

# SALE OR LEASE

- MULTIPLE EXECUTION STRATEGIES OFFERED
- CITY'S MOST ACTIVE RETAIL CORRIDOR



HaagBrown  
COMMERCIAL  
Real Estate & Development

VISIONS AVE

# PROPERTY OVERVIEW

## Premier Hilltop Development Opportunity

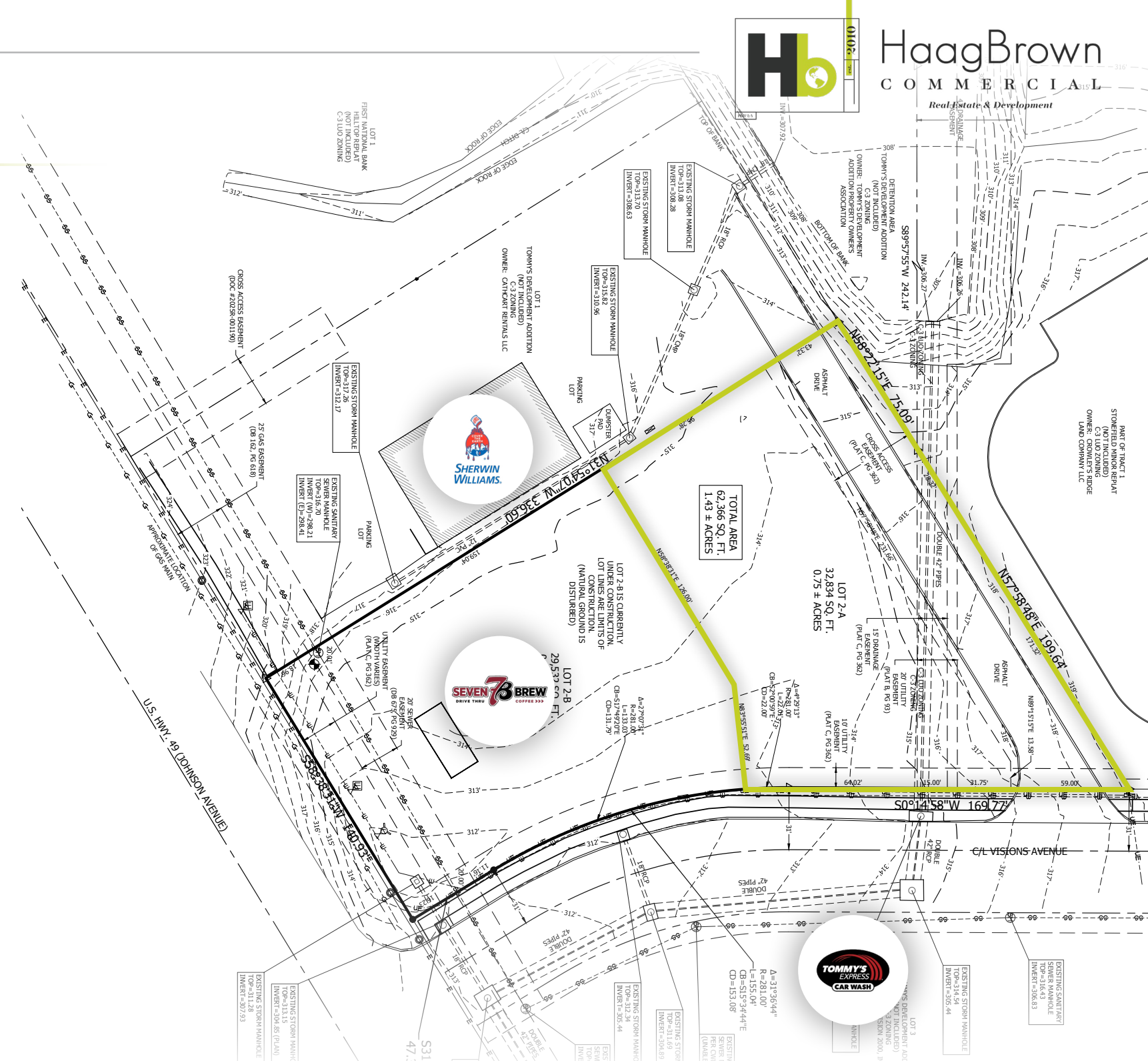
Positioned in the heart of Jonesboro's rapidly expanding Hilltop corridor, this location represents a rare opportunity to secure one of the most strategic and high-growth sites in the market. Surrounded by best-in-class national and regional retailers—including 7 Brew Coffee, Tommy's Express Car Wash, Waffle House, Chipotle, and several additional upcoming developments—this site benefits from immediate traffic drivers and continued momentum in one of the city's most active retail corridors. This offering provides unmatched flexibility for investors, developers, and users alike, with the ability to structure the opportunity as a ground lease, build-to-suit, or fee simple acquisition.

