

— UP TO 5,200 SF —
PRIME RETAIL SPACE
available



EST. 2010

HaagBrown
COMMERCIAL

Real Estate & Development

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



overview

This rare leasing opportunity is approximately 5,200 SF and is positioned in a high-profile, **STRONG TENANT ANCHORED RETAIL CENTER** at the corner of Red Wolf Blvd and Highland Drive, lending it exposure to more than **60,000 CARS PER DAY**. The property has access to Red Wolf Blvd to the West, Highland Drive to the North, and Dayton Avenue to the South.

This nearly 25,000 SF retail center is anchored by PetSmart and includes T-Mobile along with our current vacancy of 5,200 SF. The front building, consisting of approximately 11,000 SF, is anchored by Skechers and includes SportClips, Diva Nail & Spa, & Mai Pai Thai Cuisine.

Other neighboring restaurants and retail stores include : Five Guys, Cheddar’s Scratch Kitchen, Ulta Beauty, Kirkland’s, Olive Garden, AT&T, Chili’s, Dillard’s & JCPenny.

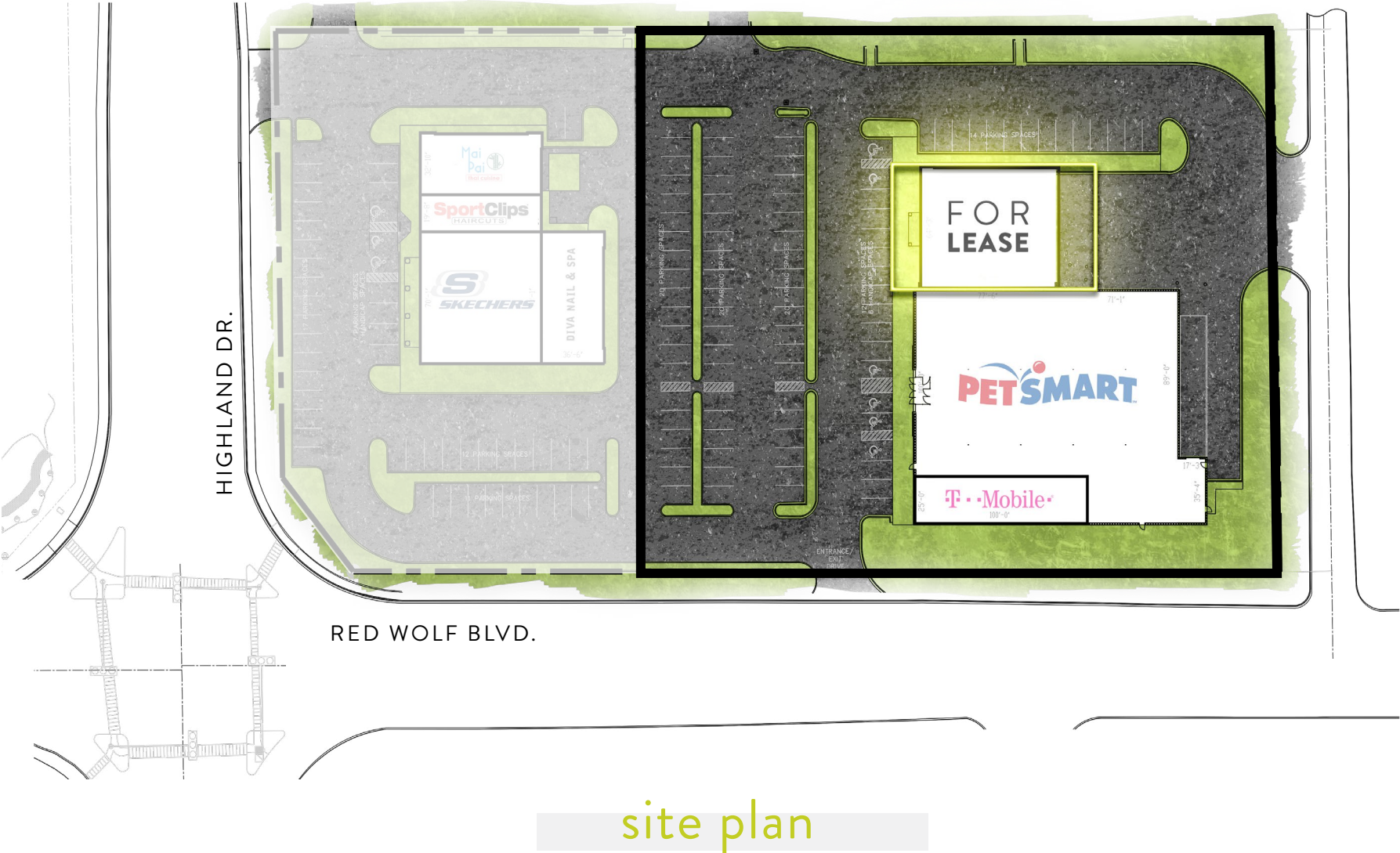
Landlord will consider demising the 5,200 SF space into two (2) separate high-profile lease spaces — 2,509 SF & 2,391 SF — upon acceptable deal terms.

