



HaagBrown
COMMERCIAL
Real Estate & Development



For Lease

New $\pm 7,020$ SF Strip Center

📍 120 INDEPENDENCE DR. | TRUMANN, AR



PROPERTY OVERVIEW

Introducing a new $\pm 7,020$ SF retail, office, or medical development situated along Independence Dr. in Trumann, Arkansas!

This prime location is perfect for retailers, office providers, or medical professionals looking to establish a strong presence in growing, vibrant community.

The new center is located directly behind a fully-leased, three-building retail/office/medical complex that houses well-known tenants including Domino's Pizza, NextStep Counseling, Shelter Insurance, & Gloss Salon. Nearby, you'll find popular businesses such as Subway & the recently opened Shadrach's Coffee. The property is also conveniently positioned near the community's main shopping district to the north, which features major establishments like Walmart Supercenter, McDonald's, Burger King, NEA Baptist, Tractor Supply, & the newly announced Steel Creek development.

Build-to-suit options are available, subject to agreeable terms.

HIGHLIGHTS

- **Prime Location:** $\pm 7,020$ SF development on Independence Dr. in Trumann, Arkansas
- **Versatile Use:** Suitable for retailers, offices, & medical professionals
- **Established Tenants:** Located behind a fully-leased complex with Domino's, NextStep Counseling, Shelter Insurance, & Gloss Salon
- **Nearby Amenities:** Close to Subway & Shadrach's Coffee, boosting visibility
- **Shopping District Access:** Near Walmart Supercenter, Tractor Supply, McDonald's, & the upcoming Steel Creek Development
- **Build-to-Suit Options:** Customizable space available, subject to agreeable terms
- **Estimated Completion:** Q1 2026

LEASE INFO

BUILDING SIZE

$\pm 7,020$ SF

LOT SIZE

± 0.92 AC

AVAILABLE SUITES

Suite 1 1,170 \$18/SF

Suite 2 1,170 \$18/SF

Suite 3 1,170 \$18/SF

Suites can be combined
up to 3,510 SF

BTS subject to
agreeable terms



UNDER CONSTRUCTION

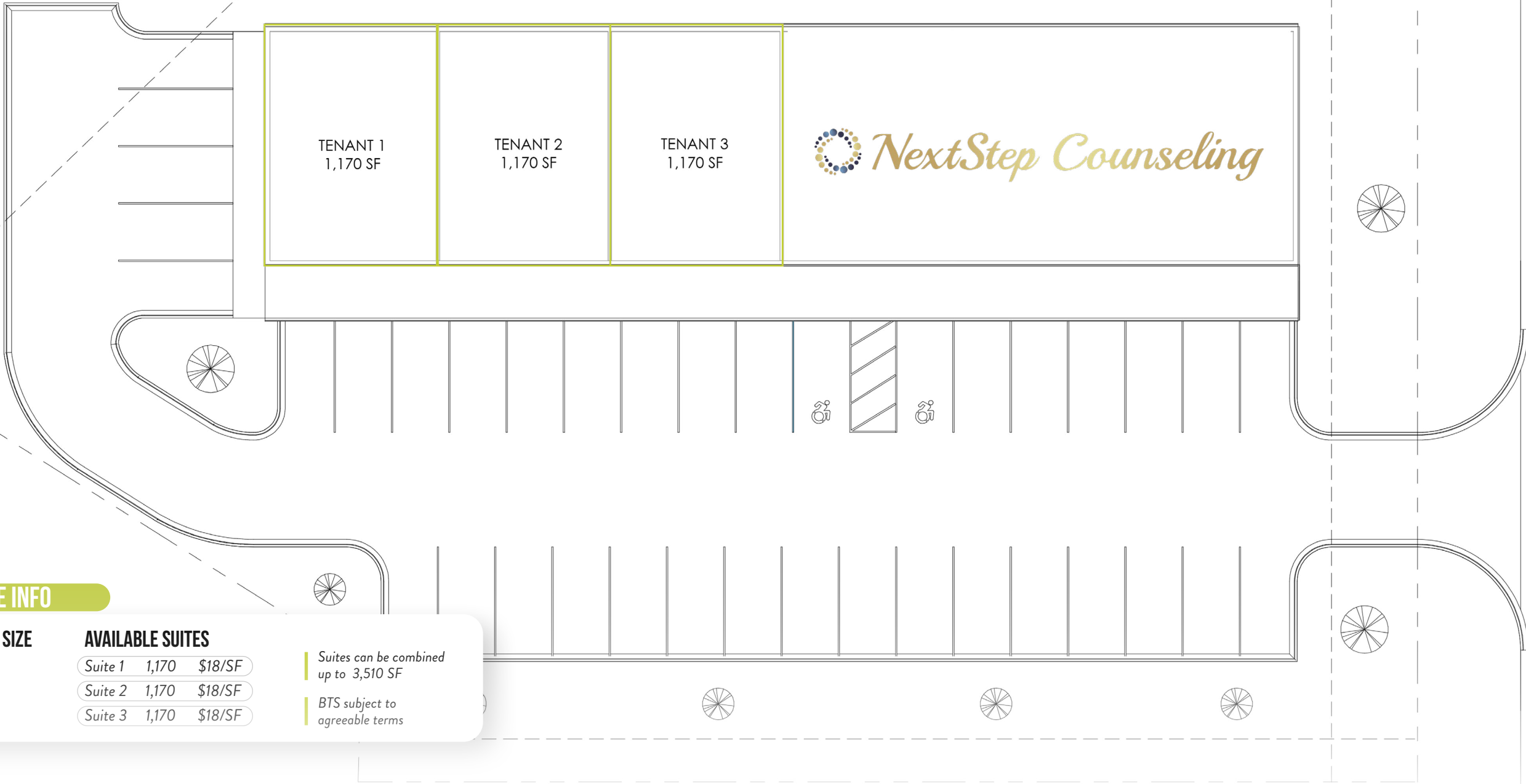
Photo Date: 10/23/25 Estimated Completion: Q1 2026

