



## **3.3 Acre Restaurant Site Jonesboro, Arkansas**

### **For Additional Information Contact:**

**Jason Gazaway**

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Suite 9

Paragould, AR 72450

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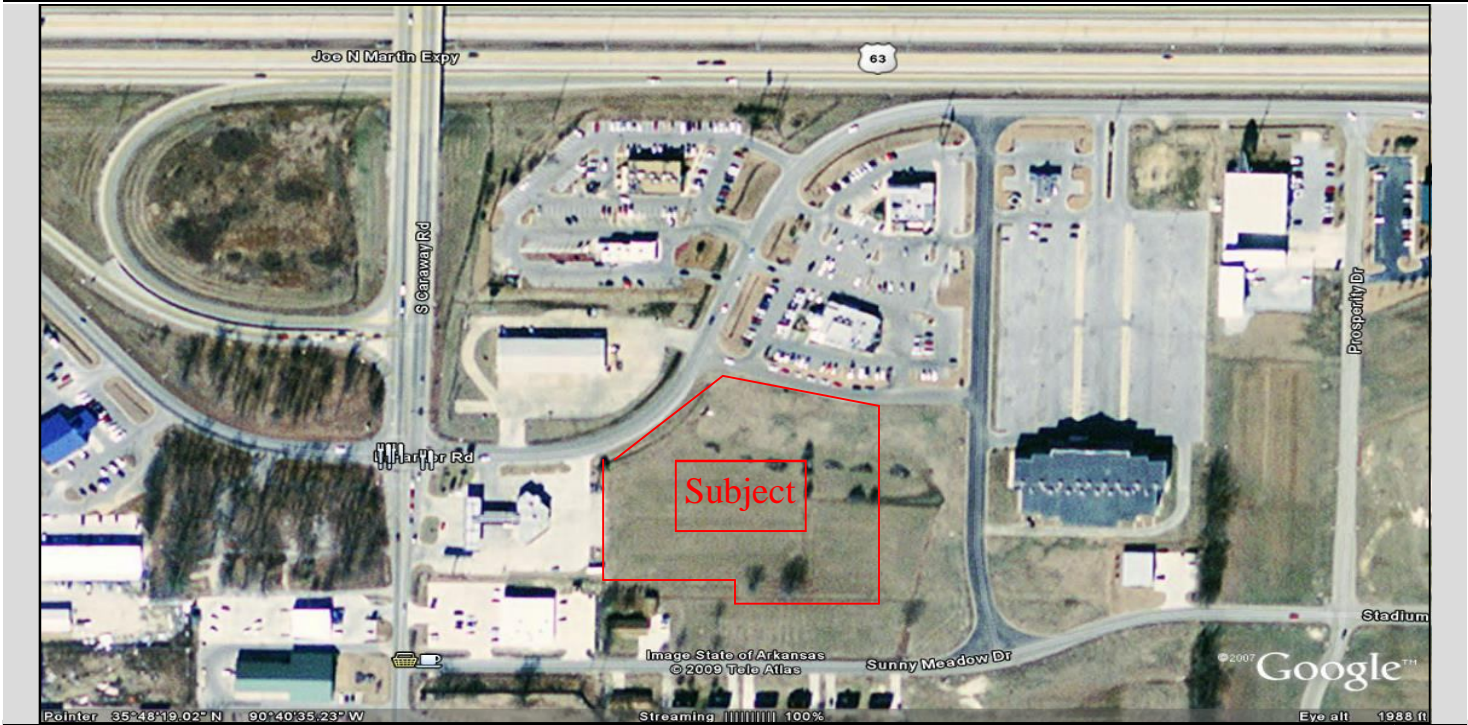
(870) 236-1115 Office