****This property has a brand new roof and HVAC systems. Space will be delivered in “as-is” condition with tenant improvement allowance available.**

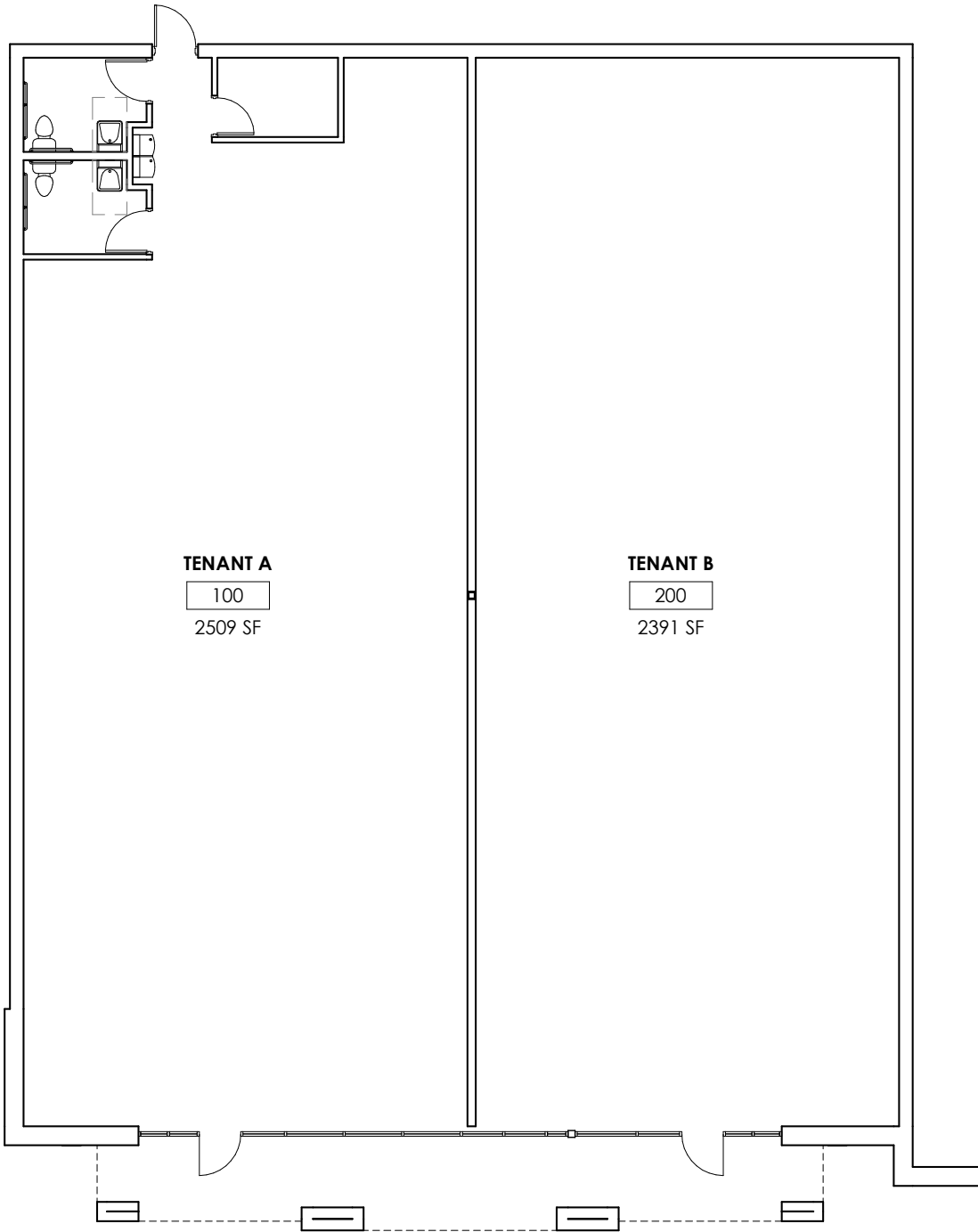
for lease

PRICE : \$20 PSF NNN
SIZE : 5,200 SF

PRICE : Call Agent
