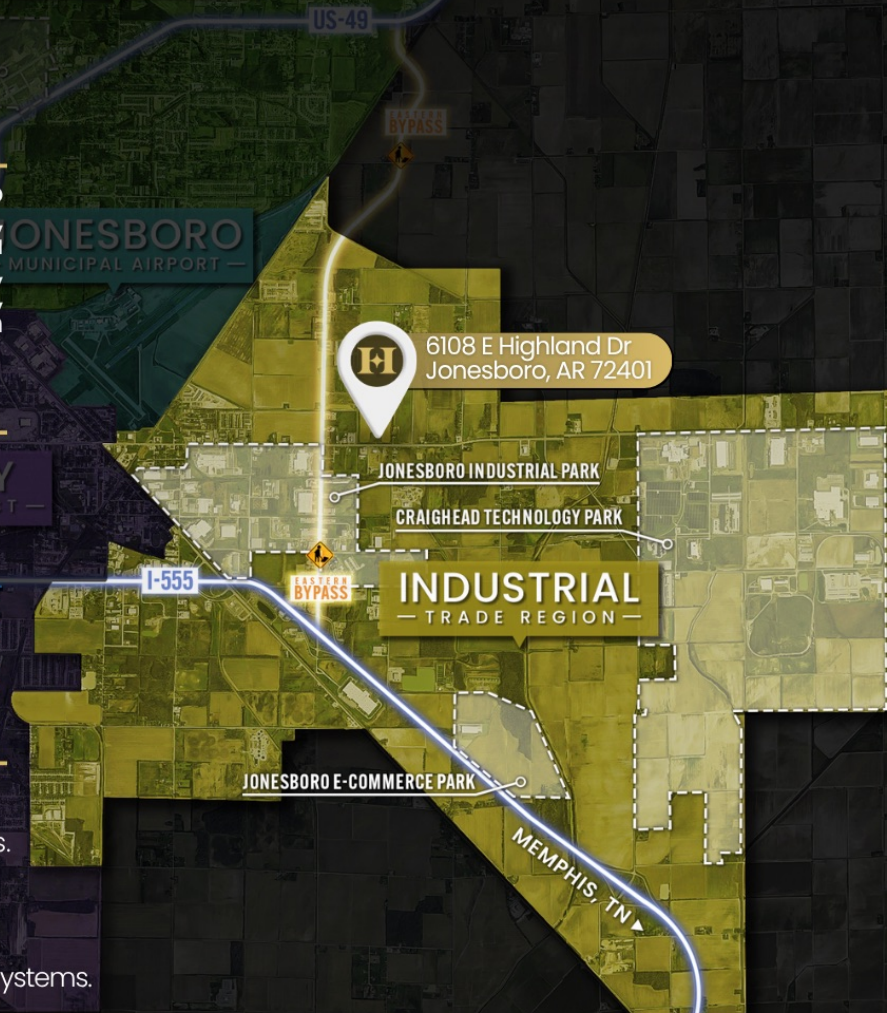
- 1/2 mile from I-555 & under 1 hour from Memphis.
- Fully developed with all utilities and road infrastructure in place.
- Holds seven of the Top 20 Manufacturing Employers of Arkansas.
- 1.5 miles from I-555 & under 1 hour from Memphis.
- Fully developed with all utilities and road infrastructure in 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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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.

84,283
Total Population

\$225,712
Median Home Value

3,666
Businesses

97,535
Daytime Population

33.2
Median Age

\$30,394
Per Capita Income

\$56,625
Median Household
Income

0.89%
2024-2029
Pop Growth
Rate

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INVESTMENT CONTACTS

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