

# FOR SALE

15 YEAR ABSOLUTE NNN SALE-LEASEBACK  
1498 RED WOLF BLVD., JONESBORO, AR



BROUGHT TO YOU BY



# OFFERING

PRICE : \$1,493,333

NOI : \$112,000

CAP RATE : 7.50%

INITIAL TERM : 15 YEARS

BUILDING SIZE : 952 SF

YEAR BUILT : 2020

# HIGHLIGHTS

- Along Main Thoroughfare in Northeast Arkansas
  - 15 Year NNN Lease
  - Personal Guarantor
  - Owner Operator Store
- Located 1/4 Mile From Arkansas State University

This newly constructed freestanding Checkers is located directly on the highly coveted Red Wolf Blvd. in Jonesboro, AR lending it exposure to more than 41,000 cars per day. The property is surrounded by other major retailers & restaurants that include Target, Chili's, Slim Chickens, Olive Garden, Buffalo Wild Wings, Popeyes, Jimmy John's, new Carwash Development, & many others located on the main Red Wolf Blvd artery. It is located along Jonesboro's primary thoroughfare between the exit I-555 and Arkansas State University.

This property is being offered as a sale-leaseback with an initial 15 year term & three, 5-year options. There will be a 10% rent increase every five years of the initial term & at each option. The property is being offered with an NOI of \$112,000 and a cap rate of 7.50%.

The operator and franchisee is local and has a history of owning successful restaurants & businesses.

**NATHAN ELLER**  
EXECUTIVE BROKER  
870.336.8000  
nathan@haagbrown.com



**ZAC QUALLS**  
COMMERCIAL BROKER  
870.336.8000  
zac@haagbrown.com



# CONTACT

# FINANCIAL OVERVIEW

## TENANT OVERVIEW

LEASE EXECUTION : Day of Closing

RENT COMMENCE : Day of Closing

LEASE EXPIRATION : 15 Years from Closing

GLA : 952 SF

ORIGINAL TERM : 15 Years

OPTIONS : Three, 5-Year

INCREASES : 10% Every 5 Years

NUMBER OF LOCATIONS : 870+

HEADQUARTERED : Tampa, FL

WEBSITE : [checkers.com](http://checkers.com)