SIZE : 2,509/2,391 SF



site plan



floor plan split

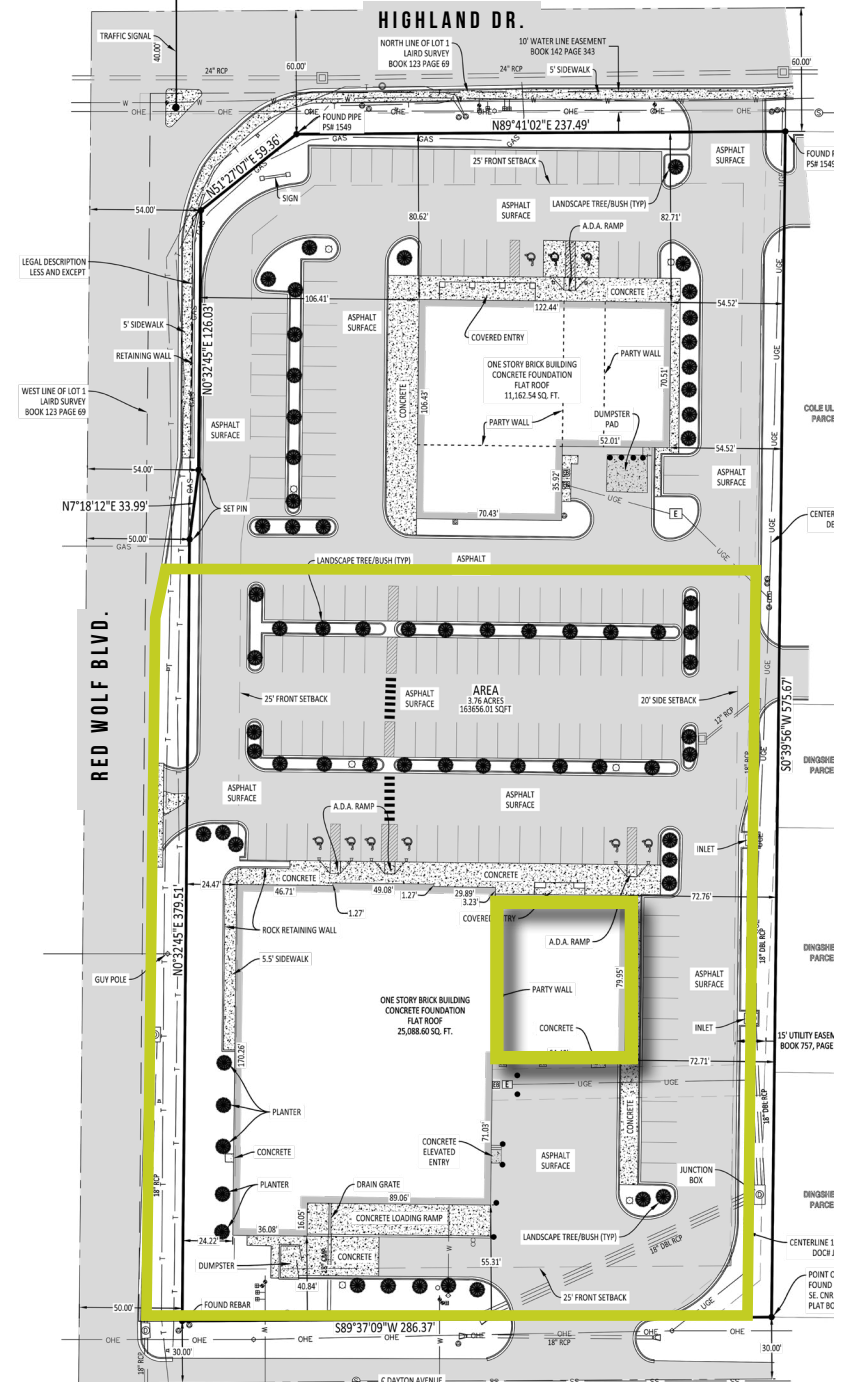
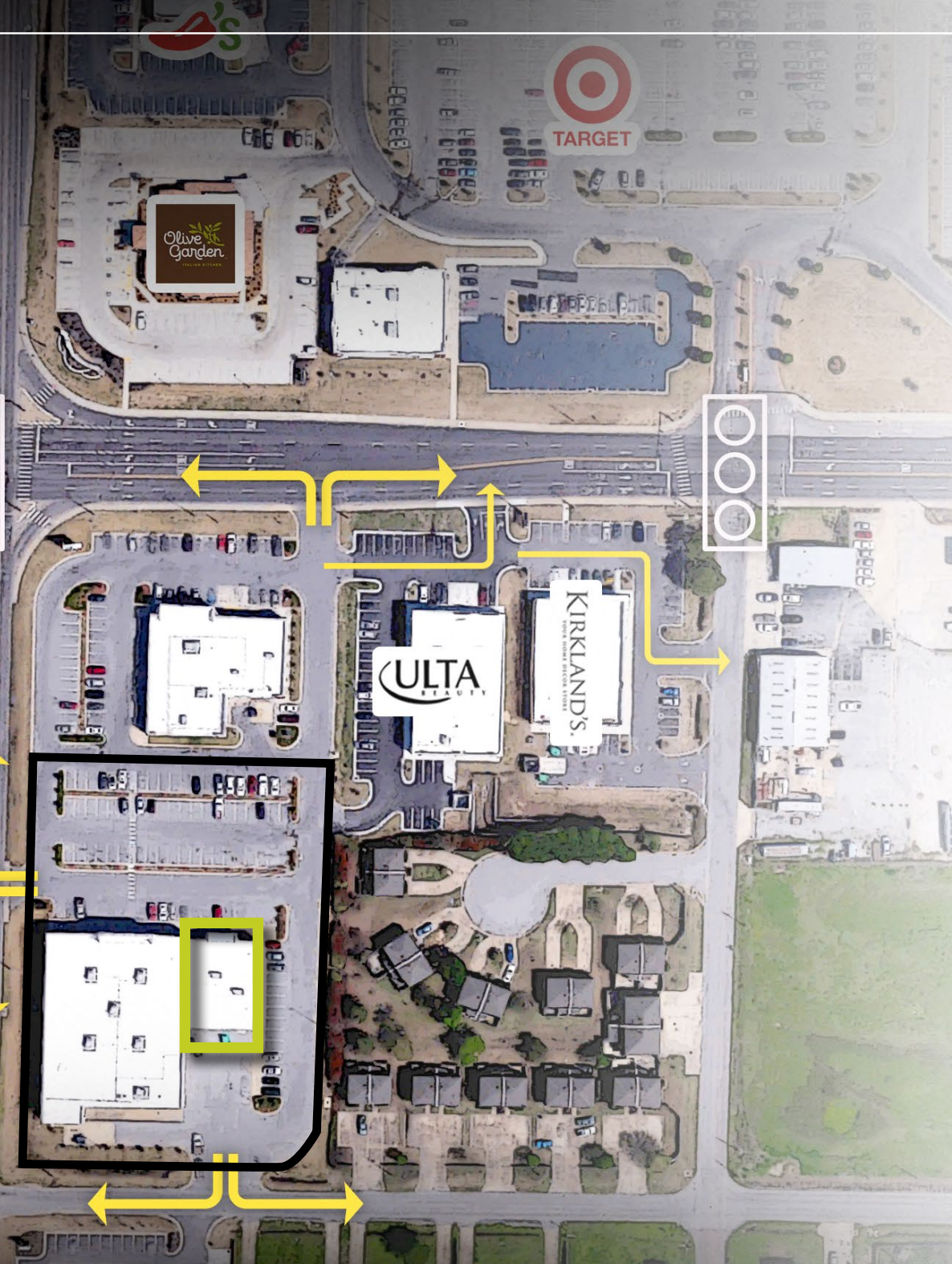
survey



