

# FOR SALE

## - BERNARD COURT -

1843 E. HIGHLAND DR., JONESBORO, AR



HaagBrown  
COMMERCIAL



ZAC@HAAGBROWN.COM  
ZAC QUALLS | EXECUTIVE BROKER

870.336.8000

HAAGBROWN.COM



# opportunity

Haag Brown Commercial is pleased to present the opportunity to purchase the **Bernard Court Shopping Center** in Jonesboro, Arkansas.

A staple along the E. Highland Dr. retail corridor, Bernard Court's sustained success in Jonesboro can be attributed to its strategic location, an area synonymous with retail excellence. The property's proximity to major recognizable retailers including Walmart, Kroger, Target, Ross, Lowe's, Hollywood Feed, and many others along with its positioning within a high-traffic area have contributed significantly to the center's prosperity, making it a coveted destination for shoppers & a valuable asset for investors.

Bernard Court consists of some of the most recognizable retailers in the trade area including Hobby Lobby, Shoe Carnival, Lucky's Mattress & Furniture, and the VA Clinic.

Contact Haag Brown Commercial today to explore this RARE opportunity to own **one of the most sought-after retail destinations** in the region!

## forsale

**ASKING PRICE:** \$13,650,000

**PROFORMA NOI:** \$1,021,464.81

**CAP RATE:** 7.48%

**BUILDING SIZE:** 99,662 SF

## investment highlights

- Long-Standing Retail Shopping Center Adjacent to Top Walmart Supercenter in Trade Area
- Anchored by High-Volume Hobby Lobby on a NEW 10-Year Lease
- Located in the Epicenter of Jonesboro's Retail Trade Area
- Exposure to 22,000+ Cars Per Day
- Recent Exterior Improvements Include Exterior Facade Painting & Parking Lot Re-Seal/Re-Stripe
- Excellent Tenant Mix including Hobby Lobby, Shoe Carnival, Lucky's Mattress & Furniture, & the VA Clinic
- Investment is Priced Well Below Center Replacement Cost
- Shopping Center is 100% Lease at Below National Market Rents



2010

Photo



ZAC QUALLS | EXECUTIVE BROKER

ZAC@HAAGBROWN.COM

870.336.8000

HAAGBROWN.COM





EST. 2010



SHOE CARNY

Lucky

NOW OPEN!

