



1859 City Center Way

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Main Street Village – Executive Overview

Mixed-Use, ‘Missing Middle’ Housing Concept

Project Overview

Main Street Village is a proposed mixed-use, missing-middle housing development on approximately 5.3 acres of city-owned property along South Main Street in downtown Jonesboro. In partnership with the Jonesboro Downtown Development Authority and MicroLife Institute, the city of Jonesboro is evaluating this project as a catalytic opportunity to expand downtown homeownership, enhance walkability, and support long-term economic vitality that respects the historic scale and character of surrounding neighborhoods.

Development Approach

Through a public-private partnership, the Main Street Village applies ‘gentle density’ by providing a mix of housing types, including cottages, duplexes, rowhouses, accessory dwelling units, and limited neighborhood-scale commercial space. Smaller footprints and efficient land use support naturally attainable homeownership, broaden housing choice across life stages, and foster community interaction through shared greenspaces and pedestrian-oriented design.

Preliminary Design (Conceptual)

- Approximately 45 residential units across a mix of housing types, including one preserved historic structure.
- Multiple commercial spaces front Main Street, organized around shared courtyards.
- Approximately 90 distributed parking spaces
- Adjacent to downtown Jonesboro, the project supports walkability and neighborhood compatibility.

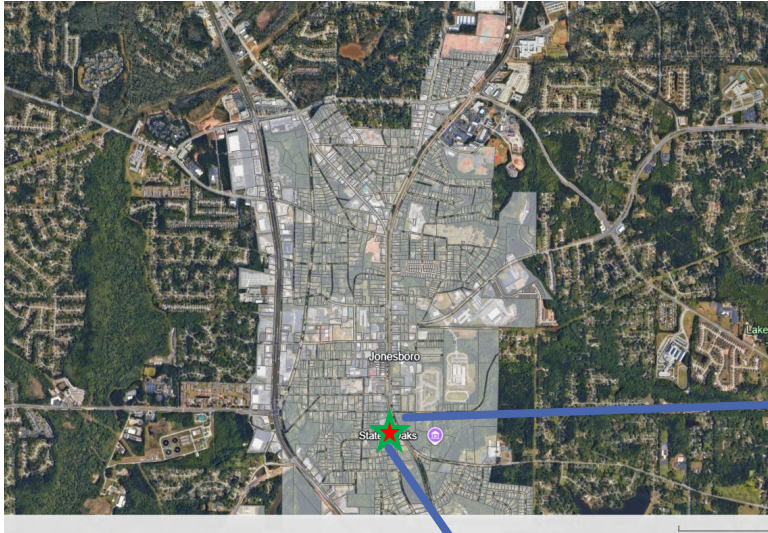
Community Benefits

The project advances City and DDA goals by increasing mixed-income homeownership opportunities, adding housing diversity without high-intensity development, and strengthening downtown Jonesboro through a larger, full-time residential base that supports local businesses. As a pilot use of public land, it also establishes a replicable model for future context-sensitive investment.

Status and Next Steps

Main Street Village is currently in early feasibility and planning. Next steps include a designed master plan and development of a capital stack. For more information, please contact the City of Jonesboro at 770-478-3800.

Main Street Village 5.6 AC (H2, R2 to MX)



Concept Layout: TOTAL: 45 RESIDENCES + 2 COMMERCIAL SPACES

- (23) COTTAGES
- (6) DUPLEX UNITS
- (3) SF HOMES
- (3) GARAGE ADUs
- (1) HISTORIC HOME
- (1) RENOVATED 3BR HOME
- (8) ROW HOUSES
- (90) PARKING SPACES
- (6) DRIVEWAY + GARAGES

Opportunities in Jonesboro!

