

LEASE SPACE  
AVAILABLE



# THE HIGHLANDS

2810 E HIGHLAND DR | JONESBORO, AR



Haag Brown  
COMMERCIAL



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# OPPORTUNITY OVERVIEW

The Highland Shopping Center is a 60,000+ SF Shopping Center that sits on 7 acres at the most prominent intersection in the region's largest trade area and has been a landmark in Jonesboro's retail market for several years.

With exposure to so many consumers, the new ownership group felt it was time to give the entire development a face lift. "We are expecting the look and feel of a completely new shopping center," noted Joshua Brown. "Fuji's Steakhouse will remain long-term and will be the focal point of the re-development efforts."

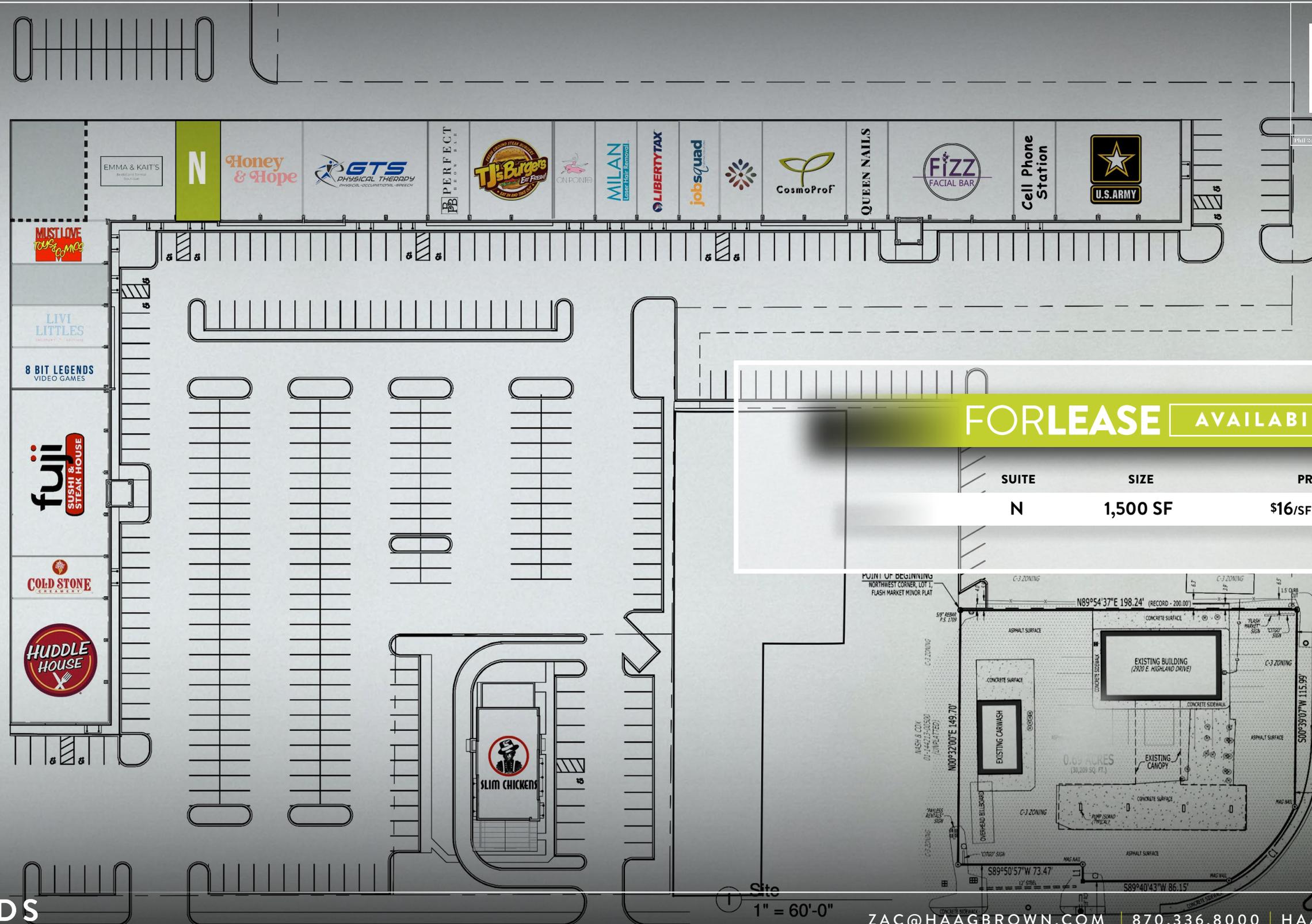
The newly constructed Krispy Kreme is located on 0.78 acres along Highland Drive between Centennial Bank and Ryan's, right across the street from the Highlands re-development project.

