

± 9,000 SF INDUSTRIAL SHOP + STORAGE LOTS

📍 110 E. KENTUCKY | CARAWAY, AR

FOR SALE

0.50AC

0.40AC

E. KENTUCKY

*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. The businesses shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image.



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PROPERTY OVERVIEW

Now available for sale in Caraway, Arkansas, this +/- 9,000 SF commercial building sits on approximately 0.90 acres across multiple parcels. The property offers a versatile layout with space for office use, shop operations, and both indoor and outdoor storage. The building features three (3) drive-in doors and a 14-foot ceiling height, providing functionality for a wide range of businesses. Directly behind the building is a fenced outdoor storage yard, and additional storage or parking is located just across the street. This setup is especially well-suited for contractors, service providers, or industrial users looking for a flexible site with room to work, store equipment, and operate efficiently.

The property is located at 110 Kentucky in Caraway, Arkansas, with convenient access to nearby highways and surrounding trade areas in Northeast Arkansas. Its position allows for easy transportation of materials, equipment, and goods, making it a strong fit for service-based operations and light industrial use. The multiple connected parcels provide room for expansion, storage, or parking, and the overall layout supports efficient day-to-day business activity. With a mix of open land and established development, Caraway continues to offer affordable and functional opportunities for business growth in Northeast Arkansas.

HIGHLIGHTS

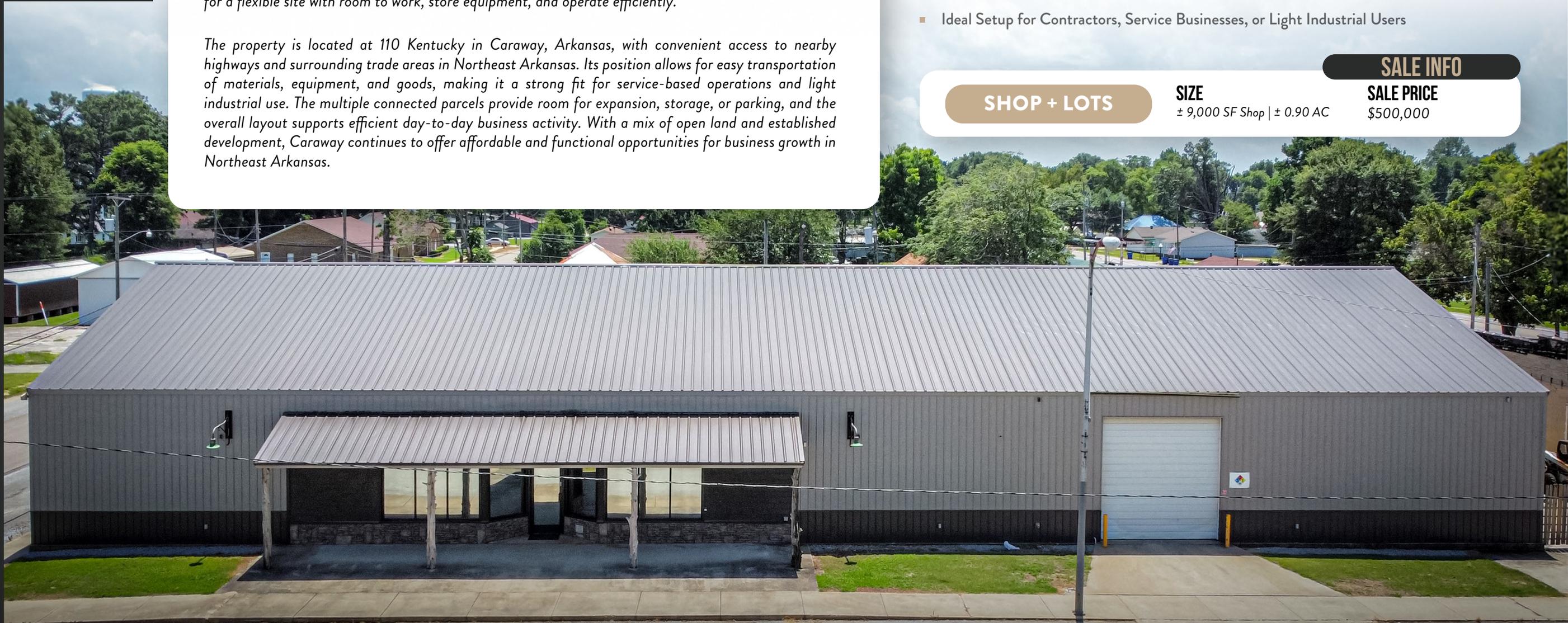
- ± 9,000 SF Commercial Building on 0.90 Acres
- ± 1,000 SF Office Space, ± 3,000 SF Shop Area, ± 5,000 SF HVAC Indoor Storage, & Two (2) Outdoor Storage Lots
- Three (3) Drive-in Doors w/ 14 FT Ceiling Height
- Fenced Outdoor Yard Behind the Building & Additional Lot Across the Street
- Ideal Setup for Contractors, Service Businesses, or Light Industrial Users

