

18,030 SF MULTI-USE FACILITY

1198 W KEISER AVE | OSCEOLA, AR

SALE OR LEASE





HaagBrown
C O M M E R C I A L
I N D U S T R I A L D I V I S I O N

| 870.336.8000 | haagbrownindustrial.com

HAAG BROWN COMMERCIAL | INDUSTRIAL DIVISION

zac@haagbrown.com

ZAC QUALES | EXECUTIVE BROKER

jeff@haagbrown.com

JEFF ARMSTRONG | INDUSTRIAL AGENT

PROPERTY OVERVIEW

This 18,030 SF industrial and service facility, situated on a 6.23 acre lot, is available for both sale and lease. The site is uniquely suited for a contractor, service provider, or regional vendor requiring a combination of secure storage and administrative space. Formerly occupied by E.C. Barton & Company, the property features a multi-building layout including an 18,000 SF showroom/storage area, a separate 9,000 SF warehouse, and a 6,000 SF covered storage shed. The entire site is fenced, providing a secure yard with an abundance of parking and straightforward access for heavy equipment and fleet vehicles.

While the facility includes a retail showroom component, its primary value lies in its functionality as a regional service hub. The property is positioned to serve the massive industrial expansion in Mississippi County, offering the acreage and building footprint necessary for companies supporting the area's robust steel and manufacturing sectors. With a level terrain and versatile building types the site provides a functional solution for owners or tenants looking to establish a secure base of operations within a high-growth industrial corridor.