"It has been our experience that restaurants and retailers coming into our market want to be on this retail corridor, between the Interstate and Arkansas State University. The Highland Shopping Center sits directly in the middle of these two points making it the ideal location for tenants." - Greg Haag, CCIM



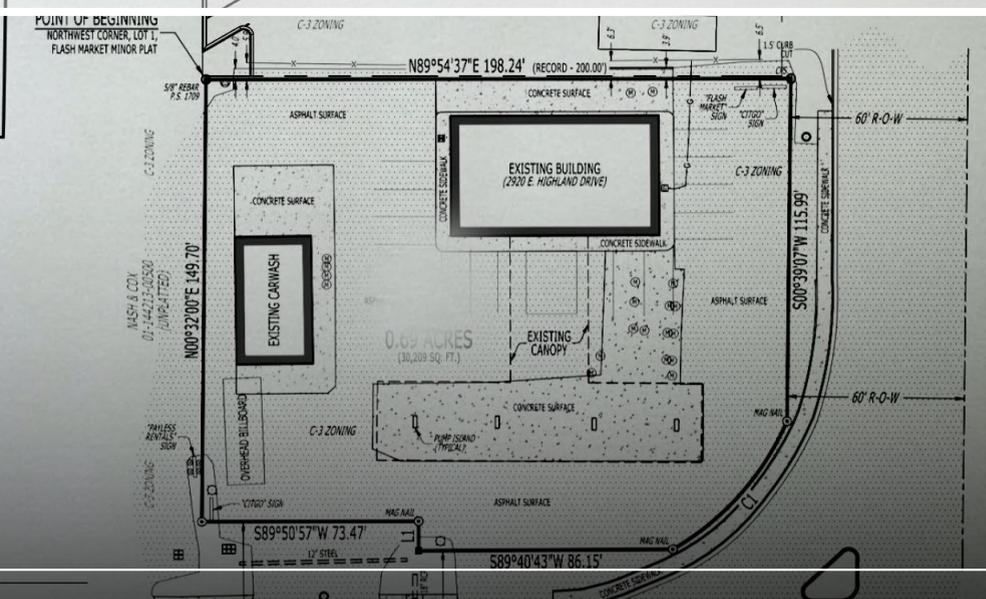


est. 2010



**FOR LEASE** **AVAILABILITY**

SUITE	SIZE	PRICE
N	1,500 SF	\$16/SF <span style="border: 1px solid red; border-radius: 50%; padding: 2px;">NNN</span>



Site  
1" = 60'-0"





EST. 2010



E-HIGHLAND DR

RED WOLF BLVD

Exxon

Threads Boutique



8 BIT LEGENDS VIDEO GAMES

LIVI LITTLES CHILDREN'S ARTS



THE HIGHLANDS



CELL PHONE STATION



LIBERTY TAX

MILAN Laser Hair Removal



PERFECT BB



N

EMMA & KAIT'S



EST. 2010

PHIL 2/3



RED WOLF BLVD  
33,000 CPD

HIGHLAND DR  
22,000 CPD

FAIR PARK BLVD

- CELL PHONE STATION
- FIZZ FACIAL BAR
- Queen's Health
- CosmoProf
- Jobsquad
- LIBERTY TAX
- MILAN
- ONPOINT
- The Barber's
- PERFECT
- GTS PHYSICAL THERAPY
- Honey & Hope
- EMMA & KAIT'S
- LIV LITTLES
- 8 BIT LEGENDS VIDEO GAMES
- MUST LOVE TOYS & GAMES





2010

PHIL 3/14



RED WOLF BLVD



THE HIGHLANDS

HIGHLAND DR



THE HIGHLANDS



EST. 2010

LOCATED BETWEEN TWO MAJOR INTERSECTIONS,  
WHICH HAVE AN ACCUMULATIVE EXPOSURE OF  
OVER 100,000 CPD

HIGHLAND DR + RED WOLF BLVD 54,000 CPD

HIGHLAND DR + CARAWAY RD 48,000 CPD



THE SITE IS WITHIN A 5 MILE RADIUS OF THE  
LARGEST NATIONAL RETAILERS IN THE CITY:

Walmart | sam's club | target | Kroger



**THE HIGHLANDS**



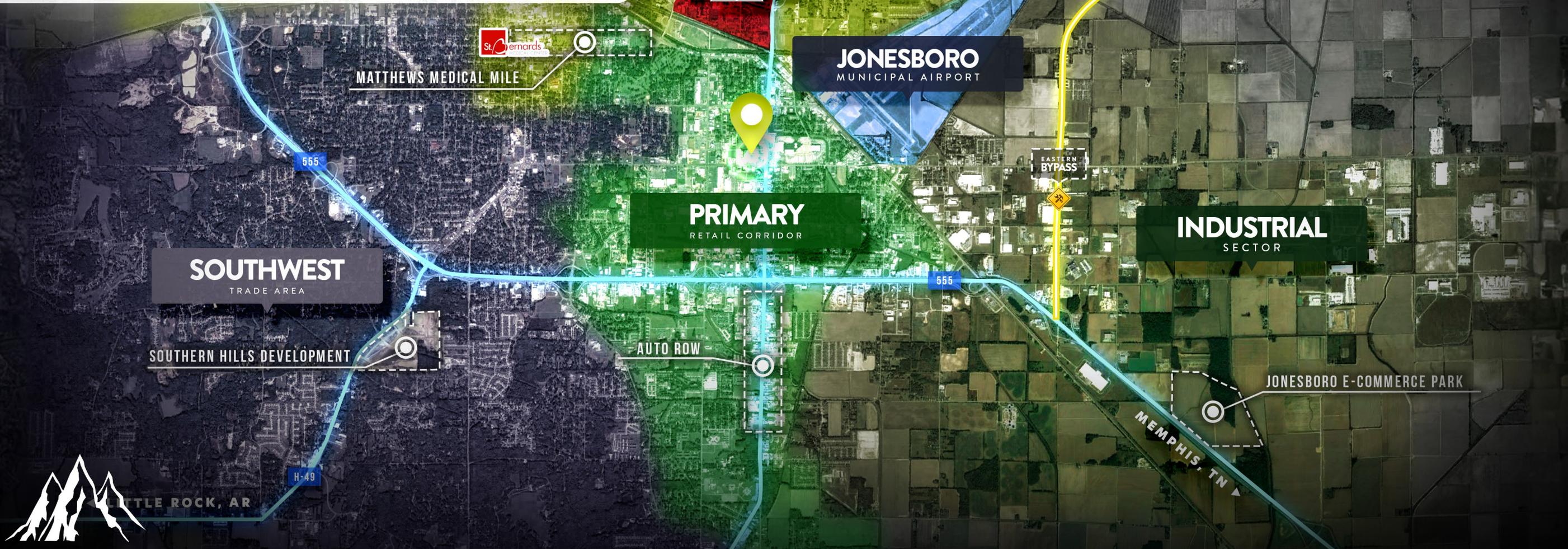
EST. 2010

## 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.





“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.

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# 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.

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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

Arkansas State University - Bachelors of Science in Finance - 2007

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

# JOSHUA BROWN

PRINCIPAL, CCIM

## I believe...

In the "I am third" principal - Jesus first, others second, self third.

*"Do nothing out of selfish ambition or conceit, but in humility consider others as more important than yourselves. Everyone should look not to his own interests, but rather to the interests of others." Philippians 2:4*

There is no separation between who we are professionally and who we are with our loved ones. Who you are at home is who you will be at work.

Our team should be faithful, serving spouses and exceptional, engaged parents. I believe in creating loyal, lasting business relationships with clients based on the same principals.

We add real tangible value to the businesses, property owners, and brokers we work for and with.

In over-delivering in our world that is full of over-promising.

Ideas are great, but implementation is key. If you can't execute, nothing happens. I believe in making things happen.

## AWARDS & ACHIEVEMENTS

Named to Arkansas 250 every year since the creation of the group in 2017 | **Youngest in Arkansas** to receive CCIM designation | Arkansas State University College of Business **Executive of the Year** | ARA Award of Excellence "**Triple Diamond Level**" (\$21MM+) **Recipient** every year since 2010 | Arkansas Business' The New Influentials, **20 in Their 20's** | Arkansas Business' Arkansas **40 under 40** | Arkansas Money & Politics **Top 100 Professionals**



CLICK OR SCAN TO LISTEN

The Paragould Podcast with Jared Pickney  
Featuring Joshua Brown



# 2010

## LAUNCHED HAAG BROWN COMMERCIAL

Led HBC to be the face of commercial real estate brokerage in Jonesboro for over a decade, with fingerprints on 50+ national retail and restaurant projects in NEA alone.