(870) 236-1114 Fax

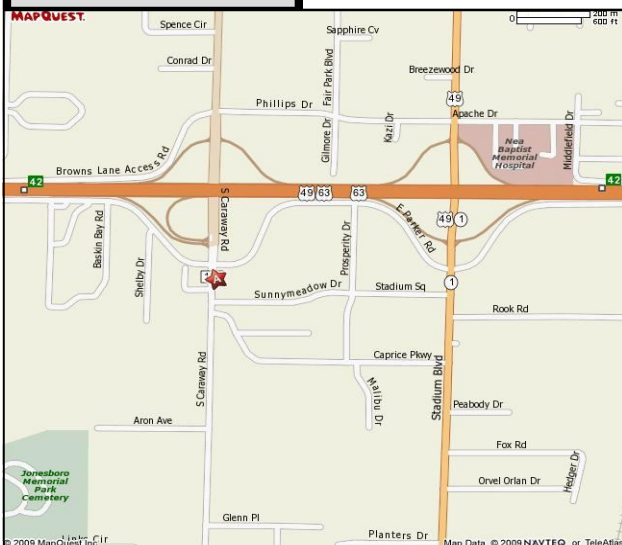
(870) 215-1300 Cell

# Parker Road, Jonesboro, AR

## 3.3 Acres



### Location:



### Features and Amenities:

- \$ 1,042,000
- 3.3 Acres
- Great Location
- Co-Tenants Include:

Colton's

Malco Cinema 16

O' Charlie's

Wendy's

Chipotle

- Corner Lot
- All Utilities



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For more information on this property and all of our available properties, go to [www.gazawayrealty.com](http://www.gazawayrealty.com)

**Disclaimer:** The information presented herein, while not guaranteed, was obtained from sources we believe to be reliable.