VA

FLORAL SEASONAL HOME ACCENTS CRAFTS

HOBBY LOBBY

ZAC QUALLS | EXECUTIVE BROKER

ZAC@HAAGBROWN.COM

870.336.8000

HAAGBROWN.COM





2010



BERNARD ST

E HIGHLAND DR



ZAC QUALLS | EXECUTIVE BROKER

ZAC@HAAGBROWN.COM

870.336.8000

HAAGBROWN.COM





**HOBBY LOBBY**

**VA** Jonesboro Outpatient Clinic

**Lucky's**  
MATTRESS & FURNITURE OUTLET

**SHOE CARNIVAL**

**Kroger**

**REGIONS**

**ROSS**  
DRESS FOR LESS

**PLAY IT AGAIN SPORTS**

**Michaels**

**Bargain H**

**H**

2010

**TACO BELL**

**Office DEPOT**  
**OfficeMax**

**BARNES & NOBLE**

**MATTRESS FIRM**

**GEARHEAD**

**Hollywood**  
FRESH

**REFINERY**

**TOMMY'S**

**Quick Lane**  
TIRE & AUTO CENTER

**SMOOTHIE KING**

**TECH FRIENDS**

**maunices**

**Buckle**

**CAVANAUGH**  
FORD-LINCOLN

**POTBELLY**  
FRESH BAKED

**BERNARD ST**

**E. HIGHLAND DR**

**RNR**  
TIRE EXPRESS

**V**

**Sola**  
SALONS

ZAC QUALLS | EXECUTIVE BROKER

ZAC@HAAGBROWN.COM

870.336.8000

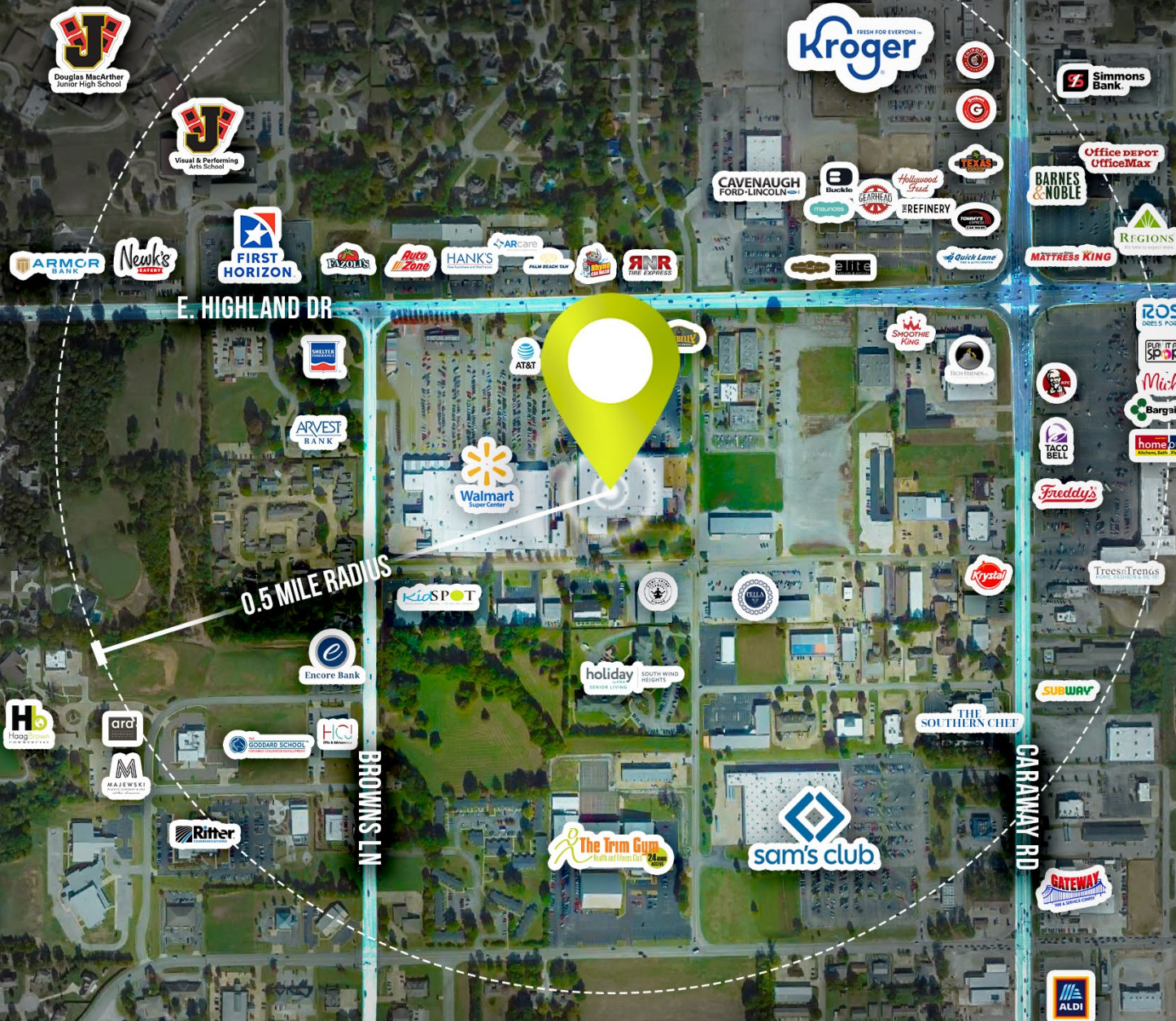
HAAGBROWN.COM





proximity

FOR SALE: BERNARD COURT SHOPPING CENTER



ZAC QUALLS | EXECUTIVE BROKER

ZAC@HAAGBROWN.COM

870.336.8000

HAAGBROWN.COM



# tenant overview



## SHOE CARNIVAL®

Shoe Carnival is one of the nation's largest family footwear retailers with its own brand of style. Headquartered in Evansville, Indiana, Shoe Carnival stores are located in 35 states and Puerto Rico, as well as online at shoecarnival.com. We are continuing to grow!

With our unique and distinctive concept and promotional marketing, Shoe Carnival steps ahead of our competitors by bringing the best deals on the hottest brands for the whole family! We have an incredibly talented, highly motivated, and diverse team in our Retail Stores, Corporate Office, and Distribution Center. [\(Source\)](#)



Lucky's Mattress Outlet is your source for NAME BRAND closeout mattresses up to 75% off regular retail prices. Other retailer's loss is your gain. Our closeout mattresses consist of discontinued lines, floor models, scratch and dent, and customer exchanges. All closeout bedding is inspected for structural defects and sanitized. Lucky's stands behind every closeout mattress set we sell with a one-year store warranty.

Our sales staff is friendly and knowledgeable and we take pride in our relaxed atmosphere free of high-pressure sales tactics. We truly want your experience with Lucky's to be enjoyable and one that you would recommend to all of your friends and family. [\(Source\)](#)



Our outpatient clinic offers primary care to help you stay healthy throughout your life. The VA Memphis Healthcare System provides you with health care services at 11 locations in western Tennessee, northern Mississippi, and northwestern Arkansas. Facilities include our Memphis VA Medical Center and 10 community-based outpatient clinics in Dyersburg, Jackson, Memphis, and Savannah, Tennessee; Holly Springs and Tupelo, Mississippi; and Jonesboro and West Helena, Arkansas.