SHOP + LOTS

SIZE
± 9,000 SF Shop | ± 0.90 AC

SALE INFO

SALE PRICE
\$500,000



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OUTSIDE STORAGE LOTS

Three lots combined
totaling 0.40 AC

Waco Ave.

E. Kentucky

9,000 SF SHOP

- ± 1,000 SF Office Space
- ± 3,000 SF Shop Area
- ± 5,000 SF HVAC Indoor Storage

Rear Access Road

3 DRIVE-IN DOORS

New York Ave.

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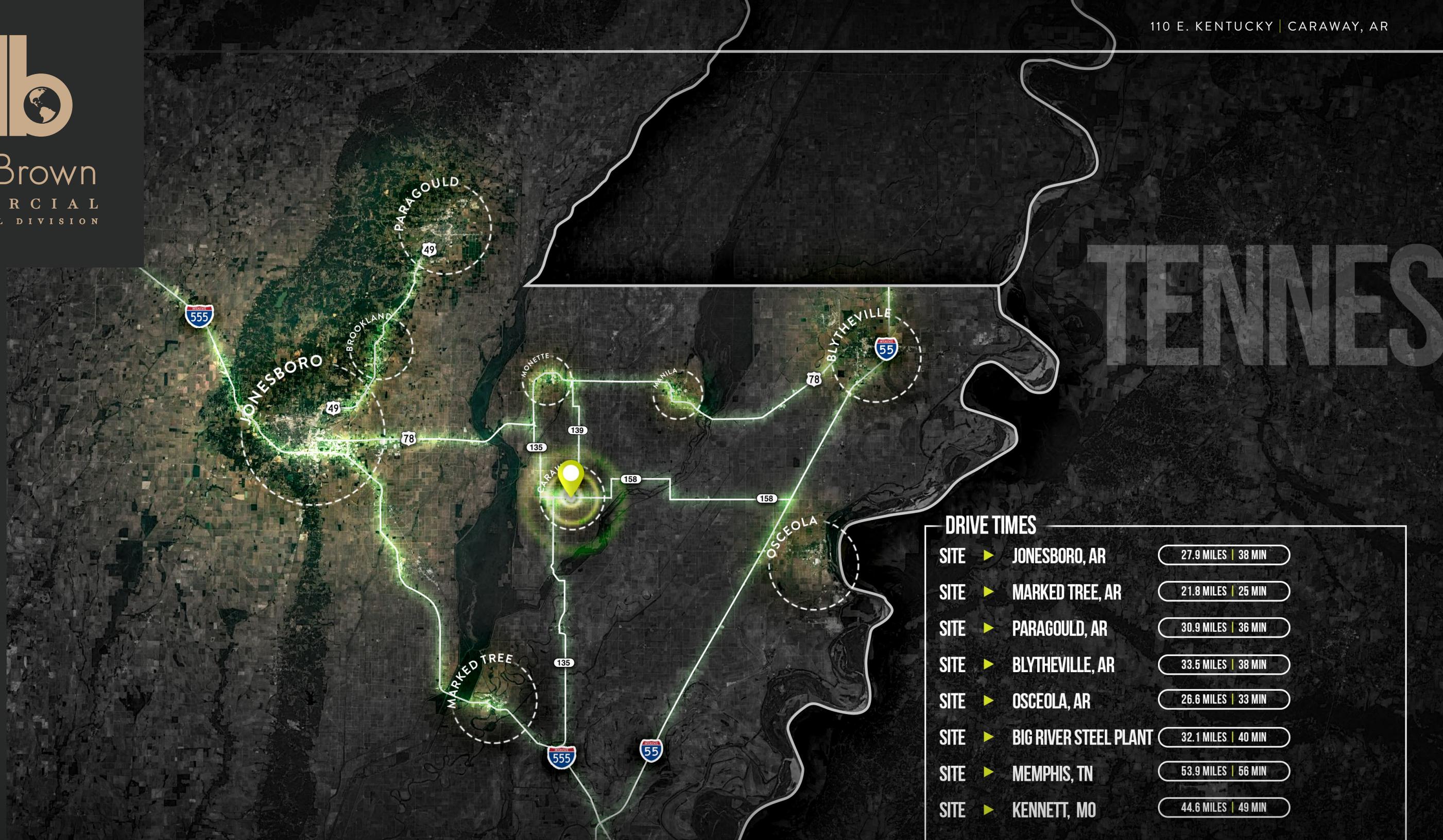
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TENNESSEE