HIGHLAND DRIVE



RED WOLF BLVD.



FOR LEASE: UP TO 5,200 SF PRIME RETAIL SPACE



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PHOTO ©

PET SMART

GROOMING
ADOPTIONS
TRAINING
NATURAL

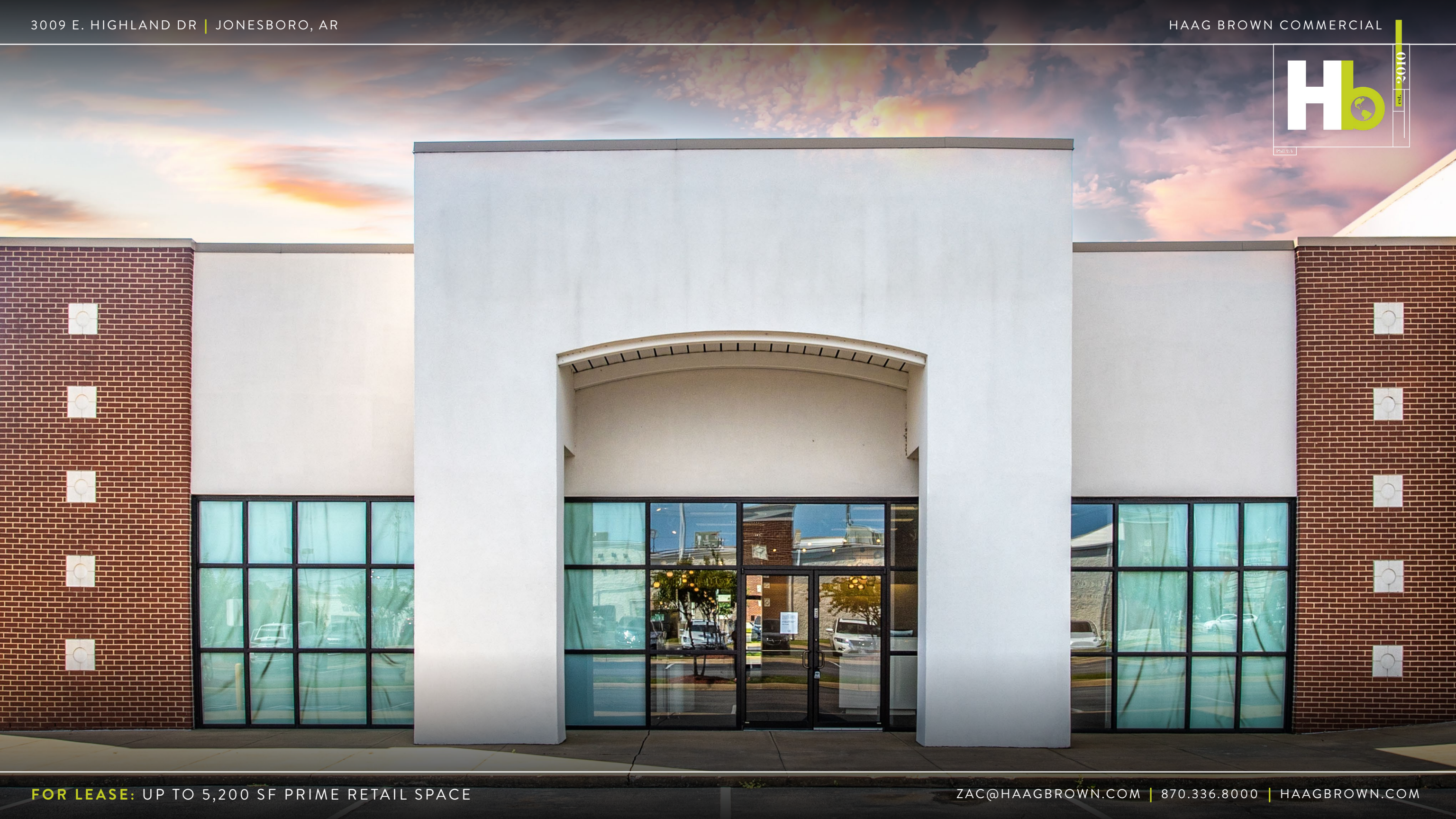
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PHIL 2/13