We conduct research to discover knowledge, develop VA scientists and health care leaders, and create innovations that advance health care for Veterans and the nation. We offer Veterans the opportunity to participate in and benefit from our work. Our goal is to use research to promote better health and health care for all. [\(Source\)](#)

## HOBBY LOBBY

In 1970, David and Barbara Green took out a \$600 loan to begin making miniature picture frames out of their home. Two years later, the fledgling enterprise opened a 300-square-foot store in Oklahoma City, and Hobby Lobby was born. Today, with more than 1,000 stores, Hobby Lobby is the largest privately owned arts-and-crafts retailer in the world with over 46,000 employees and operating in forty-eight states.

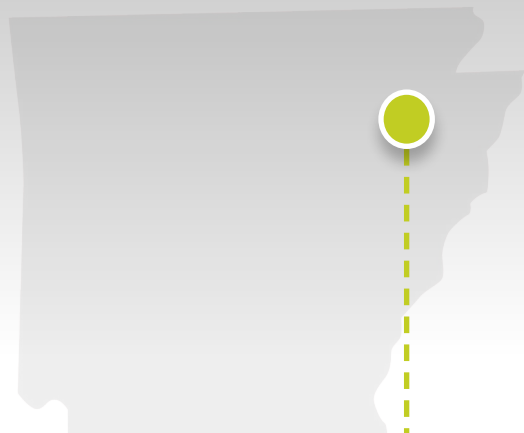
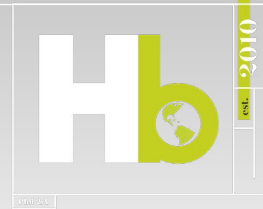
Hobby Lobby offers over 70,000 items featuring home decor, seasonal decor, tableware, floral, art supplies, craft supplies, yarn, fabric, jewelry making, hobbies and much more.

Corporate headquarters include over 12 million-square-feet of manufacturing, distribution, and an office complex in Oklahoma City.

Mardel Christian and Education Supply, an affiliate company, offers books, Bibles, gifts, church and education supplies as well as homeschooling curriculum. Hobby Lobby also maintains offices in Hong Kong, Shenzhen, and Yiwu, China.

What began as a \$600 start-up, continues to grow and expand—enabling customers across the nation to live a creative life®. [\(Source\)](#)





## ABOUT JONESBORO

Jonesboro, one of the state's most progressive cities, was established in 1859 among the rolling hills of Crowley's Ridge in northeast Arkansas. Downtown is filled with gift shops, restaurants, art galleries, a day spa and an active civic center called the Forum. Arkansas State University offers a museum, a fine arts center and an indoor sports/entertainment complex. The Forrest L. Wood Crowley's Ridge Nature Center provides an interesting tour of the natural wonders of the region, plus serves as a stop along Crowley's Ridge National Scenic Byway. [\(Source\)](#)

Located in Craighead County, Jonesboro serves as the economic focal point for a 12-county area. With a consistently growing population of over 100,000 people, Jonesboro's data and demographics match-up favorably and often outshine much larger communities. With a cost of living that is 16% below the national average and utility prices that are among the lowest in the country, Jonesboro is a secure investment. [\(Source\)](#)

### jonesboro's largest employers

CLICK FOR LIST

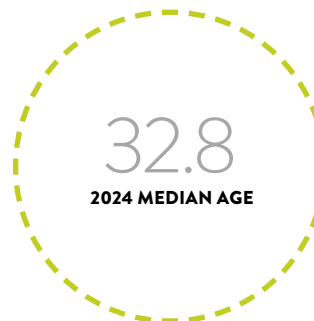
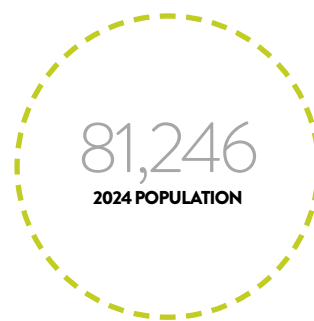


### jonesboro's biggest attractions

CLICK FOR LIST



- The Forum
- Jonesboro Public Library
- Disc Side of Heaven
- Judd Hill Farmers Market
- Huntington Square
- Jonesboro Shooting Complex
- Miracle League Park
- Craighead Forest Park & Crowley's Ridge Nature Center
- Bradberry Art Museum
- Sage Meadows Golf Course



### awards & rankings

CLICK FOR MORE

- 2023 Trendsetter Award for Infrastructure and Water.
- 2022 Education Workforce Development Trendsetter City of the Year in Arkansas.
- 2022 Trendsetter City Honorable Mention for Technology and Security for Real-Time Crime Center.
- 2022 Trendsetter City Honorable Mention for Tourism Development Creative Culture for Jonesboro Shooting Sports Complex.
- 2019 Arkansas Volunteerism City of the Year.



CLICK TO VISIT WEBSITE

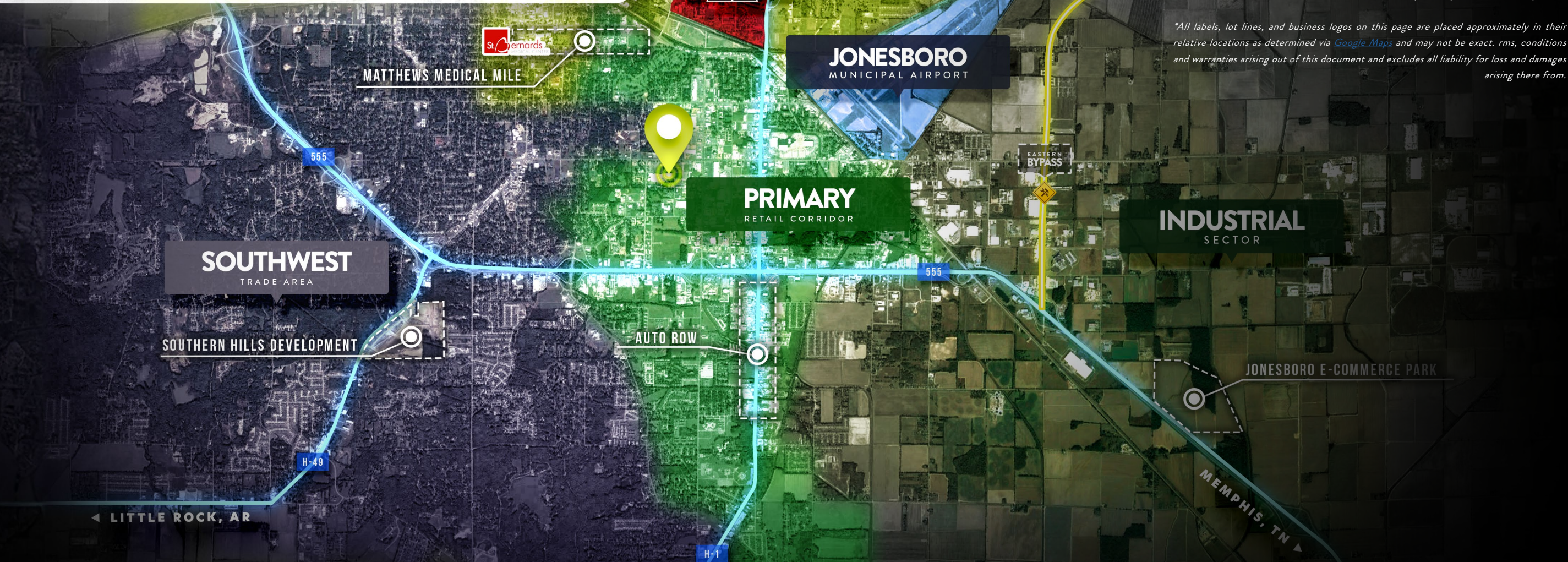


# JONESBORO MARKET MAP

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.



**NORTHERN**  
TRADE AREA



GREENSBORO DEVELOPMENT

**STATE**

**JONESBORO**  
MUNICIPAL AIRPORT

**PRIMARY**  
RETAIL CORRIDOR

EASTERN BYPASS

**INDUSTRIAL**  
SECTOR

SOUTHERN HILLS DEVELOPMENT

AUTO ROW

JONESBORO E-COMMERCE PARK

← LITTLE ROCK, AR

MEMPHIS, TN →

**ZAC QUALLS**

EXECUTIVE BROKER  
870.336.8000  
zac@haagbrown.com



\*\*\*This document has been prepared by Haag Brown Commercial for advertising and general information only. Haag Brown Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Haag Brown Commercial excludes unequivocally all inferred or implied te

\*All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact. rms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.





HaagBrown

COMMERCIAL

Real Estate Services

*"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 clients' 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 buying & 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 utmost value to our clients. We have the ability to perform tenant site selection and/or build tenant through a relationship, technologically advanced build-tenant 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



OFFICE 870.336.8000

EFAX 888.561.4917

HAAGBROWN.COM





# 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](mailto:zac@haagbrown.com)

870.336.8000  

## 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