

SALE OR LEASE

±0.81-AC, HIGH-PROFILE DEVELOPMENT LOT

📍 SIGNALIZED CORNER OF HIGHWAY 49 & AIRPORT ROAD | JONESBORO, AR



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Opportunity Overview

Seize the opportunity to develop the last remaining hard corner at a prominent signalized intersection in North Jonesboro, one of the area’s fastest-growing corridors. Zoned C-3 Commercial, this exceptional 0.81 AC site offers outstanding visibility with more than 38,000 vehicles passing by daily, making it an ideal location for retail, restaurant, office, medical, or service-oriented users.

Since the opening of the NEA Baptist Healthcare System Campus in 2014, North Jonesboro has experienced significant commercial and residential growth, driving strong demand for real estate and transforming the Hilltop area into one of Northeast Arkansas’s most active development markets.

Strategically positioned between Arkansas State University and NEA Baptist Memorial Hospital, two of Jonesboro’s largest economic drivers, the property is surrounded by a wave of new businesses including Starbucks, Maverik, Marco’s Pizza, Dollar Tree, Tommy’s Express Car Wash, Sherwin Williams and First National Bank.

Located at the intersection of Highway 49 North and Airport Road, the site benefits from ongoing roadway and intersection improvements which are enhancing traffic flow, accessibility, and long-term capacity.

Additionally, the site is located less than two miles south of the future signalized intersection at Clinton School Road, a key component of Jonesboro’s new Eastern Bypass. This major infrastructure project will create a direct connection between Highway 49 and I-555, further strengthening long-term value and traffic generation for the area.

With premier corner visibility, C-3 zoning, strong traffic counts, and a location in the heart of North Jonesboro’s growth corridor, this property is well-positioned to benefit from the area’s continued expansion for years to come.

Highlights

- Last Remaining Hard Corner Available at a Signalized Intersection in North Jonesboro
- One of the Fastest Growing Areas of Jonesboro
- Across from a Free-Standing Starbucks Project
- Significant Road improvements happening at this Intersection
- Exposure to 38,000 Cars Per Day
- Surrounded by Newly Developed Banks, Medical/Professional Offices, Restaurants and Retail
- Direct Access from Hwy 49 North and Airport Road
- Zoned C-3 for Commercial Use

