

5,000+ SF STAND-ALONE BUILDING NEAR DOWNTOWN PARAGOULD

FORSALE

717 N PRUETTE ST | PARAGOULD, AR



870.336.8000



ZAC QUALLS | EXECUTIVE BROKER
ZAC@HAAGBROWN.COM



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Haag Brown
COMMERCIAL





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PROPERTY OVERVIEW

Haag Brown Commercial is pleased to present this 5,112 SF stand-alone building along N. Pruett St. in Paragould, Arkansas!

Originally built for a church, the property has been home to Focus, Inc., serving as a hub for their support services for individuals with developmental disabilities. The property has multiple access points off of N. Pruett St. (front) & Bradburn St. (rear) & offers adequate parking for a wide variety of users.

The building is located within minutes of Downtown Paragould.

For more information on this unique property in Paragould, Arkansas, reach out to Haag Brown Commercial today!

HIGHLIGHTS

- RARE Stand-Alone Building Within Minutes from Downtown Paragould
- Built for a Church & Formerly Occupied by Focus, Inc.
- Adequate Parking for a Variety of Users
- Multiple Access Points Off of N. Pruett St. (Front) & Bradburn St. (Rear)
- Currently Zoned R-2 Residential

FOR SALE

LOT SIZE 0.73 AC

BUILDING SIZE 5,112 SF

PRICE \$225,000

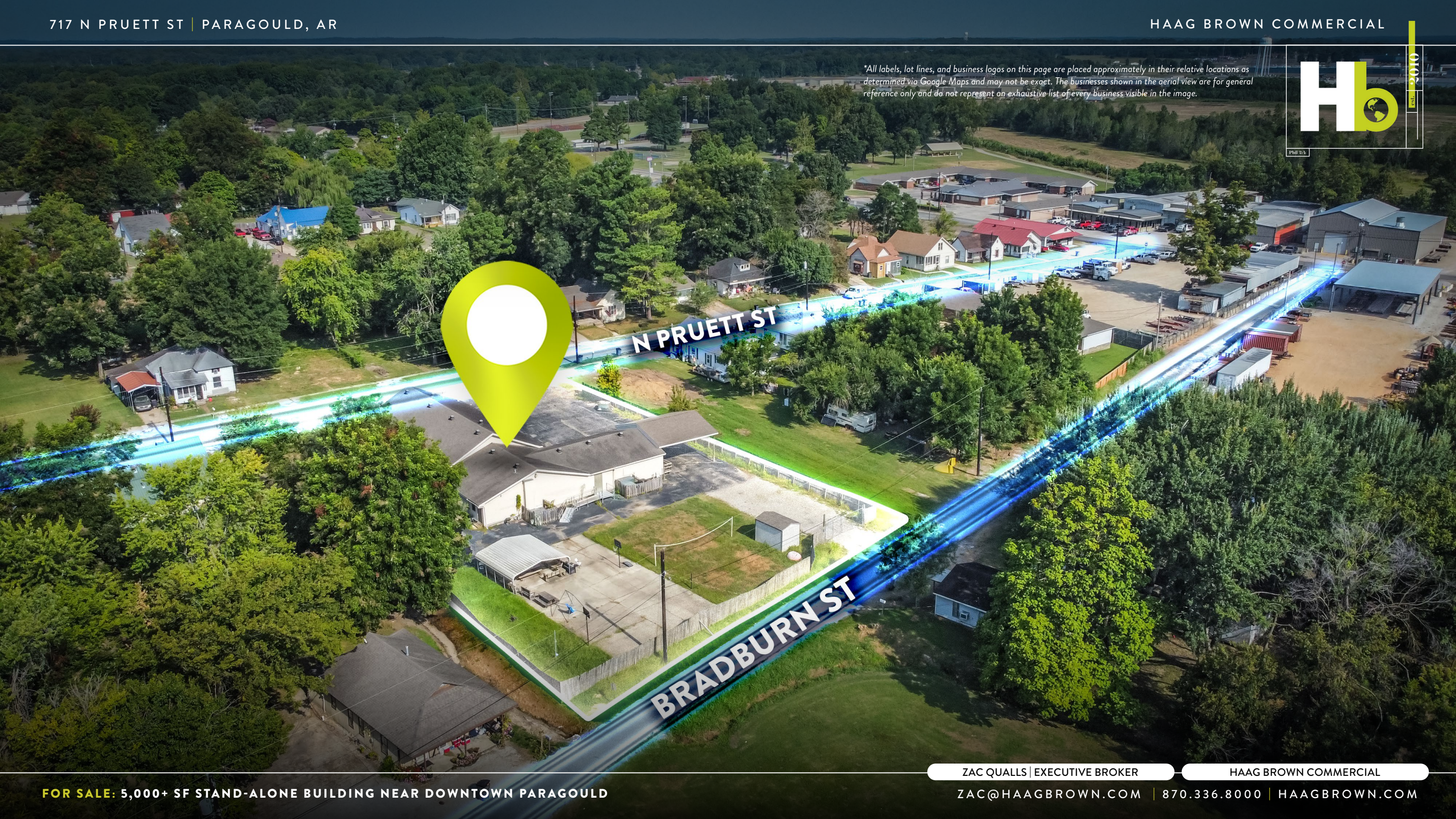


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EST. 2012

PHOTO ©



N PRUETT ST

BRADBURN ST

FOR SALE: 5,000+ SF STAND-ALONE BUILDING NEAR DOWNTOWN PARAGOULD

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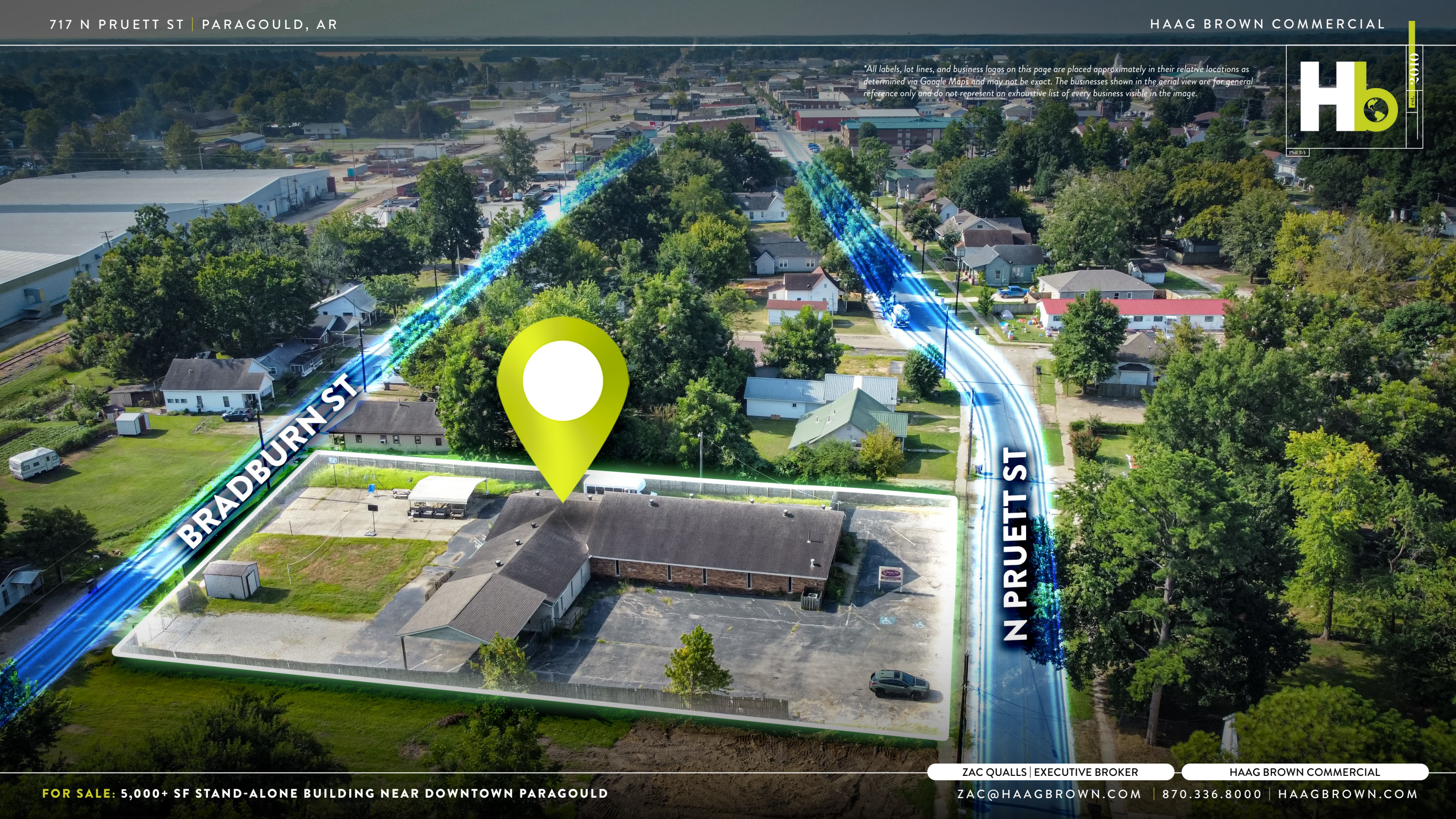
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EST. 2010