## Investment Highlights

- **Top-Tier Location in Hilltop** Situated in one of Jonesboro's most desirable and fastest-growing retail corridors, widely recognized as a dominant trade area for national retailers.
- **Surrounded by High-Performing Retailers** Immediate adjacency to 7 Brew, Tommy's Express Car Wash, Waffle House, Chipotle, Jersey Mikes, Starbucks, and additional announced and unannounced developments driving significant daily traffic.
- **Multiple Execution Strategies Offered** as a ground lease, build-to-suit, or for sale, allowing flexibility to meet a variety of investment or user needs.
- **Strong Traffic & Visibility** Excellent access and visibility within a heavily trafficked retail node, supported by surrounding national brands and continued area expansion.
- **Path of Growth Location** Positioned directly in the path of Jonesboro's retail expansion, with ongoing development reinforcing long-term value and demand.
- **Ideal for National Tenants or Developers** A premier opportunity for QSR, retail, medical, or service-oriented users seeking a best-in-market presence.
- **Rare Availability Opportunities** to secure a site of this quality, size, and positioning in Hilltop are increasingly limited.

## The Opportunity

This site offers investors and users the chance to establish a presence in a corridor that continues to define retail growth in Jonesboro. With surrounding developments already delivering strong traffic and additional projects on the horizon, this site is uniquely positioned to benefit from both immediate synergy and long-term appreciation. Whether structured as a passive ground lease investment, a customized build-to-suit, or a strategic acquisition, this property stands out as one of the best remaining opportunities in the Hilltop trade area.



INFO			
<b>LOT SIZE</b> ± 0.75 AC	<b>GROUND LEASE PRICE</b> \$60,000	<b>SALE PRICE</b> \$653,400	<b>BUILD-TO-SUIT</b> Available



**STRATEGIC LOCATION**

Not only does the site yield direct exposure to Highway 49 (34,000 CPD), it also benefits from the strong connectivity and infrastructure of the neighboring development, offering multiple access points and smooth traffic flow around the site