SALE PRICE :: \$975,000

LEASE PRICE :: \$80,000/YR GROUND LEASE

LOT SIZE :: ±0.81 AC | 35,273 SF



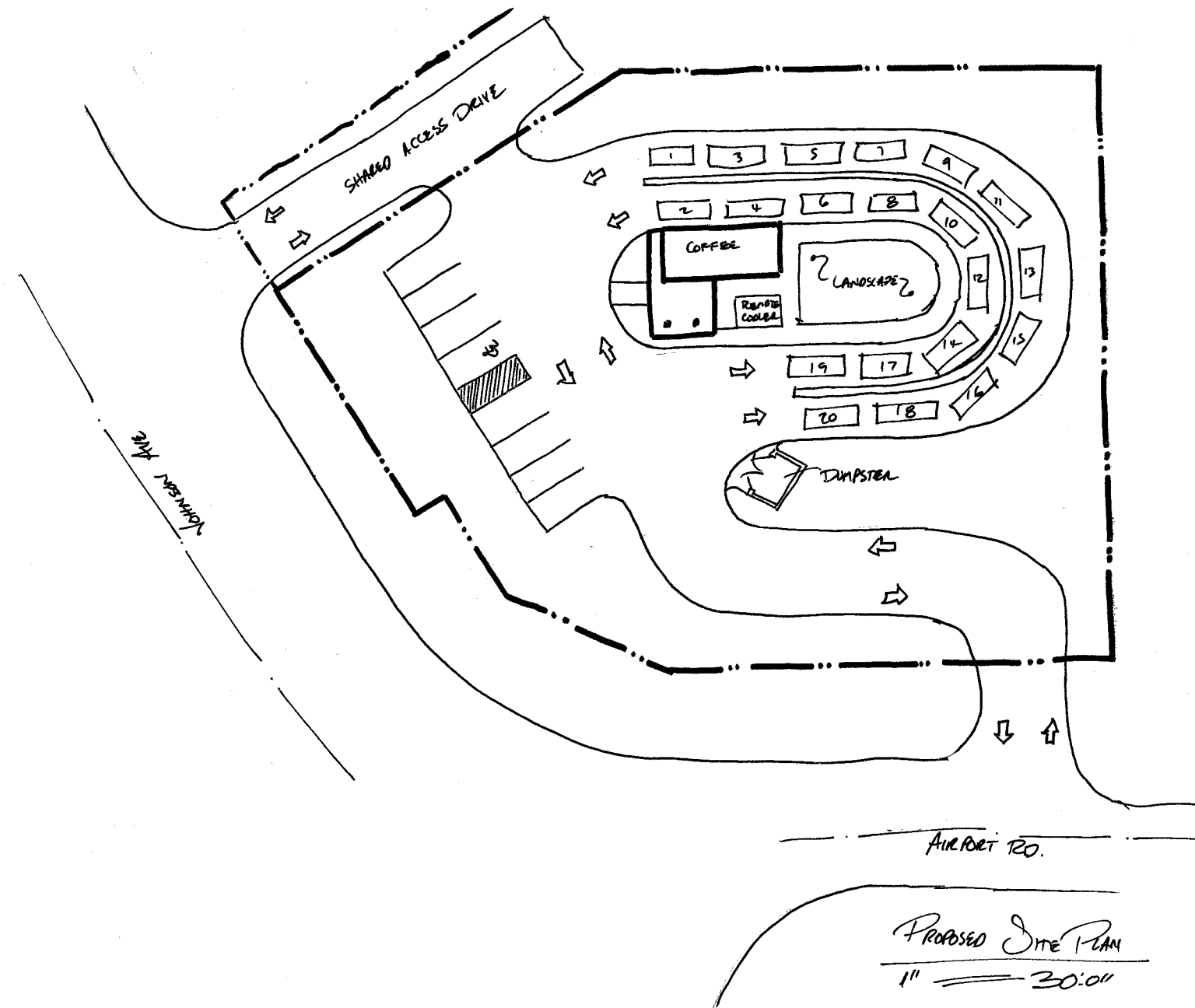