FOR LEASE: NEW $\pm 7,020$ SF STRIP CENTER

Zac Qualls | Executive Broker

Haag Brown Commercial

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



LEASE INFO

BUILDING SIZE
± 7,020 SF

LOT SIZE
± 0.92 AC

AVAILABLE SUITES		
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Suite 3	1,170	\$18/SF

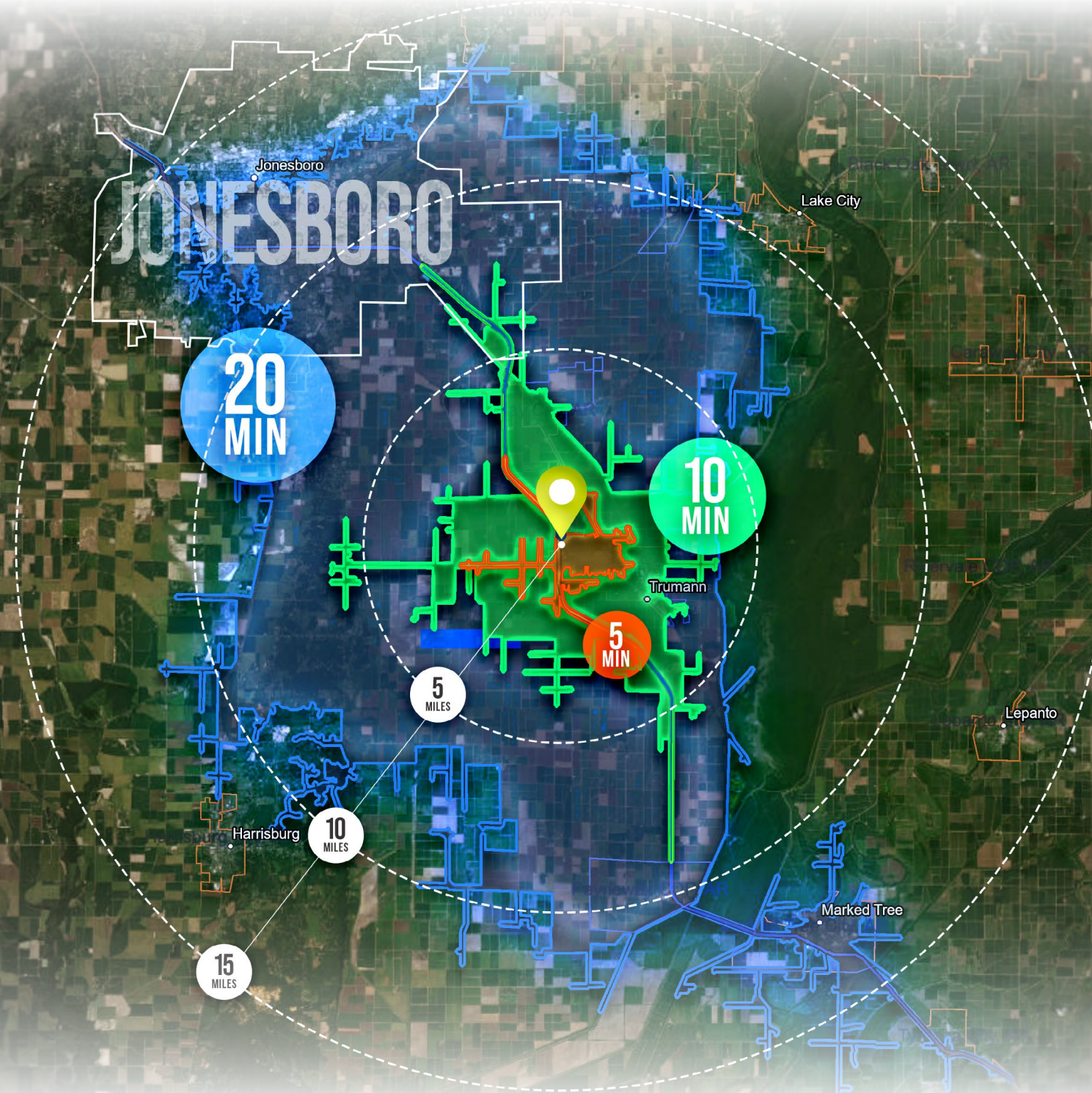
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“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. Our mission is to put our client’s needs ahead of our own while striving to excel in quality, innovation, 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.

2221 HILL PARK CV.
JONESBORO, AR



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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

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

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