## RENT ROLL

GLA : 952 SF

RENT COMMENCE : Day of Closing

ORIGINAL TERM : 15 Years

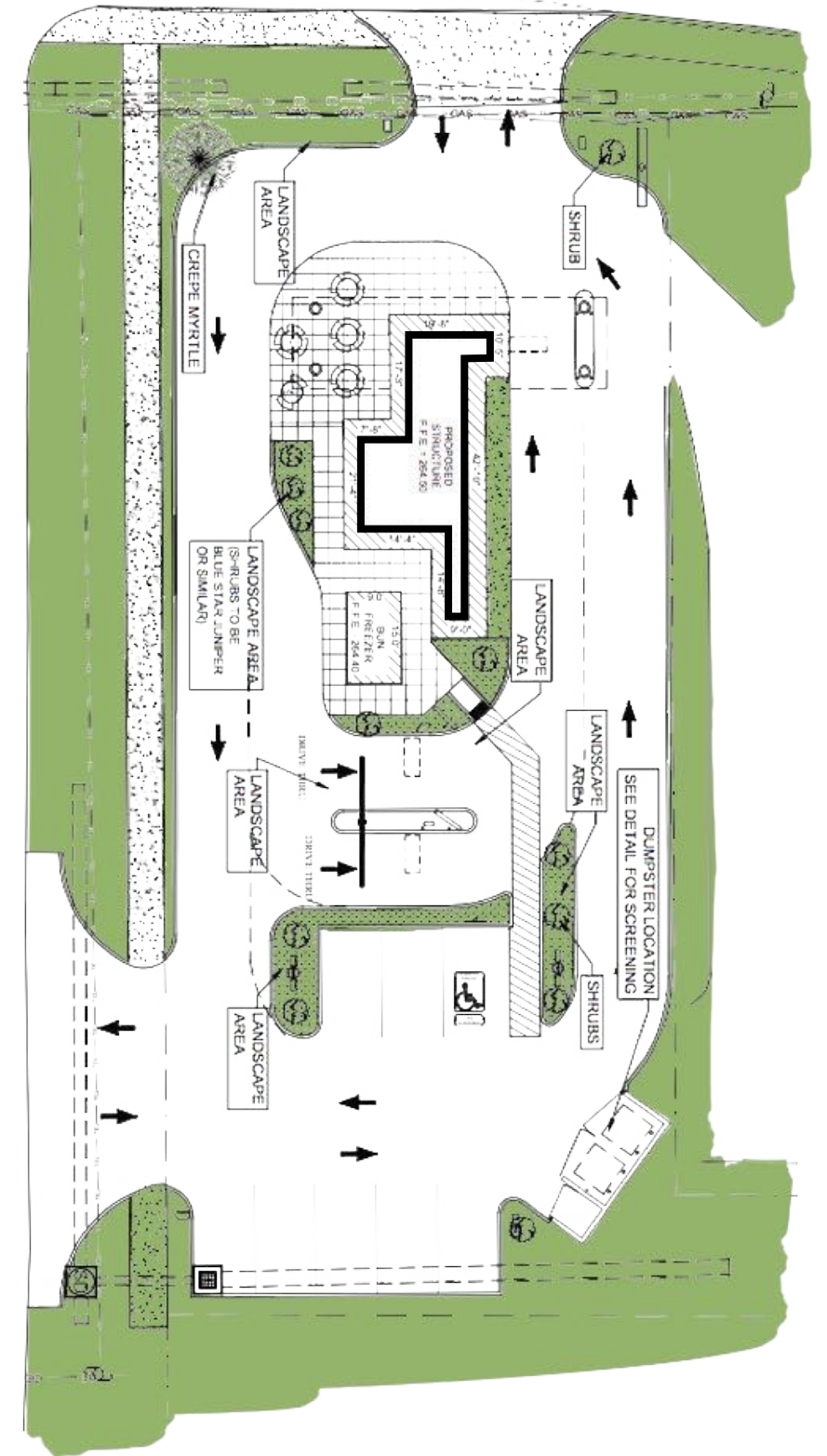
ANNUAL RENT : \$112,000

OPTIONS : Three, 5-Year

LEASE TYPE : Absolute NNN

CHANGES : 10% Increases Every 5 Years

As one of the country's most recognized brands, Checkers & Rally's is an industry leader with over 30 years of experience and more than 870 restaurants. Our guests' love for our bold flavored and seared burgers, indulgent milkshakes, and Famous Seasoned Fries is driving us to expand in new cities and develop in existing markets across the country.



# LEASE SUMMARY

## LANDLORD RESPONSIBILITIES

Landlord shall have zero responsibilities.

## TENANT RESPONSIBILITIES

Tenant shall be responsible for all cost associated with all maintenance, replacement, and repairs necessary to keep the premises in a good state.

## COMMON AREA MAINTENANCE

Tenant's Responsibility.

## TAXES

Tenant's Responsibility.

## INSURANCE

Tenant's Responsibility.

## UTILITIES

Tenant shall be responsible for all utility services within the premises, including gas, electric, telephone, water, sewer, cable, and trash removal.

## ASSIGNMENT & SUBLETTING

Tenant shall have the right at any time to sublease or assign all or any portion of Tenant's Premises with Landlord's prior approval or consent, which shall not be unreasonably withheld or delayed. However, Tenant shall remain guarantor on lease.



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River City FLOORING

Walgreens

Advance Auto Parts



© 2010



RED WOLF BLVD.

NETTLETON AVE.

FirstSecurity



RED WOLF BLVD.  
JONESBORO, AR



2010



Kirkland's



PET SMART



Academy SPORTS+OUTDOORS



KOHL'S



sam's club



RED WOLF BLVD.

