

FOR SALE

📍 2308 Linwood Dr. | Paragould, AR

HIGH-PROFILE RESTAURANT INVESTMENT

● Long-standing tenant w/ 10-year lease

● Direct Highway Frontage



870.336.8000



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NATHAN ELLER | EXECUTIVE BROKER

JORDAN@HAAGBROWN.COM

JORDAN LEATHERMAN | LISTING AGENT



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HAAG BROWN COMMERCIAL | INVESTMENTS



OPPORTUNITY OVERVIEW:

Price:
\$1,300,000

NOI:
\$85,492 / YR

Cap Rate:
6.58%

Term Remaining:
10 Years

Lease Type:
NN (Taxes paid by LL)

Building Size:
5,600 SF

Lot Size:
1.25 AC

We are pleased to present a premier investment opportunity at 2308 Linwood Drive, Paragould, Arkansas. This leased restaurant property offers investors the chance to own a stabilized, income-producing asset in one of Northeast Arkansas' fastest-growing markets.

PROPERTY OVERVIEW:

Long-Term Lease: Feng Huang (operating New Hunan Cuisine Inc.) committed through September 2035

Strong Lease Structure: \$7,500/month gross lease with tenant responsible for utilities and interior upkeep

Secure Income Stream: \$90,000 annually, totaling \$907,500 over the primary lease term

Renewal Option: Tenant has the right to extend at \$7,500/month

Low Landlord Responsibility: Landlord maintains structural/exterior; tenant handles day-to-day

LOCATION ADVANTAGE:

Positioned along Highway 49/Linwood Drive, one of Paragould's most active commercial corridors, the property benefits from excellent visibility, accessibility, and surrounding growth. With rapid retail and restaurant development in the area, this location is poised for continued appreciation.

INVESTMENT HIGHLIGHTS:

- **Quality Real Estate:** Prime site on a dominant retail/restaurant corridor
- **Small Deal Size:** Sub-\$2MM opportunity with strong cash flow
- **Secure Income:** 10-year lease term with renewal option in place
- **Stable Tenant:** New Hunan Cuisine Inc. operating under a gross lease
- **Growing Market:** Paragould continues to expand with new development and strong demand
- **Low Management:** Minimal landlord obligations—tenant handles utilities, janitorial, and interior

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LINWOOD DR.



BILLBOARD

RENT
\$6,945 every three years

ESCELATIONS
The rent increases 3% every three years

TENANT: FENG HUANG (D/B/A NEW HUNAN CUISINE INC.)

LEASE TYPE
Gross Lease (Tenant pays utilities and janitorial; landlord covers structural, exterior, & common area maintenance)

LEASE TERM
10 years + 1 month (September 1, 2025 – September 30, 2035)

RENEWAL OPTION
One (1) option term at \$7,500/month (\$90,000/year)

ESCELATIONS
None-Flat Rent

CAM/TAXES
Landlord covers exterior & common areas; tenant responsible for utilities & interior maintenance

PERIOD	TERM TYPE	MONTHLY RENT	ANNUAL RENT	NOTES
9/1/2025 – 9/30/2035	Primary Term	\$7,500	\$90,000	Flat rate, no increases
Renewal Term (post-2035)	Options Period	\$7,500	\$90,000	Market-confirmed rate per lease