highlights

- #1 Intersection in Trade Area
- Strong, National Tenants
- More Than 60,000 CPD
- Rapidly Growing Market
- Directly Across from Target, JCPenny's, & Dillard's
- Surrounded by National Retailers & Restaurants
- Ingress & Egress to the North, West, & South



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PHIL ZACH



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lease summary

| | |
|---------------------------|--|
| LANDLORD RESPONSIBILITIES | Landlord shall be responsible for keeping the roof, foundation and exterior walls of the Premises in proper repair. |
| TENANT RESPONSIBILITIES | Tenant shall be responsible for cost associated with trash and utilities and reimburse landlord for CAM, taxes, and insurance. |
| COMMON AREA MAINTENANCE | Landlord’s responsibility, reimbursed by tenants. |
| TAXES | Landlord’s responsibility, reimbursed by tenants. |
| INSURANCE | Landlord’s responsibility, reimbursed by tenants. |
| UTILITIES | Tenant shall be responsible for all utility services within the premises, including gas, electric, telephone, water, sewer, cable and trash removal. |
| ASSIGNMENT & SUBLETTING | Tenant shall have the right at any time to sublease or assign all or any portion of Tenant’s Premises with Landlord’s prior approval or consent, which shall not be unreasonably withheld or delayed. However, Tenant shall remain guarantor on lease. |



| | |
|---------------------|---|
| NUMBER OF LOCATIONS | 1,650+ |
| HEADQUARTERED | Phoenix, AZ |
| WEBSITE | petsmart.com |