DRIVE TIMES

SITE	▶ JONESBORO, AR	27.9 MILES 38 MIN
SITE	▶ MARKED TREE, AR	21.8 MILES 25 MIN
SITE	▶ PARAGOULD, AR	30.9 MILES 36 MIN
SITE	▶ BLYTHEVILLE, AR	33.5 MILES 38 MIN
SITE	▶ OSCEOLA, AR	26.6 MILES 33 MIN
SITE	▶ BIG RIVER STEEL PLANT	32.1 MILES 40 MIN
SITE	▶ MEMPHIS, TN	53.9 MILES 56 MIN
SITE	▶ KENNETT, MO	44.6 MILES 49 MIN

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“Our mission at Haag Brown Industrial is to be the best industrial real estate brokerage 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 Industrial is the region’s authority on listing & selling industrial land, warehousing & logistics facilities in Jonesboro and Northeast Arkansas. As a division of Haag Brown Commercial, we have experience and the expertise needed to provide real estate solutions for e-commerce. Information to make the most informed decision is of utmost value to our clients. We have the character, experience & education needed to be the best industrial brokerage firm in our region for advising on commercial real estate investments.

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JEFF ARMSTRONG

Industrial & Logistics Brokerage



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Jeff Armstrong leads HB Industrial, the division of Haag Brown Commercial that is solely focused on industrial property and development. With the vision of being the top industrial brokerage team in Arkansas, HB Industrial will acquire existing industrial properties, list and sell warehouse and logistics related properties, and develop modern, e-commerce driven industrial projects.

Jeff was the Director of Operations at Armor Seed for twelve years. He was part of the management team responsible for the company's extensive growth leading up to the sale of the brand in 2017 to Land O' Lakes. It was at Armor where he developed a deep working knowledge of the entire operations process of delivering a company's products to their consumers. His experience with research & development, production, manufacturing and distribution makes it easy for him to identify and meet the needs of our clients acquiring warehouse/manufacturing/distribution space.

Jeff was a member of the United State Air Force's 34th Fighter Squadron and currently serves in multiple areas at school and church. He enjoys spending time with his wife Erica and investing in their 3 children.

Jeff is a northeast Arkansas native and received a bachelor's in Agriculture Business from Arkansas State University.

INDUSTRIAL ROLES

WAREHOUSE AND LOGISTICS: List, Sale, and Develop

E-COMMERCE: Develop

MANUFACTURING: List and Sale

ACHIEVEMENTS

United States Air Force : 1991 - 1997

Director of Operations at Armor Seed : 2005 - 2017

Agriculture Business - Arkansas State University : Bachelor's 1998

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