VISIONS AVE

49





AIRPORT RD

E JOHNSON AVE

49



STATE  
ARKANSAS STATE  
UNIVERSITY

DUNKIN'  
DONUTS

First National Bank

MALCO

BILLY'S  
GOSTAEMUS  
SUPERMARKETS

UB  
Unico Bank

DOLLAR TREE

NAILHOLIC

MACYS

SHERWIN  
WILLIAMS

TOMMY'S  
SHIRT WALES

VAULT

FIREHOUSE  
SUBS  
FOUNDED BY FIREMEN

SportClips  
HAIRCUTS

Buff City  
Soap

CANDY CRAZE

Guthrie's  
BREAD & BUTTER

FAT CITY  
STEAK & GRILL  
HOUSE



AutoZone

LAS BRISAS  
MEXICAN GRILL

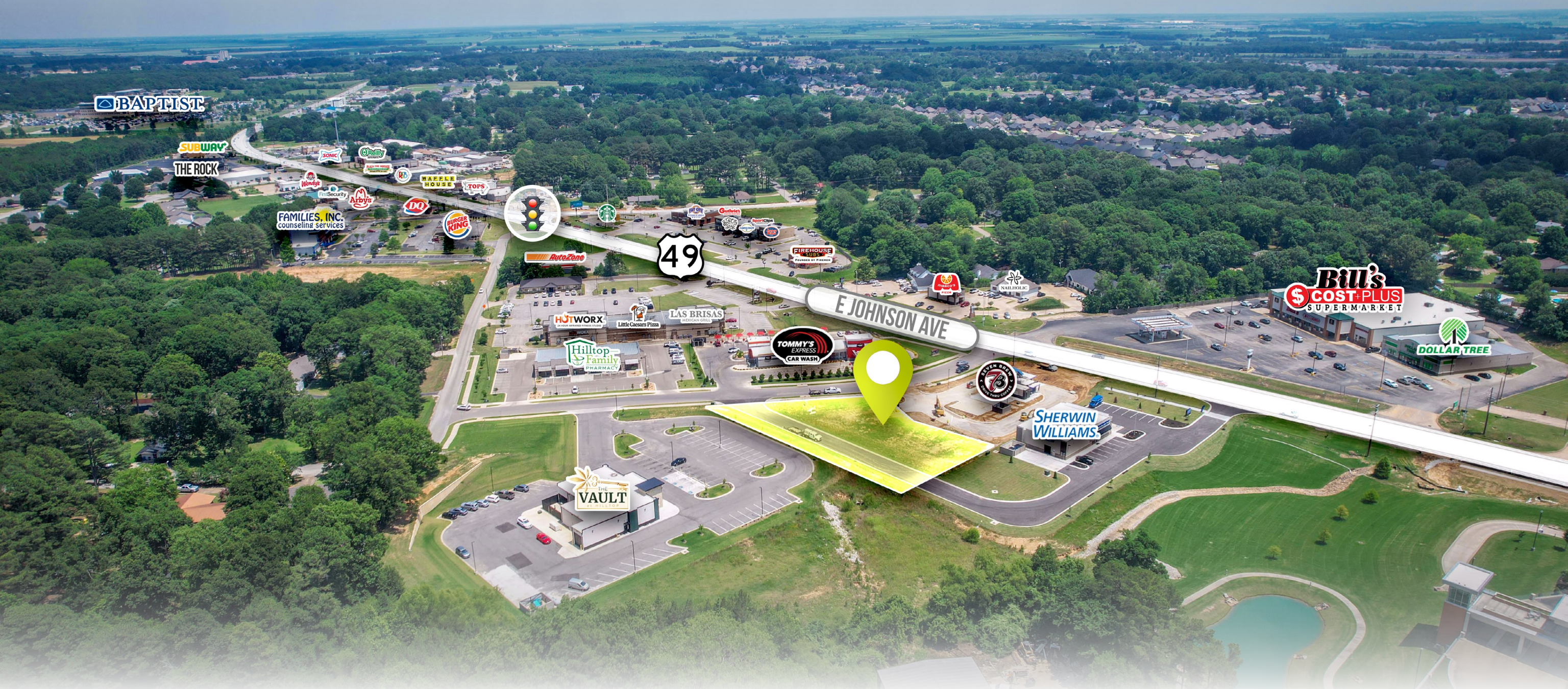
Little Caesars  
PIZZA

HOTWORX

Hilltop  
Family  
SERVICES

BURGER  
KING

FAMILIES, INC.  
counseling services



Nathan Eller | Executive Broker

Haag Brown Commercial

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GREENSBORO VILLAGE

NEA BAPTIST MEMORIAL HOSPITAL

RIDGECREST

DOLLAR GENERAL

E JOHNSON AVE

COURTYARD

ACE



49

EASTERN BYPASS

EASTERN BYPASS

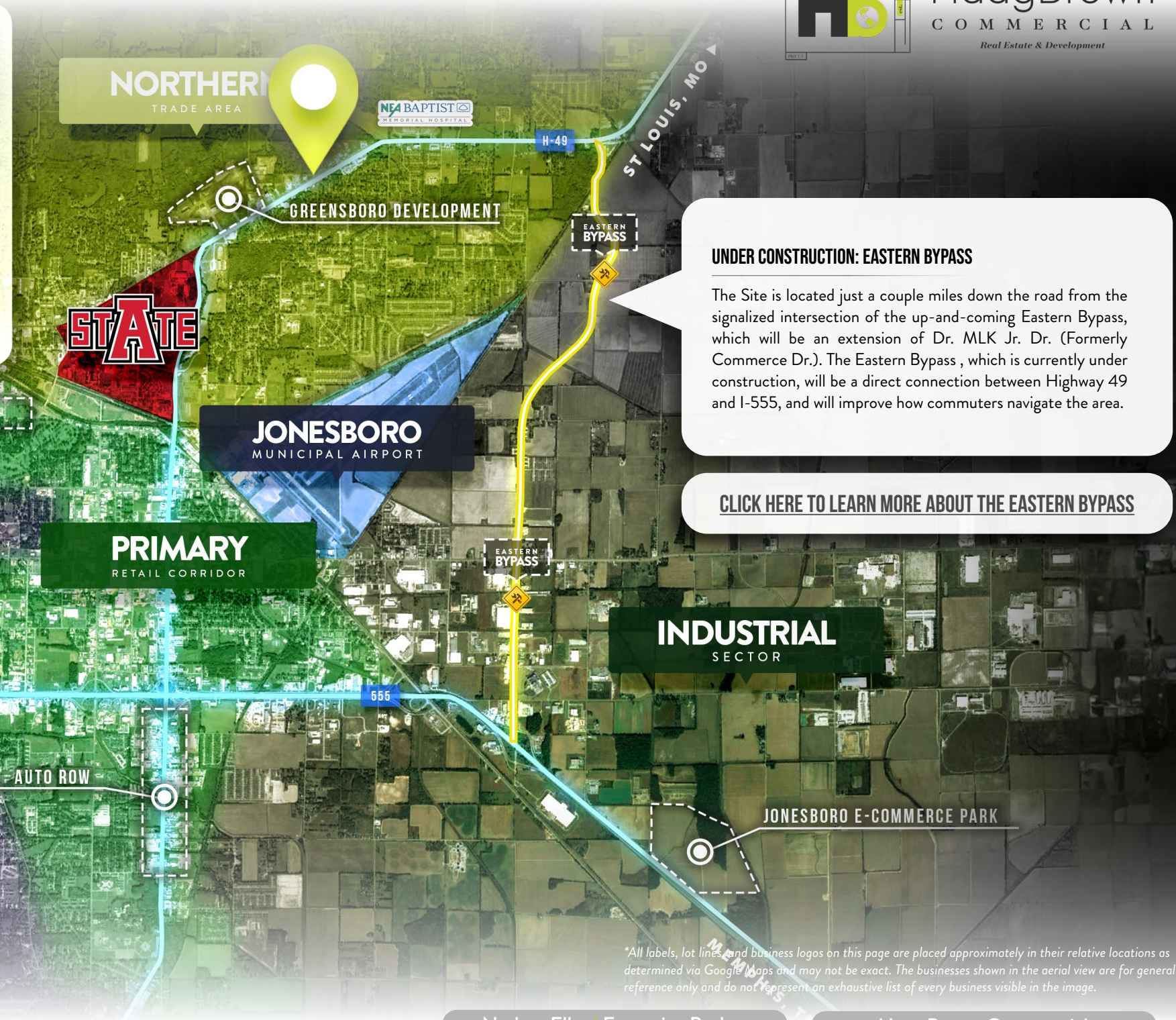
E JOHNSON AVE  
RED WOLF BLVD

## JONESBORO MARKET MAP

Located along Interstate 555, Jonesboro is the retail epicenter of Northeast Arkansas. Despite negative trends of other marketplaces nationwide, Jonesboro is one of only 26 cities in the 363 metropolitan statistical areas in the U.S. that has not only recovered jobs lost from the economy's recent downfall but has added to them!

Jonesboro continues to be the primary bastion of growth and investment. Serving a trade area of over 500,000 people in almost twenty-four counties in Arkansas, Missouri and Tennessee, Jonesboro has steadily grown over 40% in size since 1990 and is estimated to maintain that same or greater level of growth over the next 20 years. With a 363,689 primary trade area population, Jonesboro clearly serves more than its 80,900 residents.

Jonesboro is the home to many large-scale developments, including Jonesboro's E-Commerce Park, The Southern Hills Development, and NEA Baptist's newest \$400 million dollar healthcare facility. This state-of-the-art healthcare 550,000 + SF institution is the largest in Jonesboro with clinical space for more than 120 physicians. This is the single largest investment made by Baptist in any community and the largest health care investment in AR.