BRADBURN ST

N PRUETT ST

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EST. 2010

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PRIMARYLY
RESIDENTIAL

MAIN
DOWNTOWN
AREA

PRIMARYLY
RESIDENTIAL



S 15TH ST

W COURT ST

W KINGSHIGHWAY



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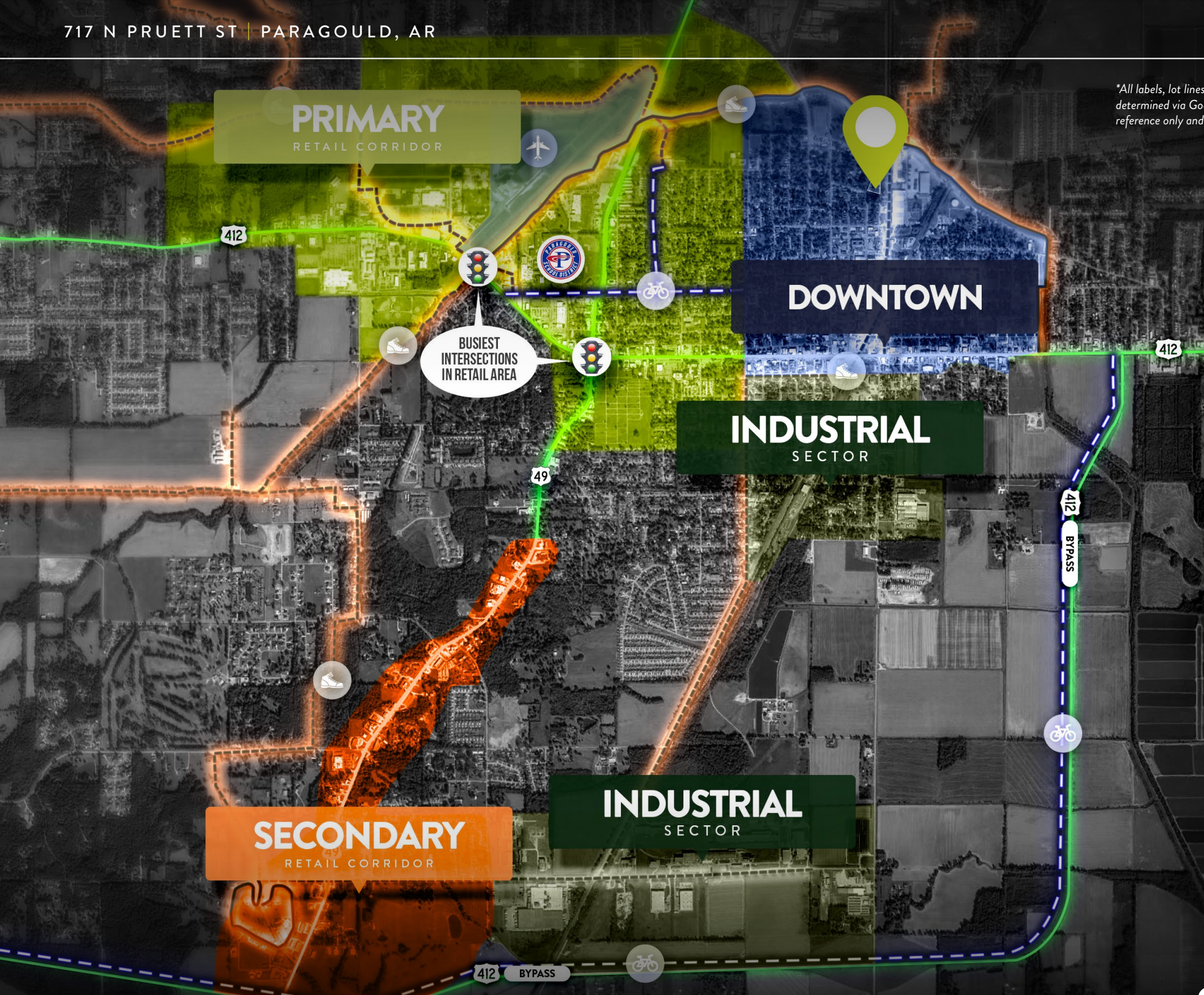
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PHIL 3/19

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History of Paragould

Paragould's rich history should start with the city's name itself. As the only Paragould in the world, the name was derived from a combination of the names of two railroad tycoons, J.W. Paramore and Jay Gould, whose railroad paths literally crossed in 1882 in a small community in central Greene County.