Automotive Dealers

STADIUM BLVD



SUBJECT



Just Opened-  
Chipotle Grill



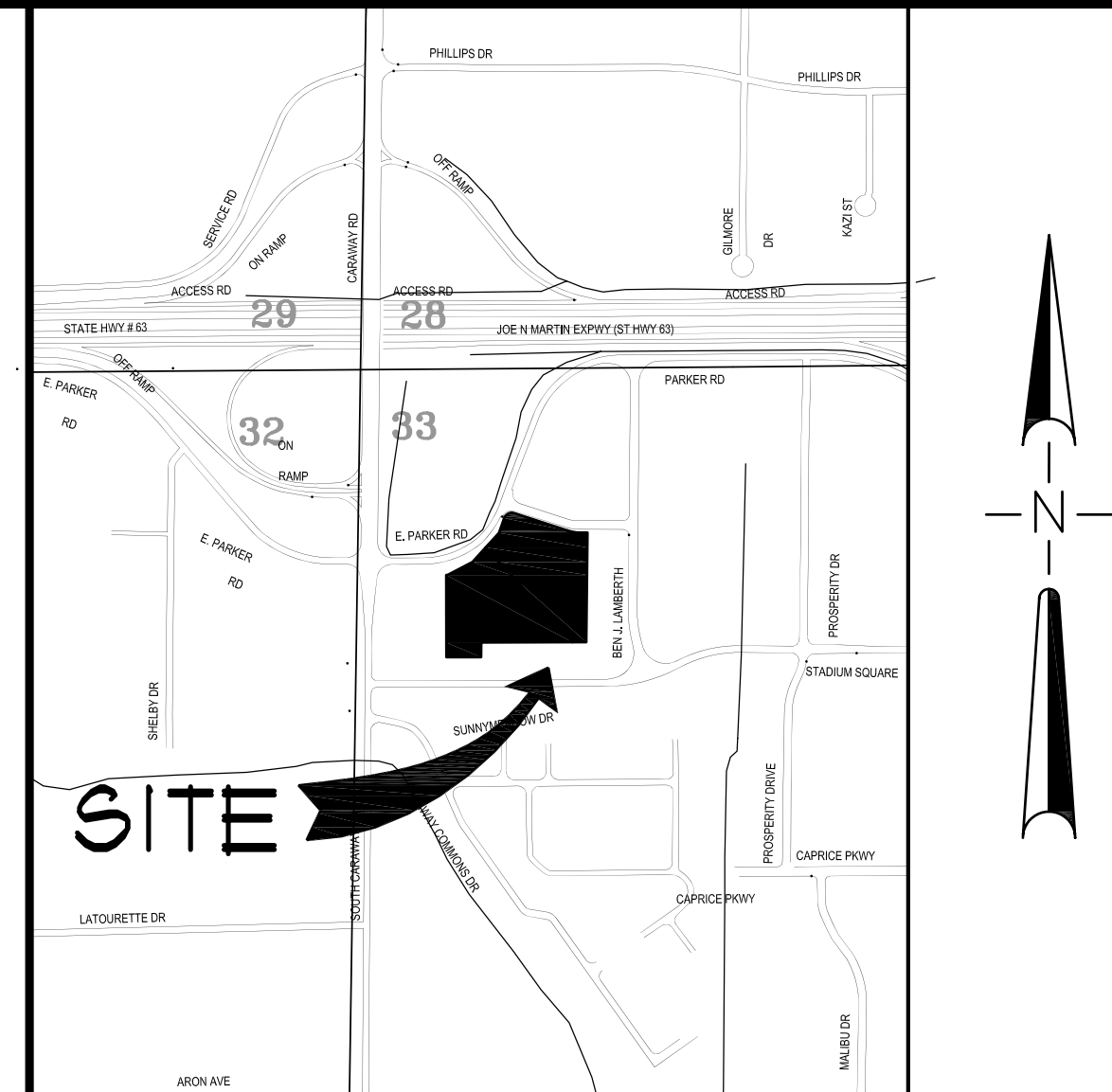
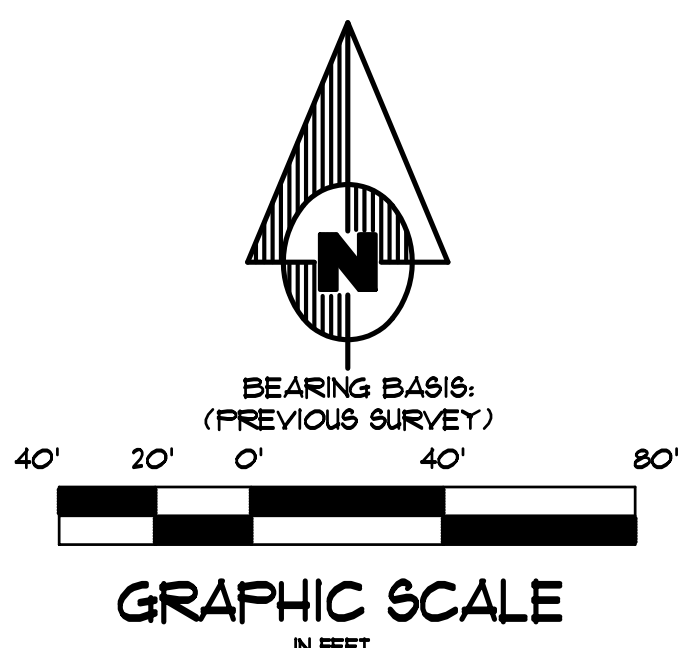
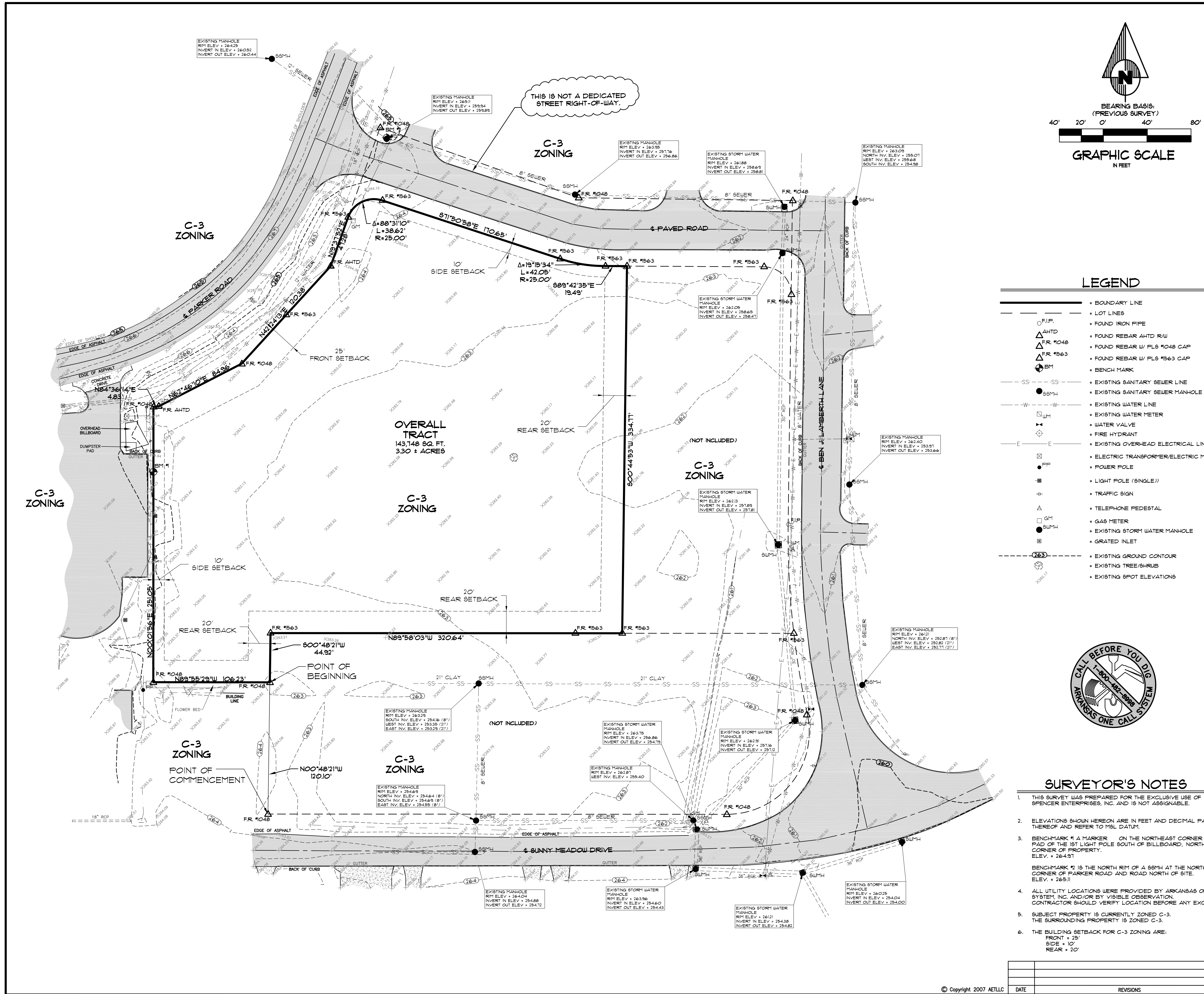
Front Page Café