Staffmark Group



HAPPY NAILS AND SPA

FOOD SMART COST PLUS OUTLET

JOANN

NETTLETON AVE.

Walgreens

FirstSecurity

RED WOLF BLVD.  
JONESBORO, AR



2010

# RED WOLF BLVD. JONESBORO, AR

America's  
**CAR-MART**



Bliss

**POPEYES**  
LOUISIANA KITCHEN

**Tucker's**  
FURNITURE & APPLIANCES

**BM**  
Bedding Mart

**Andy's**  
Frozen Custard



**Hardee's**

**Advance**  
Auto Parts



CARPER'S CORNER  
CAR-CAMERAS  
STEROIDS

**FirstSecurity**

**Walgreens**

**River City**  
FLOORING

NETTLETON AVE.



RED WOLF BLVD.

EXPRESS TAKE  
**5**  
CAR WASH

**ffmark**  
Group

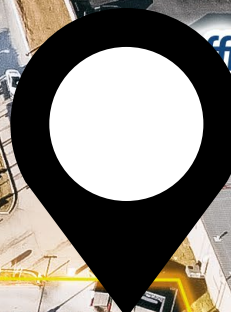
JOANN

**FOOD SMART**  
COST PLUS OUTLET

**HAPPY NAILS**  
AND SPA



**DOLLAR TREE**



# ABOUT JONESBORO

## JONESBORO UNLIMITED

[JONESBOROUNLIMITED.COM](http://JONESBOROUNLIMITED.COM)

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 15% below the national average and utility prices that are among the lowest in the country, Jonesboro is a secure investment

Jonesboro's location makes transportation of goods easy and efficient. With Interstate 555 less than two miles from the 1,500-acre Craighead Technology Park, the logistics of shipping in and out of Jonesboro flow smoothly.

Jonesboro is within an hour's drive of interstates 40 and 55 and one hour from Memphis, the nation's distribution center.

With over 90-million people living within a one-day drive of Jonesboro, our location can easily suit your company's distribution and logistics needs.

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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	4,597	35,498	54,203
2010 Total Population	5,000	41,123	63,936
2018 Total Population	5,153	46,680	72,706
2018 Group Quarters	541	2,905	3,432
2023 Total Population	5,270	49,831	77,836
2018-2023 Annual Rate	0.45%	1.32%	1.37%
2018 Total Daytime Population	14,780	66,200	86,281
Workers	11,624	40,072	46,916
Residents	3,156	26,128	39,365
<b>Household Summary</b>			
2000 Households	2,002	14,654	21,669
2000 Average Household Size	2.12	2.28	2.39
2010 Households	1,936	16,560	24,957
2010 Average Household Size	2.32	2.32	2.43
2018 Households	1,974	18,819	28,411
2018 Average Household Size	2.34	2.33	2.44
2023 Households	2,020	20,171	30,511
2023 Average Household Size	2.34	2.33	2.44
2018-2023 Annual Rate	0.46%	1.40%	1.44%
2010 Families	1,127	9,476	15,714
2010 Average Family Size	2.95	2.98	3.01
2018 Families	1,109	10,447	17,433
2018 Average Family Size	3.00	2.99	3.03
2023 Families	1,120	11,058	18,536
2023 Average Family Size	3.01	3.00	3.04
2018-2023 Annual Rate	0.20%	1.14%	1.23%
<b>Housing Unit Summary</b>			
2000 Housing Units	2,174	16,224	23,677
Owner Occupied Housing Units	37.5%	45.3%	52.5%
Renter Occupied Housing Units	54.6%	45.0%	39.0%
Vacant Housing Units	7.9%	9.7%	8.5%
2010 Housing Units	2,125	18,133	27,085
Owner Occupied Housing Units	31.1%	38.7%	48.8%
Renter Occupied Housing Units	60.0%	52.7%	43.4%
Vacant Housing Units	8.9%	8.7%	7.9%
2018 Housing Units	2,202	20,796	31,134
Owner Occupied Housing Units	27.6%	35.2%	45.2%
Renter Occupied Housing Units	62.0%	55.3%	46.0%
Vacant Housing Units	10.4%	9.5%	8.7%
2023 Housing Units	2,257	22,269	33,410
Owner Occupied Housing Units	27.6%	35.1%	45.3%
Renter Occupied Housing Units	61.9%	55.4%	46.0%
Vacant Housing Units	10.5%	9.4%	8.7%
<b>Median Household Income</b>			
2018	\$28,486	\$35,311	\$43,006
2023	\$31,893	\$39,639	\$49,294
<b>Median Home Value</b>			
2018	\$92,652	\$135,605	\$150,675
2023	\$98,123	\$150,972	\$173,325
<b>Per Capita Income</b>			
2018	\$16,858	\$21,503	\$25,554
2023	\$18,708	\$24,289	\$28,788
<b>Median Age</b>			
2010	26.1	29.2	31.4
2018	27.4	30.9	33.0
2023	28.1	31.7	34.0