SALE PRICE
\$1,100,000

LEASE PRICE
\$10,000

SIZE
± 6.23 AC Lot

RETAIL SHOWROOM
18,030 SF

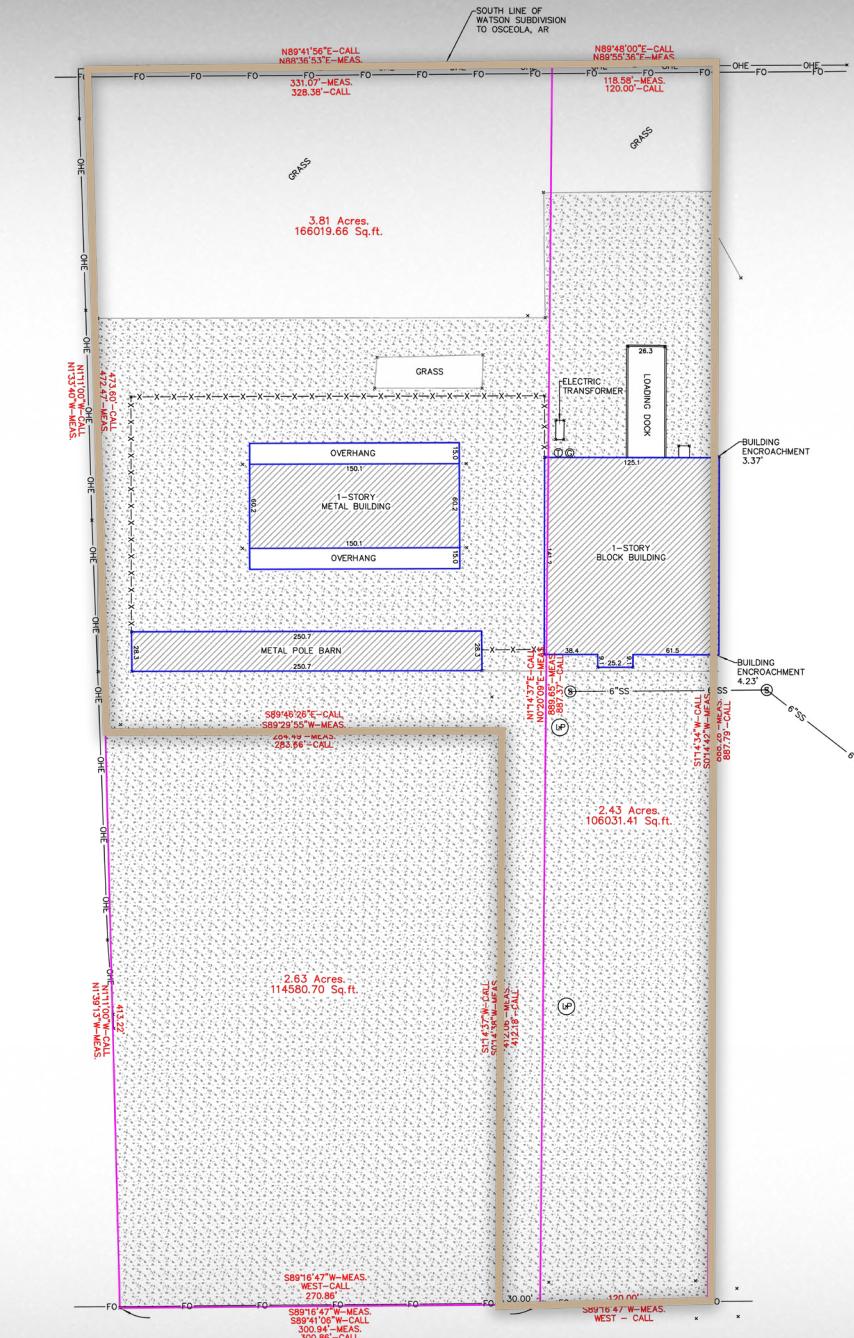
WAREHOUSE
9,000 SF

COVERED STORAGE SHED
6,000 SF

PRICING INFO

HIGHLIGHTS

- Available for Sale or Lease: Flexible acquisition or occupancy options for an 18,030 SF multi-use facility.
- 6.23-Acre Fenced Lot: Secure, expansive site featuring a retail showroom, independent warehouse, and covered storage.
- Contractor-Ready Infrastructure: Ideal for service providers, featuring a 9,000 SF warehouse and a 6,000 SF storage shed for equipment and material.
- High Visibility & Access: Prime positioning on W. Keiser Street with abundant parking and simple entry and exit for commercial vehicles.
- Steel Corridor Proximity: Located in the heart of the nation's top steel-producing region, near the Nippon Steel/U.S. Steel campus and Hybar Steel.