The area was still an uncultivated timber-covered tract. During this time, eastern Arkansas contained some of the highest quality lumber sources in the nation. With readily available rail transportation, the timber industry gained momentum quickly. Paragould received an increasing amount of spectators and corporate interests. Shortly thereafter, boomtowns developed all along the rail lines.

Paragould was thriving at the turn of the 20th century. The city was able to support the demands of new industries and a rising population. By 1910, the blossoming town of Paragould had three department stores, an opera house, a hospital, and six banks. However, as the 1920s neared, the timber industry began to slow down. The once vast tract of timber surrounding the town was vacant giving rise to excellent farmland. As the timber business declined, workers started turning to agriculture. Agricultural production of cotton, corn, and soybeans soon become the area's most important industry.

Throughout the early 1900s, industry and development began to flourish in Paragould. Industry in Paragould grew continually throughout the 20th Century, beginning with the relocation of Dr. Pepper Bottling, Inc., to Paragould in the 1920s. Ely's Employee Store (a shirt manufacturer), Ed White Shoe Factory and Foremost Dairy soon thereafter called Paragould home. In the early 1940s, the new Arkansas Methodist Hospital (now known as Arkansas Methodist Medical Center) was constructed on the site where the present facility exists today. Throughout the 1950s and 1960s, Paragould grew exponentially. Emerson Electric, one of Paragould's first Fortune 500 companies, built a plant in Paragould.

Thanks to the new presence of Emerson, Paragould received a growth spurt that propelled the town through more than five decades of significant growth. Other industries began relocating to Paragould, steadily increasing its population to the current 29,537.

TEXT FROM CITYOFPARAGOULD.COM

	8 MILE CREEK TRAIL FUTURE	8 MILE CREEK TRAIL CURRENT
	BIKE LANE FUTURE	INTERSTATE & BYPASSES

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INDUSTRY LEADERS

- Tenneco, Inc - Manufacturing - Shock Absorbers
- Greenbrier Rail - Rail Cars
- Anchor Industries - Manufacturing - Plastic Food Containers
- Arkansas Methodist Medical Center - Hospital
- Utility Trailer Manufacturing - Manufacturing - Truck Trailers
- Greene County Tech School District - Education
- Darling Store Fixtures - Manufacturing - Store Fixtures
- Prysmian Group, Prestolite Wire - Manufacturing - Auto Wire Cable
- Martin Sprocket & Gear - Manufacturing
- Paragould School District - Education
- Walmart - Retail/City of Paragould - Government
- Teleflora - Florist Service - Flower Wire Service
- Nidec - Manufacturing - Appliance & Automotive Components
- Lowes - Retail
- Greene Acres Nursing Home - Service
- Green House Cottages of Belle Meade - Service
- Paragould Light, Water, Cable & Internet - Utility
- Marmaduke School District - Education
- First National Bank - Financial
- Greene County - Government
- KNL Holdings - Manufacturing - Trailers
- Allen Engineering - Manufacturing - Concrete Finishing Equipment

UTILITIES

ELECTRIC

Paragould Light Water Cable

WATER

Paragould Light Water Cable

SEWER

Paragould Light Water Cable Wastewater Treatment Plant

TELECOMMUNICATIONS

Broadband+Fiber

NATURAL GAS

Centerpoint Energy

2021 Labor Force						
Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment/Population Ratio
16+	445,439	239,411	16,498	6.4%	57.5%	54
16-24	60,230	28,956	5,544	16.1%	57.3%	48
25-54	208,455	152,313	9,361	5.8%	77.6%	73
55-64	73,130	40,945	1,135	2.7%	57.5%	56
65+	103,623	17,198	457	2.6%	17.0%	17

Economic Dependency Ratio						
Total	Child (<16)	Working-Age (16-64)	Senior (65+)			
128.9	45.5	47.8	35.7			