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	4,597	35,498	54,203
2010 Population	5,000	41,123	63,936
2018 Population	5,153	46,680	72,706
2023 Population	5,270	49,831	77,836
2000-2010 Annual Rate	0.84%	1.48%	1.67%
2010-2018 Annual Rate	0.37%	1.55%	1.57%
2018-2023 Annual Rate	0.45%	1.32%	1.37%
2018 Male Population	48.1%	48.1%	48.6%
2018 Female Population	51.9%	51.9%	51.4%
2018 Median Age	27.4	30.9	33.0

In the identified area, the current year population is 72,706. In 2010, the Census count in the area was 63,936. The rate of change since 2010 was 1.57% annually. The five-year projection for the population in the area is 77,836 representing a change of 1.37% annually from 2018 to 2023. Currently, the population is 48.6% male and 51.4% female.

#### Median Age

The median age in this area is 27.4, compared to U.S. median age of 38.3.

#### Race and Ethnicity

2018 White Alone	55.6%	63.5%	70.2%
2018 Black Alone	32.1%	27.2%	21.9%
2018 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2018 Asian Alone	1.3%	2.0%	1.7%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	8.0%	4.4%	3.4%
2018 Two or More Races	2.6%	2.5%	2.3%
2018 Hispanic Origin (Any Race)	11.3%	7.2%	6.0%

Persons of Hispanic origin represent 6.0% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 52.0 in the identified area, compared to 64.3 for the U.S. as a whole.