CARAWAY RD

HWY 63/ I555

Area Hotels





### LEGEND

---	BOUNDARY LINE
---	LOT LINES
○ F.I.P.	FOUND IRON PIPE
△ AHTD	FOUND REBAR AHTD R/W
△ F.R. #048	FOUND REBAR W/ FLS #048 CAP
△ F.R. #563	FOUND REBAR W/ FLS #563 CAP
⊕ B.M.	BENCH MARK
---SS---	EXISTING SANITARY SEWER LINE
● 88"MH	EXISTING SANITARY SEWER MANHOLE
---	EXISTING WATER LINE
⊕ W.M.	EXISTING WATER METER
⊕	WATER VALVE
⊕	FIRE HYDRANT
---	EXISTING OVERHEAD ELECTRICAL LINE
⊕	ELECTRIC TRANSFORMER/ELECTRIC METER
●	POWER POLE
⊕	LIGHT POLE (SINGLE)
⊕	TRAFFIC SIGN
△	TELEPHONE PEDESTAL
⊕	GAS METER
●	EXISTING STORM WATER MANHOLE
⊕	GRATED INLET
---	EXISTING GROUND CONTOUR
⊕	EXISTING TREE/SHRUB
⊕	EXISTING SPOT ELEVATIONS

VICINITY SKETCH  
NOT TO SCALE

### DESCRIPTION

PART OF LOT 3 OF THE REPLAT OF LOT 1 OF LAMCO SECOND COMMERCIAL ADDITION TO THE CITY OF JONESBORO AS RECORDED IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, ALSO BEING PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF LOT 3 OF THE REPLAT OF LOT 1 OF LAMCO SECOND COMMERCIAL ADDITION TO THE CITY OF JONESBORO AS RECORDED IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°48'21" EAST ALONG THE WEST LINE OF SAID LOT 3, 120.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°55'29" WEST 106.23 FEET; THENCE NORTH 00°01'56" EAST 25.05 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 43; THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS: NORTH 84°36'14" EAST 4.83 FEET; NORTH 62°46'10" EAST 84.96 FEET; NORTH 42°24'13" EAST 102.38 FEET; NORTH 19°19'52" EAST 47.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°31'10", A DISTANCE OF 38.62 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 11°50'58" EAST 106.65 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 18°38'55" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°19'34", A DISTANCE OF 42.05 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°42'39" EAST 19.49 FEET; THENCE SOUTH 00°44'53" WEST 334.11 FEET; THENCE NORTH 89°58'03" WEST 320.64 FEET; THENCE SOUTH 00°48'21" WEST 43.92 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 143,748 SQ. FT. OR 3.30 ACRES, MORE OR LESS.