Industry	Employed	Percent	US Percent	Location Quotient
Total	239,411	100.0%	100.0%	-
Agriculture/Forestry/Fishing	9,958	4.2%	1.3%	3.23
Mining/Quarrying/Oil & Gas	236	0.1%	0.4%	0.20
Construction	16,176	6.8%	7.1%	0.92
Manufacturing	39,355	16.4%	9.9%	1.55
Wholesale Trade	5,666	2.4%	2.5%	0.96
Retail Trade	27,660	11.6%	10.7%	1.20
Transportation/Warehousing	14,558	6.1%	5.1%	1.30
Utilities	2,846	1.2%	0.9%	1.33
Information	2,172	0.9%	1.8%	0.50
Finance/Insurance	8,022	3.4%	5.2%	0.69
Real Estate/Rental/Leasing	2,872	1.2%	1.9%	0.57
Professional/Scientific/Tech	6,181	2.6%	8.3%	0.32
Management of Companies	64	0.0%	0.1%	0.00
Admin/Support/Waste Management	6,852	2.9%	3.7%	0.74
Educational Services	20,492	8.6%	9.3%	0.89
Health Care/Social Assistance	41,561	17.4%	14.8%	1.15
Arts/Entertainment/Recreation	1,633	0.7%	1.5%	0.44
Accommodation/Food Services	11,899	5.0%	5.9%	0.89
Other Services (Excluding Public)	8,878	3.7%	4.5%	0.80
Public Administration	12,329	5.1%	5.2%	1.06

60-MILE RADIUS

2021 LABOR FORCE DATA

16+ POPULATION: 445,439
 HOUSEHOLDS: 217,342
 MEDIAN HOUSEHOLD INCOME: \$43,120
 AVERAGE HOUSEHOLD INCOME: \$61,223
 PER CAPITA INCOME: \$24,043

The Cost of Living index is based on a U.S. average of 100. Any amount below 100 is less expensive than the national average; any amount above 100 is more expensive than the national average.

The total of all cost of living categories weighed subjectively as following:

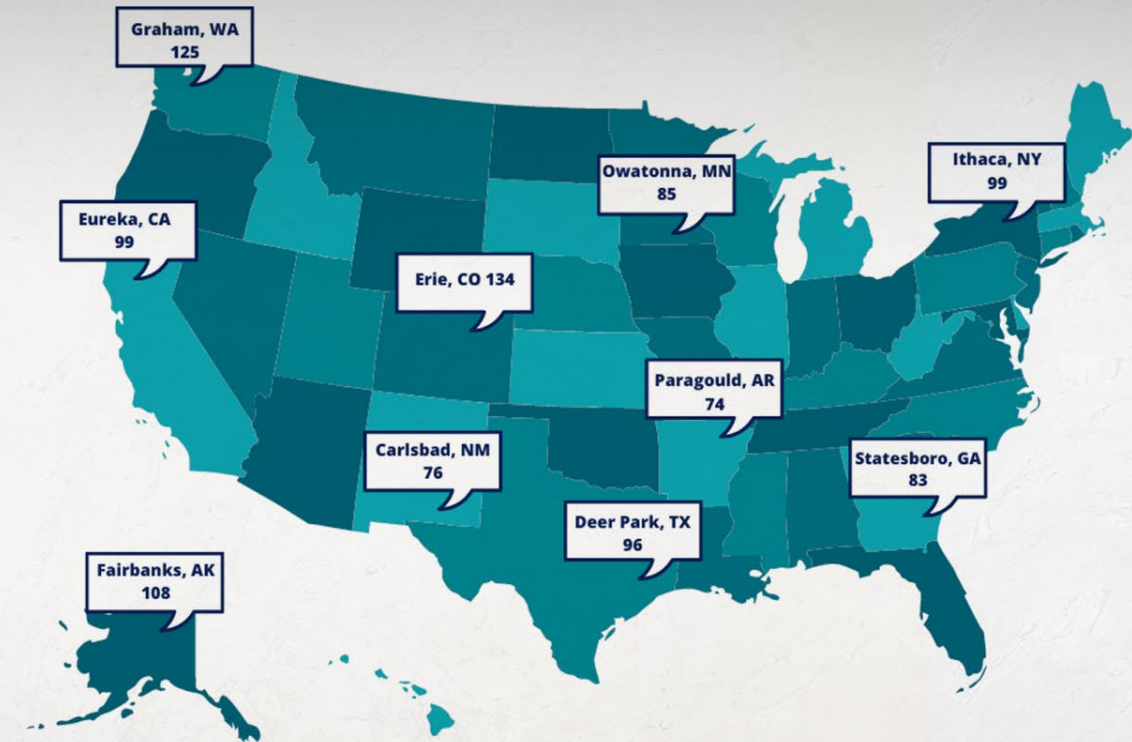
- Housing: 30%
- Food and Groceries: 15%
- Transportation: 10%
- Utilities: 6%
- Healthcare: 7%