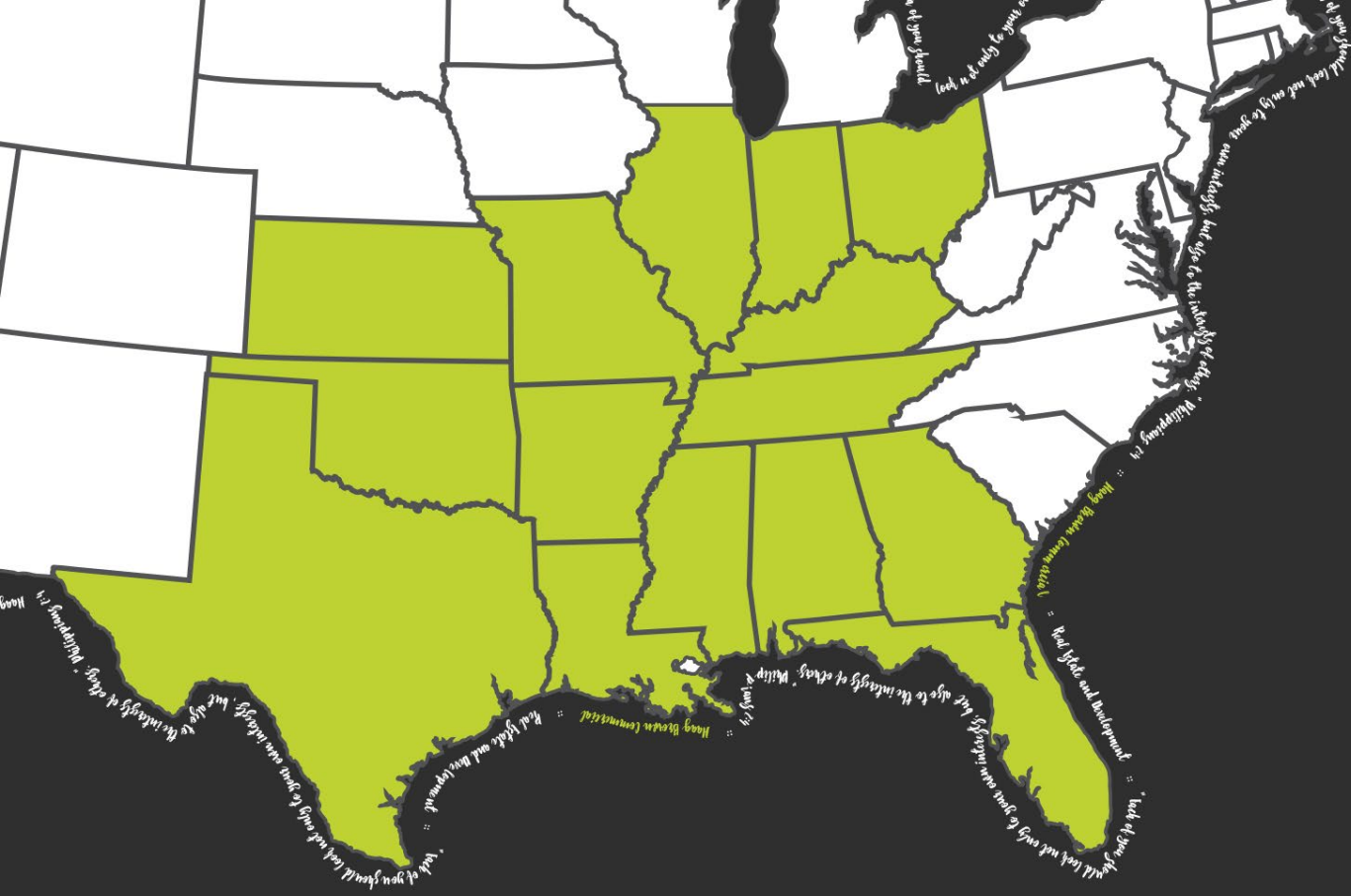
#### Households

2000 Households	2,002	14,654	21,669
2010 Households	1,936	16,560	24,957
2018 Total Households	1,974	18,819	28,411
2023 Total Households	2,020	20,171	30,511
2000-2010 Annual Rate	-0.33%	1.23%	1.42%
2010-2018 Annual Rate	0.24%	1.56%	1.58%
2018-2023 Annual Rate	0.46%	1.40%	1.44%
2018 Average Household Size	2.34	2.33	2.44

The household count in this area has changed from 24,957 in 2010 to 28,411 in the current year, a change of 1.58% annually. The five-year projection of households is 30,511, a change of 1.44% annually from the current year total. Average household size is currently 2.44, compared to 2.43 in the year 2010. The number of families in the current year is 17,433 in the specified area.

DEMOCRAPHICS  
1498 RED WOLF BLVD.





# Haag Brown

## COMMERCIAL

*Real Estate & Development*

ALABAMA :: ARKANSAS :: FLORIDA :: ILLINOIS :: INDIANA :: KENTUCKY :: KANSAS ::  
LOUISIANA :: MISSISSIPPI :: MISSOURI :: OHIO :: OKLAHOMA :: TENNESSEE :: TEXAS



“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. You should also be aware that Haag Brown 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.