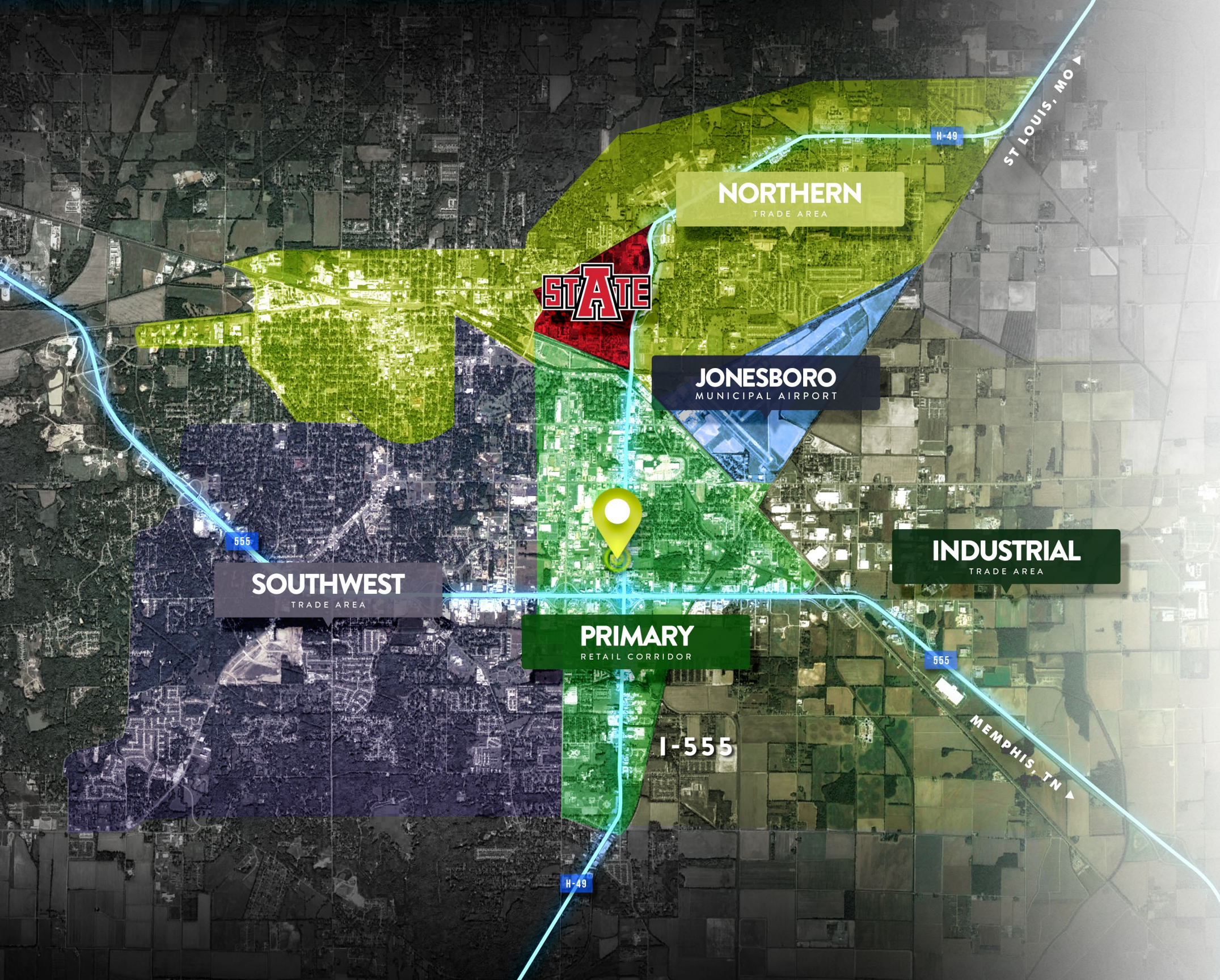
PetSmart, Inc. is the largest specialty pet retailer of services and solutions for the lifetime needs of pets. At PetSmart, we love pets, and we believe pets make us better people. Every day with every connection, PetSmart’s passionate associates help bring pet parents closer to their pets so they can live more fulfilled lives. This vision impacts everything we do for our customers, the way we support our associates, and how we give back to our communities.



| | |
|---------------------|---|
| NUMBER OF LOCATIONS | 8,050+ |
| HEADQUARTERED | Bellevue, WA |
| WEBSITE | t-mobile.com |

As America’s Un-carrier, T-Mobile US, Inc. (NASDAQ: TMUS) is redefining the way consumers and businesses buy wireless services through leading product and service innovation. The Company’s advanced nationwide 4G LTE network delivers outstanding wireless experiences to 72.6 million customers who are unwilling to compromise on quality and value. Based in Bellevue, Washington, T-Mobile US provides services through its subsidiaries and operates its flagship brands, T-Mobile and MetroPCS.

T-Mobile USA is a national provider of wireless voice, messaging, and data services capable of reaching over 308 million Americans where they live, work, and play.



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COMMERCIAL

Real Estate & Development

“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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EFAX 888.561.4917

HAAGBROWN.COM



ZACQUALLS

Executive Broker - Leasing & Brokerage



Zac Qualls is an executive broker with more than a decade of experience at Haag Brown Commercial. He excels in leasing, brokerage, and tenant representation, with particular expertise in client relationship management.

Zac's in-depth market knowledge allows him to identify prime locations for prospective tenants, ensuring optimal site selection. His robust network of industry contacts provides valuable connections for both landlords and tenants.

Zac consistently demonstrates integrity, dedication, hard work, reliability, and a personal commitment to every deal. He prioritizes your interests, ensuring a high level of professionalism and service in every collaboration.

Outside of work, Zac enjoys spending time with his wife Hilary, and two daughters, Campbell and Turner.

"Be careful how you think; your life is shaped by your thoughts." Proverbs 4:23

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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

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

Arkansas Money & Politics - Top 100 Professional

Triple Diamond Award : (\$21MM+ in Volume) - 2022, 2023

Double Diamond Award : (\$14MM+ in Volume) - 2021

Platinum Level Award : (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007