Miscellaneous Expenses (ex. Clothing, Services, and Entertainment): 32%
 State and Local taxes are not included in any category.

Source: Sperling's Best Places

COST OF LIVING

Paragould's cost of living is 26% below the national average.



All cities highlighted are similar in size to Paragould, with populations ranging from 25,000 to 35,000.

Breakdown by Category





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“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. Our mission is to put our client’s needs ahead of our own while striving to excel in quality, innovation, and value of services we provide.”

Haag Brown Commercial is the region’s authority on listing & selling commercial real estate in Jonesboro and Northeast Arkansas. HB remains one of the top options in the region for Retail Project Development, Tenant Representation, & Investment Advising. We have experience and the expertise needed to develop and/or advise on large retail development projects. We have the ability to facilitate the expansion of national tenants who want to grow their presence in Arkansas, Oklahoma, Missouri, Mississippi, Tennessee, Alabama & Texas. Information to make the most informed decision on location is of upmost value to our clients. We have the ability to perform tenant site selection and/or build-to-suit through a revolutionary, technologically advanced build-to-suit program, which has pleased our clients immensely. All we need to know is the markets you want to be in, and we can get you there. We have the character, experience & education needed to be the best commercial brokerage firm in our region for advising on commercial real estate investments.

2221 HILL PARK CV.
JONESBORO, AR



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ZACQUALLS

Executive Broker



Coming from a background of multiple million dollar institutions, Zac Qualls maintains seven plus years of extensive financial expertise and is highly equipped to adapt and communicate with a variety of business leaders. His determination, hard work ethic and skill level is evident since he was a former banker and member of the Financial Industry Regulator Authority (FINRA), which covers a broad range of investments including stock, bonds, options, limited partnerships and investment company products. Having held the series 7 and 66 licenses, the most comprehensive of several security licenses

that permit an agent to communicate with retail investors, Zac demonstrates an extensive knowledge of broad range investment products. His role within the company is to advise clients through the process of disposition and acquisition of investment real estate as well as provide up-keep on multiple high-end commercial properties. Zac, a northeast Arkansas local, received his Bachelor's of Finance degree from Arkansas State University in 2007.

zac@haagbrown.com

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REPRESENTED CLIENTS

CINTAS :

Jonesboro, AR

THE SENSORY SHOP :

Jonesboro, AR

PEOPLE SOURCE STAFFING PROFESSIONALS :

Jonesboro, AR

CONTINENTAL COMPUTERS :

Jonesboro, AR

STONEBRIDGE CONSTRUCTION, LLC :

Jonesboro, AR

ONSITE OHS, INC :

Jonesboro, AR

FAMILIES, INC :

Jonesboro, AR

FOCUS, INC :

Jonesboro, AR

KIDSPOT :

Jonesboro, AR

ARKANSAS MUSCLE :

Jonesboro, AR

ARKANSAS HOME HEALTH & HOSPICE :

Jonesboro, AR

REMAX :

Jonesboro, AR

JONESBORO TOTAL HEALTH :

Jonesboro, AR

LONG ELECTRIC :

Jonesboro, AR

SIGNIFICANT TRANSACTIONS

S. CARAWAY CENTER : Jonesboro, AR

ONSITE, OHS - JONESBORO VA CLINIC : Jonesboro, AR

6,300 +/- MEDICAL OFFICE BTS : THE RESERVE : Jonesboro, AR

5,000 +/- MEDICAL OFFICE BTS : THE RESERVE : Jonesboro, AR

PROPERTY MANAGER OF 60,000 SF RETAIL CENTER : Jonesboro, AR

PROPERTY MANAGER OF 50,000 SF OFFICE BUILDING : Jonesboro, AR

PROPERTY MANAGER OF 10,000 SF OFFICE BUILDING : Jonesboro, AR

ACHIEVEMENTS

Arkansas State University - Bachelors of Science in Finance - 2007

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager