

Pail 25 |

opportunity**overview**

This +/- 1.84 AC lot is positioned in a high-growth area along Linwood Dr./Hwy 49 S. in Paragould, Arkansas.

Surrounded by Paragould's Community Center, Kum & Go, Dollar General, Holiday Inn Express, and many other newly developed properties this lot offers maximum visibility & exposure to 25,000 cars per day.

This area of Paragould has seen aggressive growth over the last few years, including retail, office, & medical. This listing is ideal for a number of different developments within an area of Paragould that will see continued growth in the future!

for**sale**

price :: \$395,000

land :: 1.84 AC

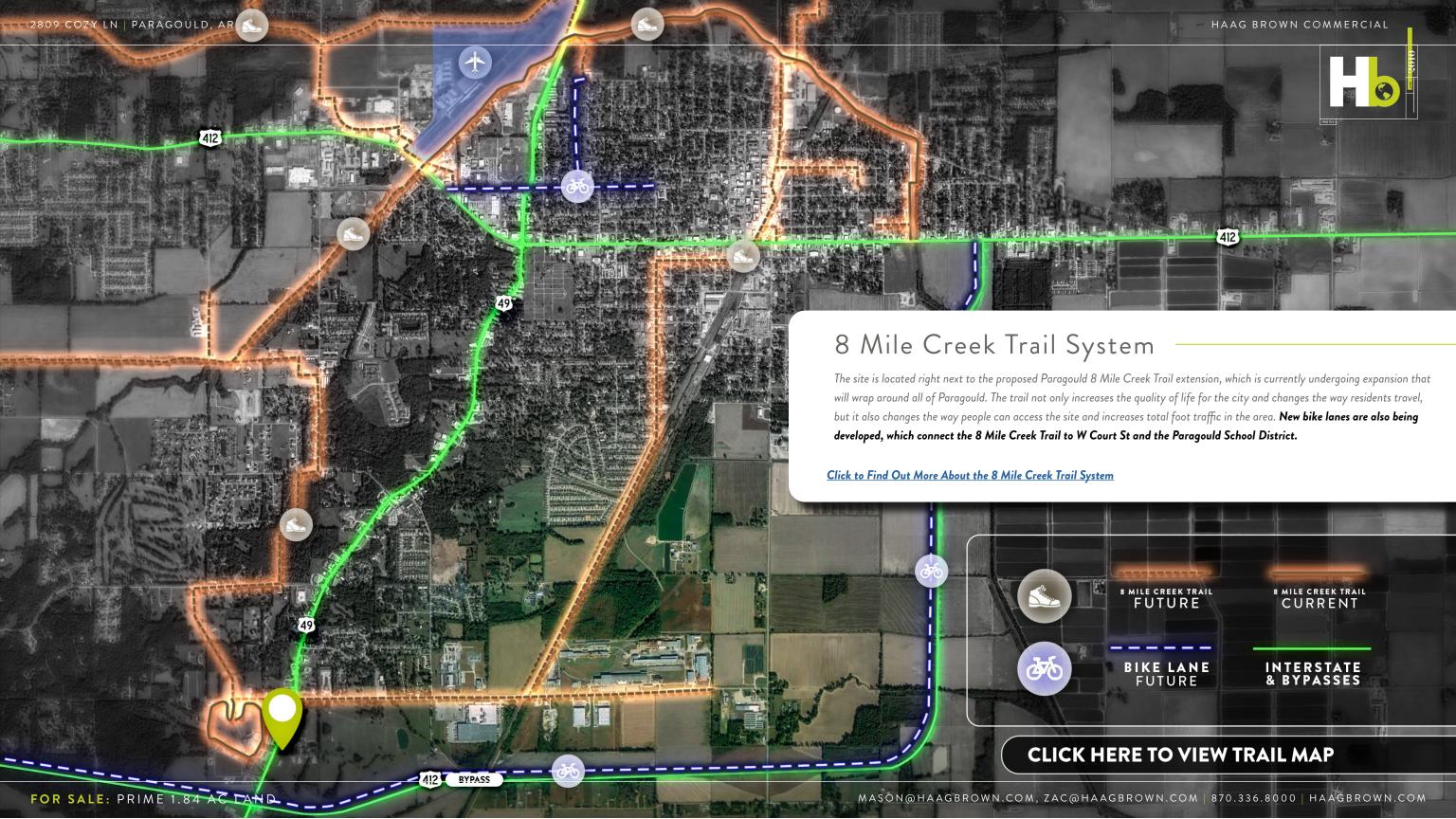
size :: 80,150 SF

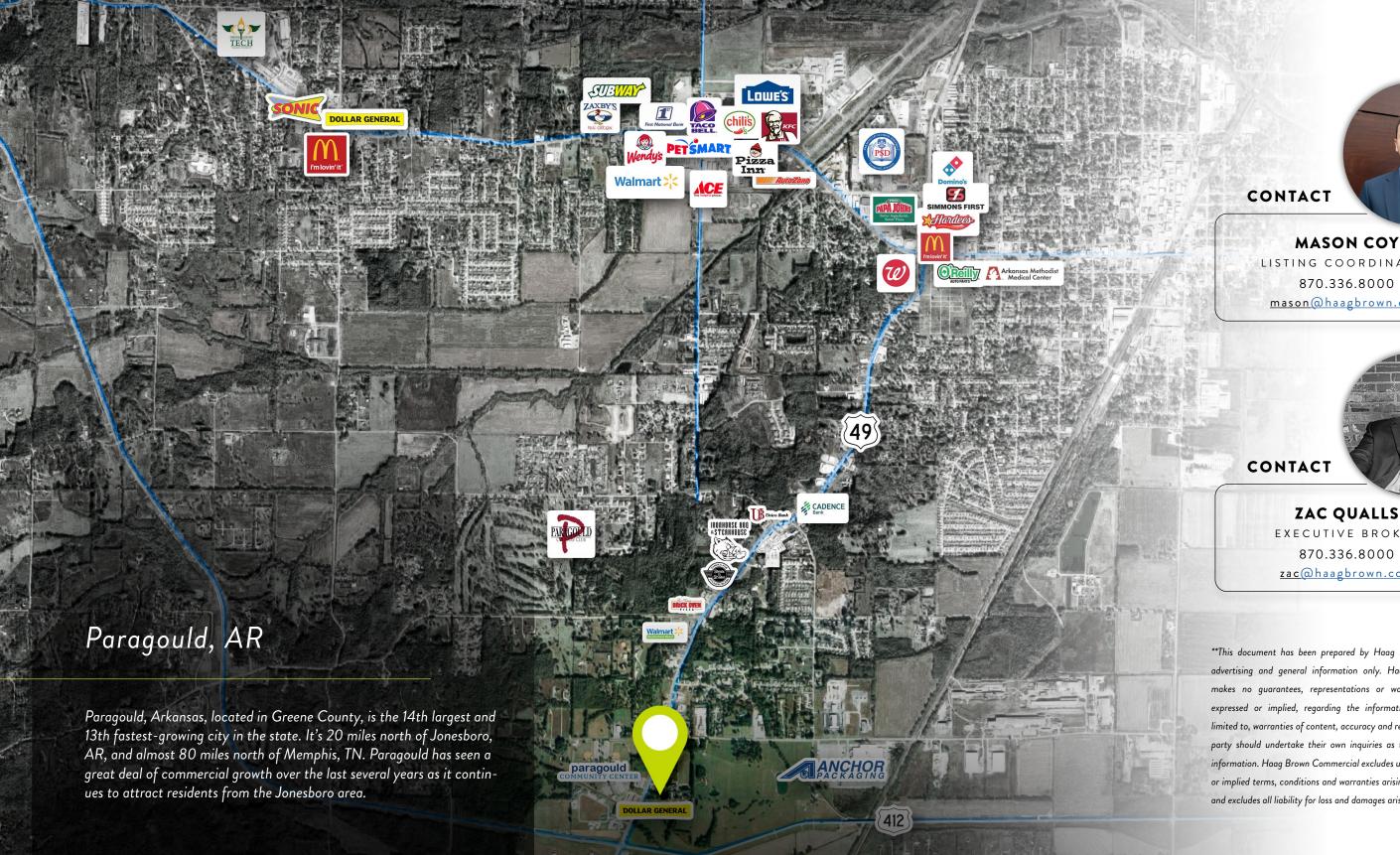
highlights

- +/- 1.84 AC Lot Zoned Commercial
- Located Along Busy Linwood Dr.
- Surrounded by New Development Along Busy Linwood Dr.
- Neighbored by Kum & Go, Dollar General, Holiday Inn Express, Hampton Inn, Paragould Community Center, Chuck's RV Sales, Southpointe Business Park, and the Paragould Medical Park











MASON COY

LISTING COORDINATOR 870.336.8000 mason@haagbrown.com



EXECUTIVE BROKER 870.336.8000 zac@haagbrown.com

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**Cour 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. **?

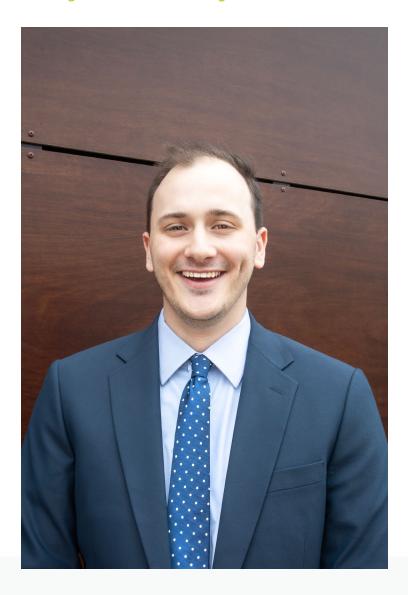
Haag Brown Commercial is the region's authority on listing & selling commercial real estate in Jonesboro and Northeast Arkansas. HB remains one of the top options in the region for Retail Project Development, Tenant Representation, & Investment Advising. We have experience and the expertise needed to 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.





MASONCOY

Listings Coordinator & Agent



mason@haagbrown.com

870.336.8000

As the Listings Coordinator at Haag Brown Commercial, Mason brings over a decade of expertise in accounting and banking to the dynamic world of commercial real estate. With a meticulous approach, he excels in analyzing property listings and market trends. Mason's background equips him to navigate complex transactions and provide clients with accurate financial insights. His dedication to excellence makes Mason a valuable asset at Haag Brown Commercial, contributing to the firm's success and client satisfaction.

Mason's prior experience in banking further enhances his understanding of financial structures, lending practices, and economic indicators giving him a perspective that benefits both clients and the Haag Brown Commercial team.

Mason enjoys spending time with his wife Meredith and their daughter.

ROLES

Manage Property Listings

Ensure Accurate & Up-to-date Listing Information

Facilitate Leases & Transactions

Implement Marketing Strategies

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

870.336.8000 (**y**) (in)



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

 ${\bf FAMILIES, INC:}$

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

SIGNIFICANTTRANSACTIONS

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