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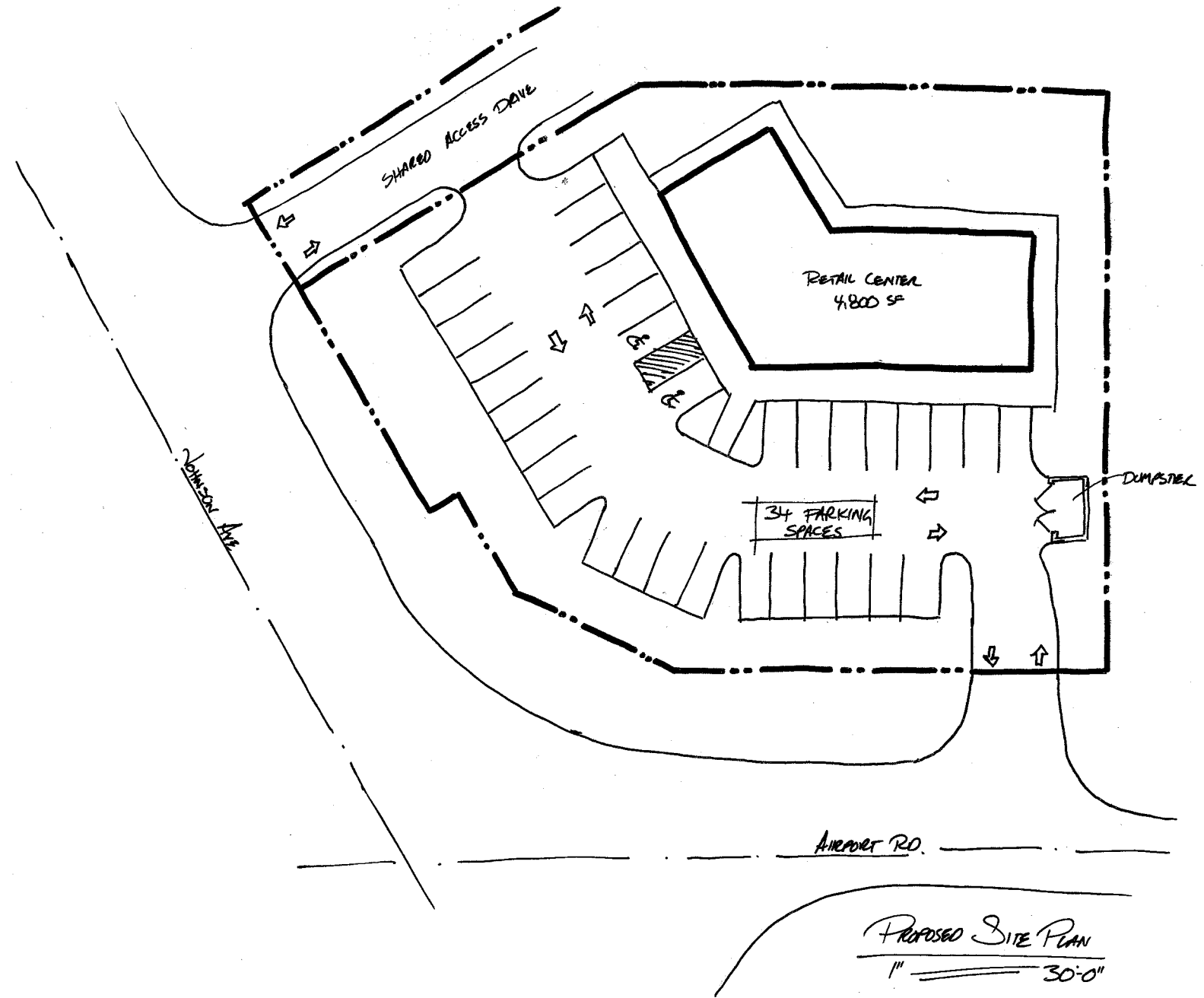
proposed SITE LAYOUT