INCOME & EXPENSES

Annual Income: \$92,315
- Taxes: \$6,823

Estimated NOI: \$85,492



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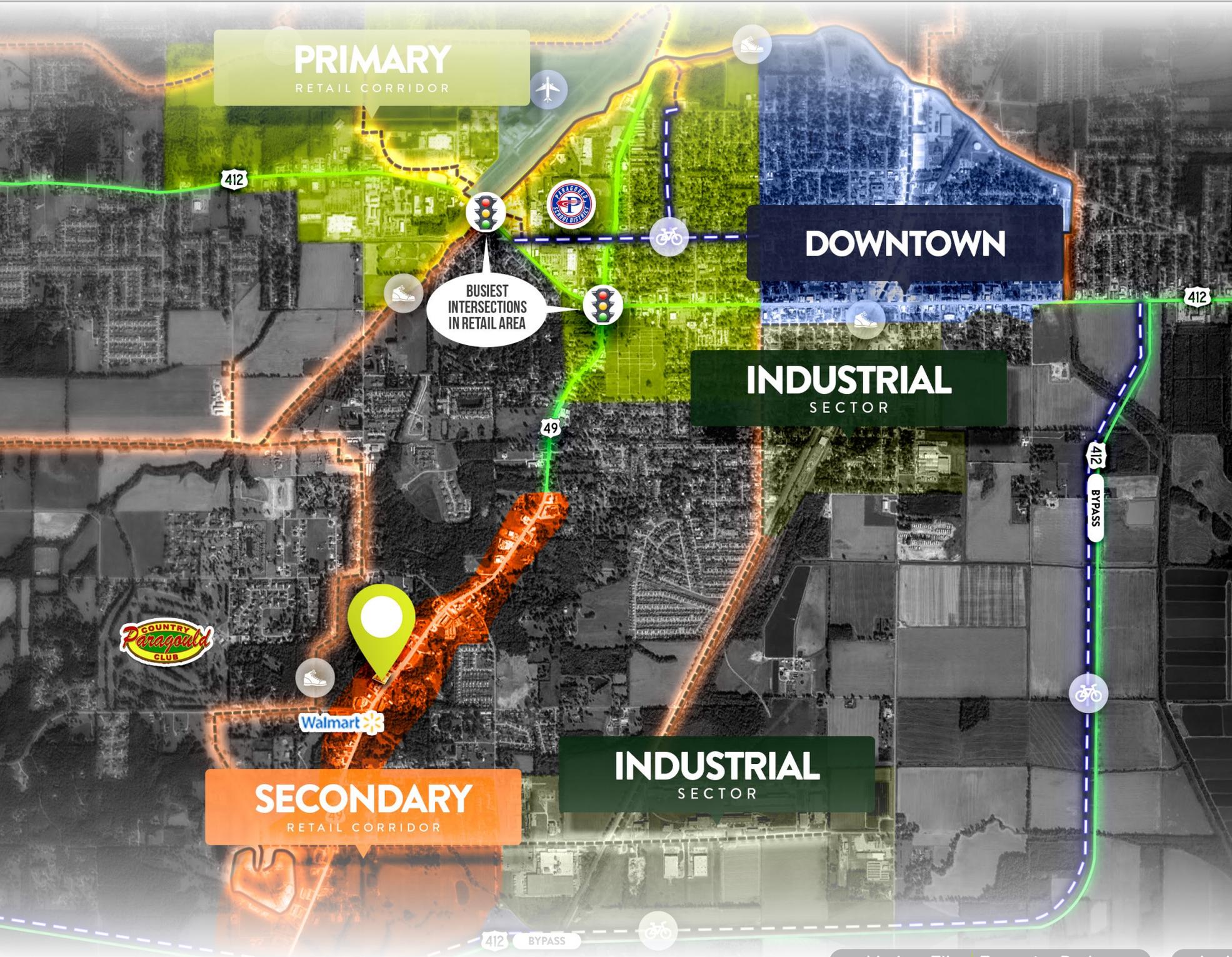
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History of Paragould

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 CITYOFFPARAGOULD.COM

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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

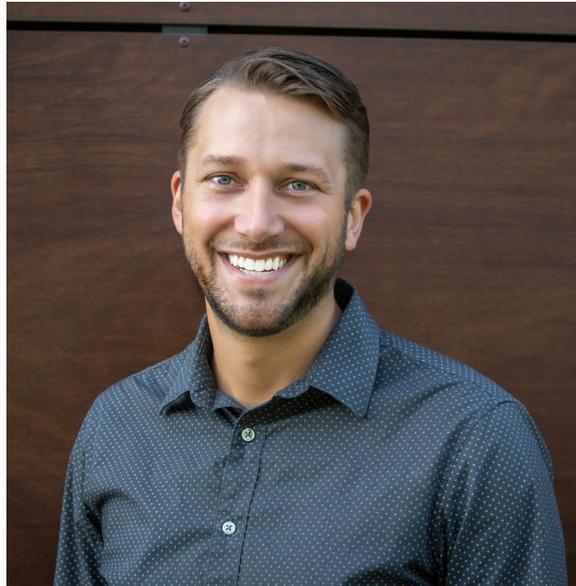


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NATHAN ELLER

Executive Broker - Net Leased Investments & Ag Division



Nathan Eller is an executive broker at Haag Brown, specializing in representing buyers and sellers of commercial and ag investments. Nathan's focus is to advise investors, many times 1031 tax exchange clients, on portfolio diversification strategies as they move through the process of buying and/or selling income-producing ag or commercial property. He enjoys assisting buyers in making the best investment decisions for themselves, their company, and their family.

Nathan takes every deal personally, having a passion for finding ways to add value to clients and build their real estate portfolio. He enjoys finding ways to list and sell properties through investor relationships, networking and the unique marketing strategies at Haag Brown. Nathan has settled into his role having closed on more than \$240,000,000 of transactions since 2015.