W KEISER ST



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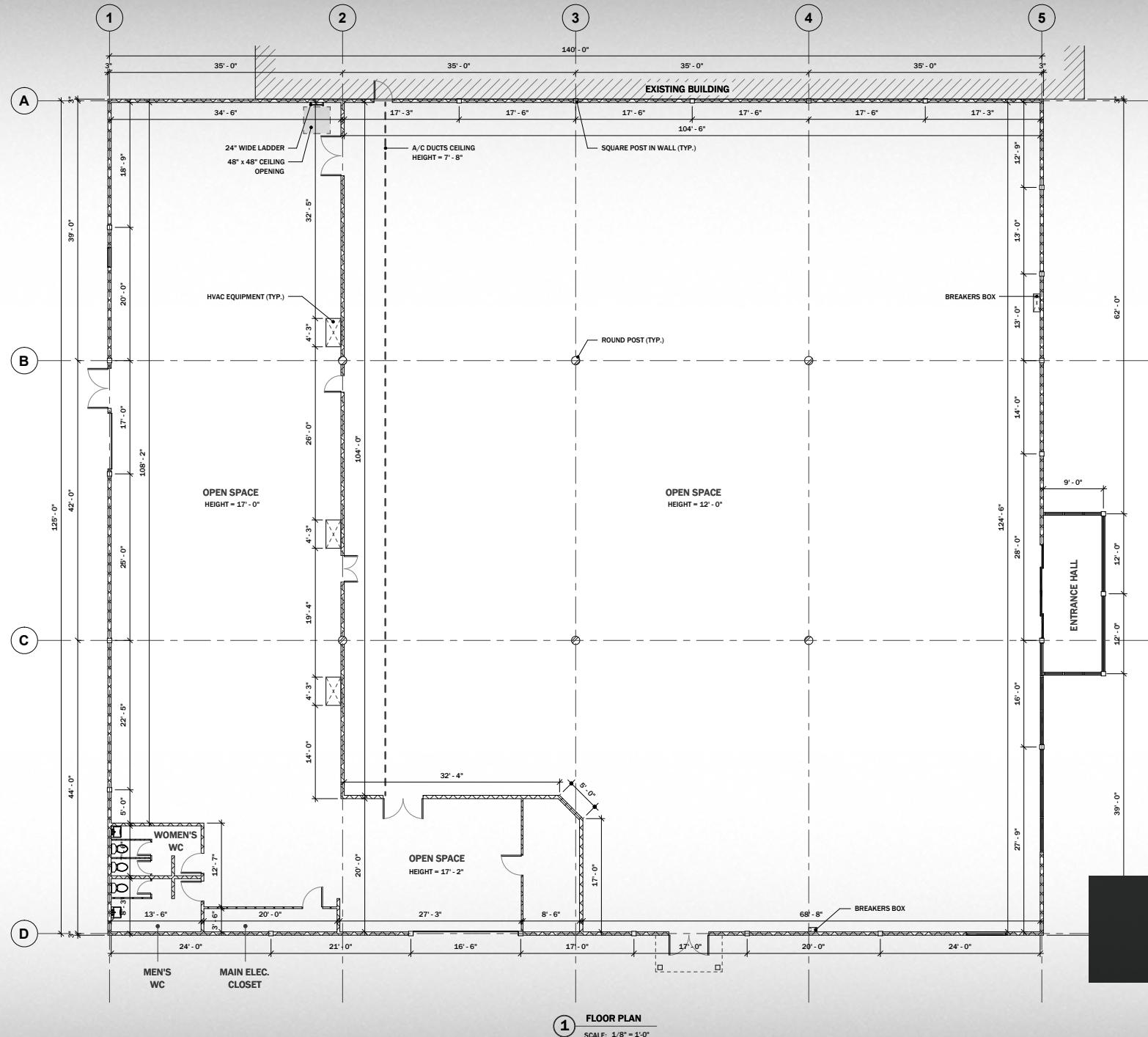
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FLOOR PLAN



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+/- 6,000 SF
COVERED
STORAGE SHED

+/- 9,000 SF
WAREHOUSE

STORAGE SPACES





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ABOUT OSCEOLA

Osceola is a city in, and a dual county seat of, Mississippi County, Arkansas, United States. Located along the Mississippi River within the Arkansas delta, the settlement was founded in 1837 and incorporated in 1853.

The city's economy has since diversified to include a robust industrial sector including United States Steel Corporation (U.S. Steel), whom broke ground in 2022 in Osceola, Arkansas, constructing the company's next-generation highly sustainable and technological advanced steel mill. The project was estimated at \$3 billion and has created a massive positive economic impact for the area.

READ MORE ABOUT THE U.S. STEEL DEVELOPMENT:

[FULL ARTICLE](#)

[Arkansas Business](#)

[FULL ARTICLE](#)

[RAILWAY AGE](#)



Between 1932 and 1960, Mississippi County held the title of largest Cotton Producing County in America. With a still vibrant agriculture industry today, Mississippi County has been known historically for cotton glory.

Today the county stands as the #1 steel producing county in the US with over \$2 Billion in capital investment having been made by two steel roll manufacturers alone, Mississippi County is the source of the majority of American-made steel ([Source](#)).

ARKANSAS

DISTANCE

OSCEOLA ► JONESBORO
52 MILES (68 MIN)

OSCEOLA ► BLYTHEVILLE
16.5 MILES (21 MIN)

OSCEOLA ► WEST MEMPHIS
48.2 MILES (48 MIN)

OSCEOLA ► MEMPHIS
54.7 MILES (53 MIN)