coffee shop layout
1,000 SF building
20 car drive-thru stack



proposed SITE LAYOUT

strip center layout
4,800 SF building
34 parking spaces



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PENDING

NEW *developments*
ALONG E. JOHNSON AVE



FIRST NATIONAL FINANCIAL PARK *opened January 2019*



TOMMY'S CAR WASH EXPRESS *opened December 2021*



DOLLAR TREE *opened May 2022*



7Brew *opening 2026*



WAFFLE HOUSE *opened June 2026*

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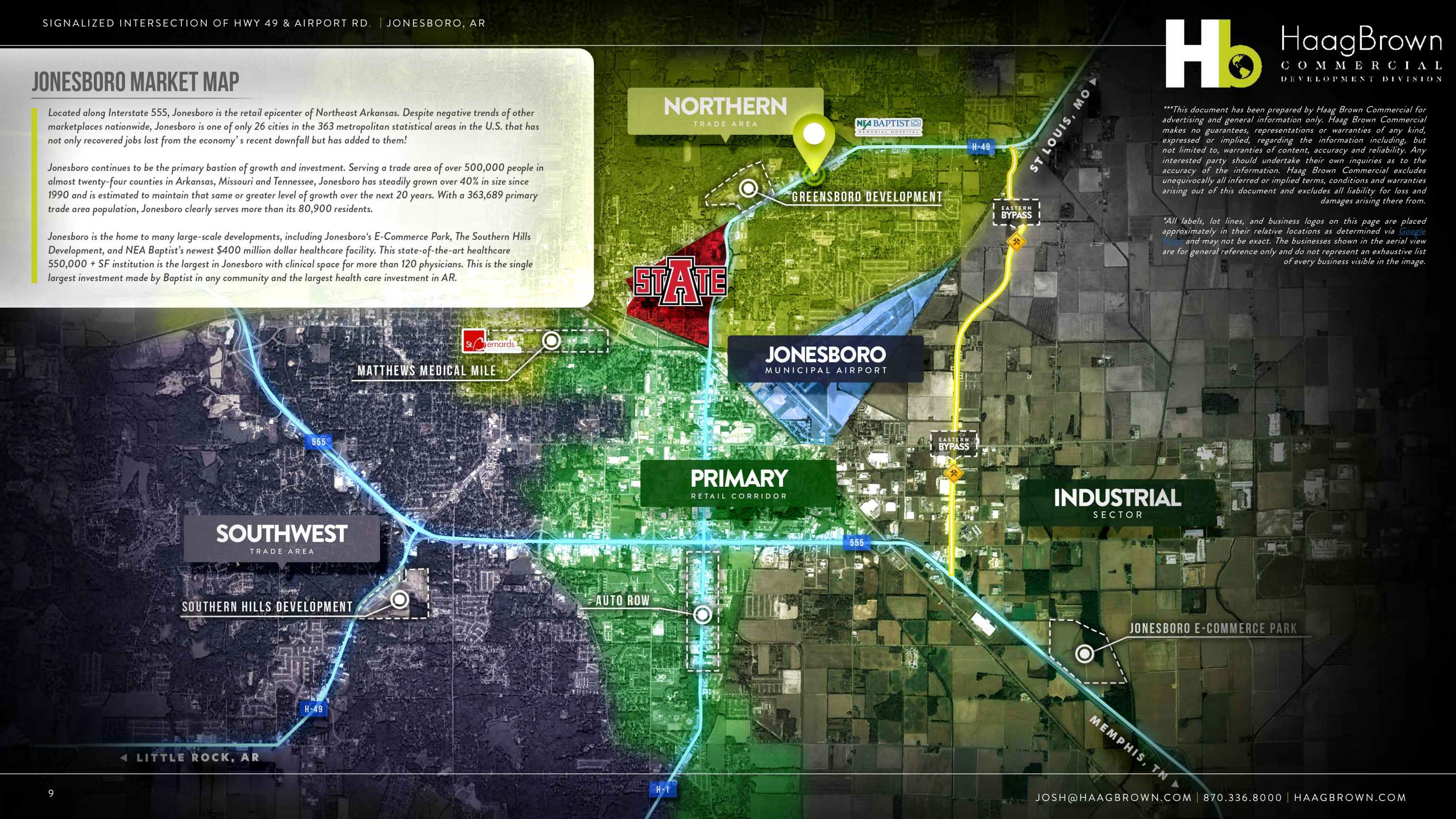


JONESBORO MARKET MAP

Located along Interstate 555, Jonesboro is the retail epicenter of Northeast Arkansas. Despite negative trends of other marketplaces nationwide, Jonesboro is one of only 26 cities in the 363 metropolitan statistical areas in the U.S. that has not only recovered jobs lost from the economy's recent downfall but has added to them!

Jonesboro continues to be the primary bastion of growth and investment. Serving a trade area of over 500,000 people in almost twenty-four counties in Arkansas, Missouri and Tennessee, Jonesboro has steadily grown over 40% in size since 1990 and is estimated to maintain that same or greater level of growth over the next 20 years. With a 363,689 primary trade area population, Jonesboro clearly serves more than its 80,900 residents.

Jonesboro is the home to many large-scale developments, including Jonesboro's E-Commerce Park, The Southern Hills Development, and NEA Baptist's newest \$400 million dollar healthcare facility. This state-of-the-art healthcare 550,000 + SF institution is the largest in Jonesboro with clinical space for more than 120 physicians. This is the single largest investment made by Baptist in any community and the largest health care investment in AR.