Nathan loves Jesus and enjoys being with his

beautiful wife and children, spending time with family and friends, fishing, hunting, the outdoors, baseball, and traveling.



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SIGNIFICANT TRANSACTIONS

STARBUCKS :

Bentonville, AR
Conway, AR
Jonesboro, AR

ROCK DENTAL BRANDS :

North Little Rock, AR
Little Rock, AR
Jonesboro, AR
Paragould, AR

SLIM CHICKENS :

Little Rock, AR : Russellville, AR

TOMMY'S EXPRESS CARWASH :

Jonesboro, AR

TACOS 4 LIFE :

Jackson, TN
Little Rock, AR
Jonesboro, AR
Benton, AR

BENJAMIN EDWARDS :

Jonesboro, AR

FREDDY'S :

Siloam Springs, AR

PETSMART CENTER :

Jonesboro, AR

SKETCHERS CENTER :

Jonesboro, AR

AT&T :

Fayetteville, AR
Malvern, AR
Stuttgart, AR

FEDEX :

Fayetteville, AR

ASPEN DENTAL :

Russellville, AR

CLIENT TESTIMONIALS

My experience with Nathan Eller was the best I have had in 45 years of buying commercial real estate. Nathan is the perfect gentleman. He is tenacious, and he carried out my wishes - even when it cost him money." — Roland Whatcott (Seller)

"We approached Haag Brown to list our property because of their reputation. Nathan helped us through the entire process from start to finish. He quickly had 5 offers for us to consider. One thing that impressed me was how personal he took the assignment of listing and selling the property. I found the experience seamless and enjoyable. I would recommend Nathan and Haag Brown to people who have a need or interest in selling an investment property." — Randal Caldwell (Seller)

"When faced with time constraints and a rapidly changing real estate landscape, Nathan was able to identify multiple high quality properties that met our investment goals, and help us navigate the decision process of narrowing it down to the best one. This property was an incredible opportunity that would not have been possible without the connections and knowledge Nathan has in this market." — Kolin Weaver (Buyer)

"Having the opportunity to work with you over the last three years, we can not tell you how impressed we have been with you and ownership (Josh & Greg) at Haag-Brown Commercial Real Estate & Development. The level of real estate depth-expertise and the willingness to work with us both as a buyer and partner in real estate transactions has cemented our long-term relationship. We are excited and look forward to working together on additional projects and acquisitions with you, Josh, Greg and your colleagues at Haag-Brown." — Meredith Bagby (Buyer)

"I recently sold some farmland and decided to invest some of the money in commercial property. I visited with the people at Haag Brown Real Estate and they paired me with Nathan. He did an outstanding job of presenting lots of options for me to look at. He was very thorough throughout the entire process and did a great job of following through and taking care of the details." — David Hodges (Buyer)

ACHIEVEMENTS

CCIM : Certified Commercial Investment Member

Transaction Volume Exceeding : \$240,000,000

Triple Diamond Award : (\$21MM+ in Volume) - 2018, 2019, 2020, 2021, 2022

Double Diamond Award : (\$14MM+ in Volume) - 2016, 2017

Henderson State University : BBA in Management - Class of 2013

JORDAN LEATHERMAN

Listing Agent & Leader of Haag Brown Ag Division



Jordan Leatherman is a commercial agent and leader of HB Ag, a division of Haag Brown Commercial that is focused on listing and selling Agricultural properties. With a diverse portfolio of commercial and recreational properties, Jordan handles a wide variety of listings ranging from retail/office space to farm and hunting land.

Jordan was born and raised on a diversified row crop and livestock farm, spending his earliest years with his grandpa on the tractor, working the fields, and checking cows. Since then, his deep passion for the world of agriculture grew into a professional career where he has spent the last 10+ years managing his own livestock merchandising company based out of Northeast Arkansas.

With his portfolio expanding to a wide range of commercial listings and his extensive experience in agriculture and business management, Jordan's skill has helped usher in a successful career in commercial real estate.

Jordan enjoys spending time with his wife, Katie, and their four kids. They enjoy being outdoors on the family farm, traveling the state and country attending youth livestock shows, and being active in their church.

ACHIEVEMENTS

Owner - Final Drive Genetics, LLC : 2012-2023

Arkansas Farm Bureau - Farm Family of the Year : (Greene County) 2020

Huntington University : **B.S. in Entrepreneurial Small Business Management** - Class of 2009

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