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JONESBORO, AR

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HAAGBROWN.COM



**Arkansas Business** Named 2015 Small Business of the Year

**STATE** ARKANSAS STATE UNIVERSITY Named Arkansas State University College of Business “2015 Business Executives of the Year”

# NATHAN ELLER

Executive Broker - Net Leased Investments



Nathan Eller, an executive broker at Haag Brown Commercial Real Estate & Development, specializes in representing buyers and sellers of investment real estate. Nathan's focus is to advise investors, many times 1031 tax exchange clients, on the process of buying and/or selling income producing commercial property. In an ever changing tax environment, Nathan additionally aids his clients in the process of exploring how they might mitigate their tax liability through real estate investing. He enjoys assisting buyers in making the best investment decision for themselves, their company, and their family. Nathan takes every deal personal,

having a passion for finding ways to get income properties sold through investor relationships, networking and the unique marketing strategies at Haag Brown Commercial. Nathan has settled into his role having closed on more than \$150,000,000 of transactions since 2016.

Nathan loves Jesus and enjoys being with his beautiful wife and four children, spending time with family and friends, hiking, fishing, hunting, the outdoors, baseball, and traveling.

[nathan@haagbrown.com](mailto:nathan@haagbrown.com)

870.336.8000



## SIGNIFICANT TRANSACTIONS

### STARBUCKS :

Bentonville, AR  
Conway, AR  
Jonesboro, AR

### ROCK DENTAL BRANDS :

North Little Rock, AR  
Little Rock, AR  
Jonesboro, AR  
Paragould, AR

### SLIM CHICKENS :

Little Rock, AR : Russellville, AR

### TOMMY'S EXPRESS CARWASH :

Jonesboro, AR

### TACOS 4 LIFE :

Jackson, TN  
Little Rock, AR  
Jonesboro, AR  
Benton, AR

### BENJAMIN EDWARDS :

Jonesboro, AR

### FREDDY'S :

Siloam Springs, AR

### PETSMART CENTER :

Jonesboro, AR

### SKETCHERS CENTER :

Jonesboro, AR

### AT&T :

Fayetteville, AR  
Malvern, AR  
Stuttgart, AR

### FEDEX :

Fayetteville, AR

### ASPEN DENTAL :

Russellville, AR

## CLIENT TESTIMONIALS

My experience with Nathan Eller was the best I have had in 45 years of buying commercial real estate. Nathan is the perfect gentleman. He is tenacious, and he carried out my wishes - even when it cost him money." — Roland Whatcott (Seller)

"We approached Haag Brown to list our property because of their reputation. Nathan helped us through the entire process from start to finish. He quickly had 5 offers for us to consider. One thing that impressed me was how personal he took the assignment of listing and selling the property. I found the experience seamless and enjoyable. I would recommend Nathan and Haag Brown to people who have a need or interest in selling an investment property." — Randal Caldwell (Seller)

"When faced with time constraints and a rapidly changing real estate landscape, Nathan was able to identify multiple high quality properties that met our investment goals, and help us navigate the decision process of narrowing it down to the best one. This property was an incredible opportunity that would not have been possible without the connections and knowledge Nathan has in this market." — Kolin Weaver (Buyer)

"Having the opportunity to work with you over the last three years, we can not tell you how impressed we have been with you and ownership (Josh & Greg) at Haag-Brown Commercial Real Estate & Development. The level of real estate depth-expertise and the willingness to work with us both as a buyer and partner in real estate transactions has cemented our long-term relationship. We are excited and look forward to working together on additional projects and acquisitions with you, Josh, Greg and your colleagues at Haag-Brown." — Meredith Bagby (Buyer)

"I recently sold some farmland and decided to invest some of the money in commercial property. I visited with the people at Haag Brown Real Estate and they paired me with Nathan. He did an outstanding job of presenting lots of options for me to look at. He was very thorough throughout the entire process and did a great job of following through and taking care of the details." — David Hodges (Buyer)

## ACHIEVEMENTS

CCIM : Certified Commercial Investment Member

Triple Diamond Award : (\$21MM+ in Volume) - 2018, 2019, 2020, 2021

Double Diamond Award : (\$14MM+ in Volume) - 2016, 2017

Henderson State University : BBA in Management - Class of 2013

# 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