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MEET OUR PRINCIPALS



GREG HAAG
CO-FOUNDER, PRINCIPAL, CCIM

Greg has been developing commercial real estate in the Southeast for **over 45 years**, with extensive experience across the industrial, medical, retail, and office sectors. Over his career, he has **successfully developed more than 200 projects** throughout Arkansas, Texas, Tennessee, Missouri, Mississippi, and western Kentucky, and it is not uncommon for him to be involved in 10 development projects at a given time. At Haag Brown, Greg provides strategic leadership and a macroeconomic outlook, ensuring that the firm and its clients are well-positioned for long-term growth. His understanding of economic cycles, demographic trends, capital markets, and consumer behavior allows him to anticipate market shifts and identify high-potential development opportunities, shaping the firm's development strategy and ensuring Haag Brown and its clients continue to adapt to evolving economic conditions. Greg is a Certified Commercial Investment Member (CCIM) and an active member of ICSC.

45+ YEARS OF
REAL ESTATE
DEVELOPMENT
& INVESTMENT
EXPERIENCE



JOSHUA BROWN
CO-FOUNDER, EXECUTIVE BROKER, CCIM

Joshua has over 16 years of real estate development, investment and brokerage experience, covering a wide variety of sectors including retail, agriculture, medical and office. Due to his **EXTENSIVE INVOLVEMENT IN PROJECTS ACROSS VARIOUS MARKETS**, he has taken retailers, such as BWB, Starbucks, Tacos 4 Life, and Slim Chicken's, through an entire state in a quick time frame. Acting as the virtual extension of his clients' real estate department, Joshua has produced multiple high-volume locations for Tommy's Express Car Wash, Dairy Queen, Freddy's Frozen Custard & Steakhburgers and many more. The firm has fingerprints on multiple shopping re-developments, like The Uptown, a contemporary retail destination located on the site of the old Indian Mall and anchored by Gearhead Outfitters, as well as, several medical developments like The Reserve at NEA. Joshua has received many highly sought after business awards including "The New Influentials, 20 in Their 20's," "Arkansas Business' 40 under 40," "Arkansas State University College of Business Executive of the Year," "Arkansas Money & Politics Top 100 Professionals," and was a finalist for "Arkansas Business' Executive of the Year." He led Haag Brown to be named "Arkansas Business' Small Business of the Year" and has been the top commercial broker in sales volume in Northeast Arkansas for the past 11 years, accumulating over \$750MM in total brokerage volume.

ONE OF THE TOP
COMMERCIAL
BROKERS IN THE
SOUTHERN U.S.

MEET OUR *development* TEAM

ELIZABETH HAAG-BRANDT, LL.M
In-House Counsel

With an LL.M in Taxation from Georgetown Law as well as a background in Economics, Elizabeth brings an understanding of the intersection of business and the law to our team.



JANAE MOODY
Manager

As the Executive Office Manager for Haag Brown, JaNae has a keen eye for detail. From organizing schedules to managing resources, she keeps things running smoothly with diligence and care.



MARYKATE REID
Marketing Director

As the Marketing Director for Haag Brown, MaryKate spearheads the communication and promotion of properties, developments, and projects. Her attention to detail and strong communication skills are the driving force behind our strategic marketing campaigns.



EMMA BASSETT
Financial Officer



DAKOTAH MARTINEZ
Creative Director



LYDIA STRICKLAND
Social Media Manager





“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. We strive to place 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 a full-service commercial real estate and development firm specializing in the listing, sale, & development of properties throughout Arkansas and the surrounding region. Founded in 2010 by Greg Haag and Joshua Brown, HB was founded on a hands-on, client-first approach and have grown into a trusted partner for businesses and investors navigating complex real estate decisions.

With more than 60 years of combined experience in real estate investment, brokerage, and development, our team brings practical insight and steady guidance to every project. We act as a true extension of our clients’ real estate departments, working closely alongside them from strategy and site selection through execution and delivery. Serving national and regional clients across Arkansas, Tennessee, Florida, Mississippi, Missouri, Kentucky, Alabama, Texas, and Oklahoma, we pair local market knowledge with a broad regional perspective.

To better serve our clients, we have expanded to include dedicated Industrial, Medical, and Agricultural divisions and operate offices in both Northeast and Northwest Arkansas — allowing us to deliver specialized expertise and tailored solutions across every sector we represent.

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