**Former Indian Mall** :: 16+ AC Mall/Sears Transformation into The Uptown, Hottest Retail Development in Jonesboro, AR

**Fairgrounds Re-Development** :: 38 AC Re-Development of the NEA District Fairgrounds Property in the heart of Jonesboro, AR

**Phoenix Flyover** :: 8+ AC Retail Development along I-540 in Fort Smith, AR

**Highland Square Center** :: 80,000 SF Re-Development of Longstanding Kmart Space in Jonesboro, AR

# 2016

## co-FOUNDER HAAG BROWN ASSET MANAGEMENT

Dedicated to advising and representing buyers and sellers of investment real estate across Arkansas.

**2400 Building** :: 5-Story Office Building & Home of Regions Bank in Jonesboro, AR

**Turtle Creek Crossing** :: 36,000 SF Retail Center with Strong National Tenants in Jonesboro, AR

**Ritter Communications Headquarters** :: 33,000 SF Leed Certified Office Building in Jonesboro, AR

**Chenal Shopping Center** :: 63,000 SF former Kroger Center in Little Rock, AR

**Manages Numerous Notable Retail, Office, and Industrial Assets in Arkansas**

**Over \$150MM of Investment Transactions**

**50+ 1031 tax exchanges Successfully Completed**

**Emphasis on Portfolio Diversification, Wealth Management, and Sale Leasebacks**

# 2021

## co-FOUNDER HAAG BROWN INDUSTRIAL

With the vision of being the top industrial brokerage team in Arkansas, HB Industrial acquires existing industrial properties, lists and sells warehouse related properties, and develops modern, e-commerce driven industrial projects.

**E-Commerce Park** :: Northeast Arkansas' First Ultramodern Logistics, Warehousing & Digital Fulfillment Park On 250+ AC In Jonesboro, AR

**Formed Real Estate for E-Commerce, LLC for Industrial Development & Acquisitions**

**Established 3 MM SF E-Commerce Park on I-555 in Jonesboro, AR**

**Partnered with Hytrol Conveyors on the First 150,000 SF Project within E-Commerce Park**

**Acquired 41,000 SF FedEx Freight Facility**

**\$700MM+ CRE Sales / Lease Volume**

**100+ National Retail & Restaurants in Arkansas**

**Arkansas Business' Small Business Of The Year In 2016, Finalists in 2012 & 2013**

# 2012

## co-FOUNDER HAAG BROWN DEVELOPMENT

Specializes in expanding many companies throughout the southern United States - Arkansas, Oklahoma, Texas, Missouri, Tennessee, Kentucky, and Mississippi.



**100+ Ground-Up Projects In Numerous States**

**New Unit Development for Starbucks, Slim Chickens, Panera Bread, Freddy's Frozen Custard & Steakburgers, and Chipotle**

**Emphasis in Carve-Out Development Completing Multiple Deals with Wal-Mart, Kroger and Target**

**Expert in Shopping Center Re-Development and Creating Premier Lifestyle Oriented Office Developments**

# 2018

## co-FOUNDER HAAG BROWN MEDICAL HOLDINGS

Regional expert on brokering and developing medical related real estate in Arkansas and the contiguous states.

**Reserve at NEA Baptist** :: 11+ AC Lifestyle Focused Medical Development Adjacent to NEA Baptist Health System Campus in Jonesboro, AR

**Reserve At Hill Park** :: First Life-Style Oriented Office Development In Jonesboro, AR

**NEA Sale Leaseback** :: \$17mm Purchase Of 11 NEA Baptist Clinics Across Northeast Arkansas

**Formed HB Medical Holdings, LLC for Medical Development & Acquisitions**

**Over \$50MM in Medical Real Estate Assets**

**Multiple Ground-Up Urgent Care & Specialized Medical BTS**

**Over \$200MM in Medical Real Estate Brokerage**

# 2023

## co-FOUNDER HAAG BROWN AG

Regional expert on advising and representing buyers and sellers of agricultural real estate & land investments across Arkansas.



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