JONESBORO

BLYTHEVILLE

OSCEOLA

55

MEMPHIS

WEST MEMPHIS

TENNESSEE

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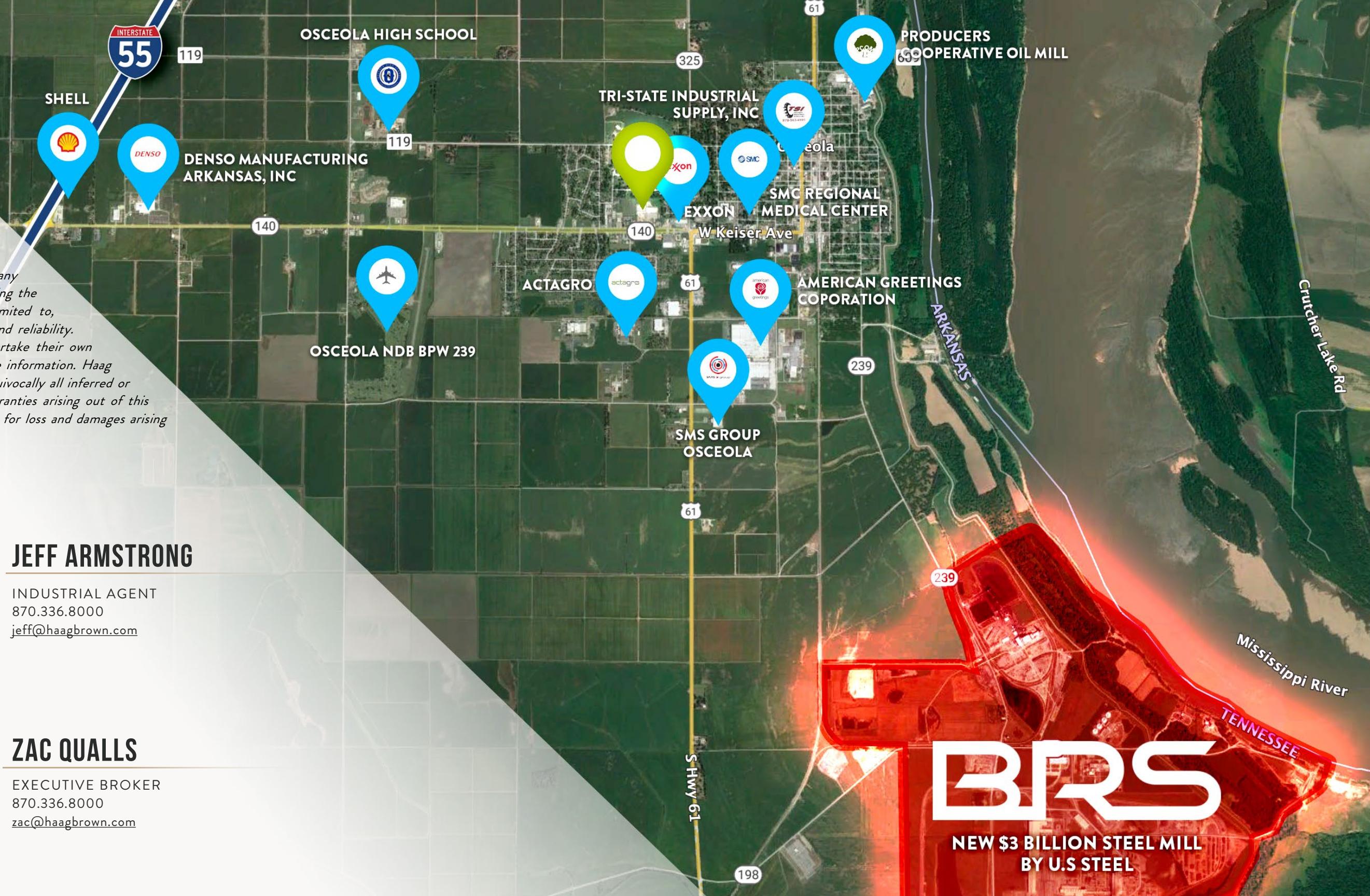
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BRS

NEW \$3 BILLION STEEL MILL
BY U.S STEEL

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 States 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

ZAC QUALLS

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

zac@haagbrown.com

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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



HaagBrown

C O M M E R C I A L

Real Estate & Development

“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.

NEA OFFICE

2221 HILL PARK CV.
JONESBORO, AR

NWA OFFICE

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BENTONVILLE, AR



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