**UNDER CONSTRUCTION: EASTERN BYPASS**

The Site is located just a couple miles down the road from the signalized intersection of the up-and-coming Eastern Bypass, which will be an extension of Dr. MLK Jr. Dr. (Formerly Commerce Dr.). The Eastern Bypass, which is currently under construction, will be a direct connection between Highway 49 and I-555, and will improve how commuters navigate the area.

[CLICK HERE TO LEARN MORE ABOUT THE EASTERN BYPASS](#)

\*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.



# HaagBrown

## COMMERCIAL

*Real Estate & Development*

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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. 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  
700 SE 5<sup>TH</sup> ST. | STE 150  
BENTONVILLE, AR



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# NATHAN ELLER

Executive Broker - Net Leased Investments & Ag Division



Nathan Eller is an executive broker at Haag Brown, specializing in representing buyers and sellers of commercial and ag investments. Nathan's focus is to advise investors, many times 1031 tax exchange clients, on portfolio diversification strategies as they move through the process of buying and/or selling income-producing ag or commercial property. He enjoys assisting buyers in making the best investment decisions for themselves, their company, and their family.

Nathan takes every deal personally, having a passion for finding ways to add value to clients and build their real estate portfolio. He enjoys finding ways to list and sell properties through investor relationships, networking and the unique marketing strategies at Haag Brown. Nathan has settled into his role having closed on more than \$240,000,000 of transactions since 2015.

Nathan loves Jesus and enjoys being with his

beautiful wife and children, spending time with family and friends, 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

Transaction Volume Exceeding : \$240,000,000

Triple Diamond Award : (\$21MM+ in Volume) - 2018, 2019, 2020, 2021, 2022

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

Henderson State University : BBA in Management - Class of 2013