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

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY & TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF BOUNDARY & TOPOGRAPHIC SURVEY: 10/16/2007



- ### SURVEYOR'S NOTES
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF SPENCER ENTERPRISES, INC. AND IS NOT ASSIGNABLE.
  - ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
  - BENCHMARK #1 A MARKER ON THE NORTHEAST CORNER OF CONC. PAD OF THE 1ST LIGHT POLE SOUTH OF BILLBOARD, NORTHWEST CORNER OF PROPERTY. ELEV. = 264.91  
BENCHMARK #2 IS THE NORTH RIM OF A 88"MH AT THE NORTHEAST CORNER OF PARKER ROAD AND ROAD NORTH OF SITE. ELEV. = 265.11
  - ALL UTILITY LOCATIONS WERE PROVIDED BY ARKANSAS ONE-CALL SYSTEM, INC. AND/OR BY VISIBLE OBSERVATION. CONTRACTOR SHOULD VERIFY LOCATION BEFORE ANY EXCAVATION.
  - SUBJECT PROPERTY IS CURRENTLY ZONED C-3. THE SURROUNDING PROPERTY IS ZONED C-3.
  - THE BUILDING SETBACK FOR C-3 ZONING ARE:  
FRONT = 25'  
SIDE = 10'  
REAR = 20'

PATRICK W. LEMLEY  
PROFESSIONAL SURVEYOR  
ARKANSAS CERTIFICATE NO. 1549

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

**ASSOCIATED ENGINEERING AND TESTING, LLC**  
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING  
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403  
PH: 870-932-3594 FAX: 870-935-1263

**BOUNDARY & TOPOGRAPHIC SURVEY**  
SPENCER ENTERPRISES, INC.  
JONESBORO, ARKANSAS

DATE	REVISIONS	BY	DRAWN: CLB	CHECKED: PUL	DATE: 10/23/07	SHEET
			SCALE: 1" = 40'	CADD FILE: 07301	DWG#: 0414334.0262	1 OF 1



Site Type: Radius

2309 E Parker Rd  
Jonesboro, AR 72404  
Radius: 3.0 mile

2309 E Parker Rd  
Jonesboro, AR 72404  
Radius: 5.0 mile

2309 E Parker Rd  
Jonesboro, AR 72404  
Radius: 10 mile

## 2008 Population

	3.0 mile	5.0 mile	10 mile
Total Population	33,756	59,523	79,474
Male Population	47.8%	48.2%	48.6%
Female Population	52.2%	51.8%	51.4%
Median Age	32.3	33.2	34.1

## 2008 Income

	3.0 mile	5.0 mile	10 mile
Median HH Income	\$42,771	\$44,115	\$44,574
Per Capita Income	\$24,139	\$24,162	\$23,232
Average HH Income	\$57,545	\$59,399	\$58,171

## 2008 Households

	3.0 mile	5.0 mile	10 mile
Total Households	13,895	23,806	31,396
Average Household Size	2.29	2.41	2.46
1990-2000 Annual Rate	2.48%	2.21%	2.32%

## 2008 Housing

	3.0 mile	5.0 mile	10 mile
Owner Occupied Housing Units	48.7%	53.0%	57.9%
Renter Occupied Housing Units	40.8%	36.7%	32.3%
Vacant Housing Units	10.5%	10.3%	9.9%

## Population

	3.0 mile	5.0 mile	10 mile
1990 Population	25,472	44,797	58,680
2000 Population	30,947	53,809	71,403
2008 Population	33,756	59,523	79,474
2013 Population	35,786	63,323	84,777
1990-2000 Annual Rate	1.97%	1.85%	1.98%
2000-2008 Annual Rate	1.06%	1.23%	1.31%
2008-2013 Annual Rate	1.17%	1.25%	1.3%

In the identified market area, the current year population is 79,474. In 2000, the Census count in the market area was 71,403. The rate of change since 2000 was 1.31 percent annually. The five-year projection for the population in the market area is 84,777, representing a change of 1.3 percent annually from 2008 to 2013. Currently, the population is 48.6 percent male and 51.4 percent female.

## Households

	3.0 mile	5.0 mile	10 mile
1990 Households	9,878	17,249	22,348
2000 Households	12,617	21,460	28,110
2008 Households	13,895	23,806	31,396
2013 Households	14,792	25,389	33,585
1990-2000 Annual Rate	2.48%	2.21%	2.32%
2000-2008 Annual Rate	1.18%	1.27%	1.35%
2008-2013 Annual Rate	1.26%	1.3%	1.36%

The household count in this market area has changed from 28,110 in 2000 to 31,396 in the current year, a change of 1.35 percent annually. The five-year projection of households is 33,585, a change of 1.36 percent annually from the current year total. Average household size is currently 2.46, compared to 2.45 in the year 2000. The number of families in the current year is 20,456 in the market area.

## Housing

Currently, 57.9 percent of the 34,830 housing units in the market area are owner occupied; 32.3 percent, renter occupied; and 9.9 percent are vacant. In 2000, there were 30,556 housing units— 57.5 percent owner occupied, 34.5 percent renter occupied and 8.0 percent vacant. The rate of change in housing units since 2000 is 1.6 percent. Median home value in the market area is \$100,810, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.67 percent annually to \$104,246. From 2000 to the current year, median home value changed by 2.83 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



Site Type: Radius	2309 E Parker Rd Jonesboro, AR 72404 Radius: 3.0 mile	2309 E Parker Rd Jonesboro, AR 72404 Radius: 5.0 mile	2309 E Parker Rd Jonesboro, AR 72404 Radius: 10 mile
<b>Median Household Income</b>			
1990 Median HH Income	\$22,960	\$23,197	\$22,973
2000 Median HH Income	\$31,408	\$32,284	\$33,312
2008 Median HH Income	\$42,771	\$44,115	\$44,574
2013 Median HH Income	\$52,691	\$54,292	\$53,740
1990-2000 Annual Rate	3.18%	3.36%	3.79%
2000-2008 Annual Rate	3.81%	3.86%	3.59%
2008-2013 Annual Rate	4.26%	4.24%	3.81%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$12,885	\$12,391	\$11,706
2000 Per Capita Income	\$17,676	\$17,857	\$17,457
2008 Per Capita Income	\$24,139	\$24,162	\$23,232
2013 Per Capita Income	\$28,813	\$28,834	\$27,325
1990-2000 Annual Rate	3.21%	3.72%	4.08%
2000-2008 Annual Rate	3.85%	3.73%	3.52%
2008-2013 Annual Rate	3.6%	3.6%	3.3%
<b>Average Household Income</b>			
1990 Average Household Income	\$32,877	\$31,932	\$30,592
2000 Average Household Income	\$42,704	\$43,966	\$43,841
2008 Average HH Income	\$57,545	\$59,399	\$58,171
2013 Average HH Income	\$68,576	\$70,813	\$68,300
1990-2000 Annual Rate	2.65%	3.25%	3.66%
2000-2008 Annual Rate	3.68%	3.71%	3.49%
2008-2013 Annual Rate	3.57%	3.58%	3.26%

### Households by Income

Current median household income is \$44,574 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$53,740 in five years. In 2000, median household income was \$33,312, compared to \$22,973 in 1990.

Current average household income is \$58,171 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$68,300 in five years. In 2000, average household income was \$43,841, compared to \$30,592 in 1990.

Current per capita income is \$23,232 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$27,325 in five years. In 2000, the per capita income was \$17,457, compared to \$11,706 in 1990.

### Population by Employment

Total Businesses	3,319	4,236	4,757
Total Employees	25,587	34,191	37,959

Currently, 92.6 percent of the civilian labor force in the identified market area is employed and 7.4 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 93.2 percent of the civilian labor force, and unemployment will be 6.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 67.2 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 57.4 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 15.9 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 26.7 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 82.9 percent of the market area population drove alone to work, and 2.6 percent worked at home. The average travel time to work in 2000 was 17.5 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 17.1 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 32.5 percent were high school graduates only (29.6 percent in the U.S.)
- 4.5 percent had completed an Associate degree (7.2 percent in the U.S.)
- 15.8 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 9.0 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)