

± 1.99 AC OF PRIME DEVELOPMENT OPPORTUNITY

8335 HIGHWAY 49 | BROOKLAND, AR

FOR SALE

- RARE CLASS A 9,900 SF BUILDING

- 22,000 CARS PER DAY ON HWY 49

9,900 SF



HaagBrown
COMMERCIAL
Real Estate & Development



PROPERTY OVERVIEW

RARE CLASS A HIGHWAY 49 OPPORTUNITY

PROPERTY OVERVIEW

A rare Class-A 9,900 SF retail/warehouse opportunity on 1.99 gated acres directly on Highway 49. Available as real estate only or together with Sharp's Small Engines, a trusted Northeast Arkansas business with 25+ years of operating history.

REAL ESTATE ONLY

Acquire the Class-A building and secured 1.99-acre lot as a standalone commercial property for retail, service, flex, or warehouse use.

REAL ESTATE + BUSINESS

Acquire the property with Sharp's Small Engines, its customer base, brand reputation, and 25+ years of established operations.

BROOKLAND MARKET GROWTH

Positioned between Jonesboro and Paragould in one of Arkansas's fastest-growing cities, supported by residential growth, new investment, and a fast-growing school district.

HEALTHCARE + CORRIDOR GROWTH

Healthcare investment and the NEA Baptist Healthcare System have brought jobs, residents and spending power to the Highway 49 corridor, alongside continued retail and service growth.

9,900 SF

CLASS-A RETAIL / WAREHOUSE

1.99 AC

GATED, SECURED LOT

25+ YEARS

ESTABLISHED BUSINESS

22,000 VPD

HIGHWAY 49 EXPOSURE

EXPANSION

BUILDING / STORAGE ROOM

OFFERING SUMMARY

FOR SALE

PROPERTY ONLY

\$2,000,000

PROPERTY + BUSINESS

\$2,500,000

PROPERTY POSITIONING

DIRECT HIGHWAY 49 FRONTAGE

Prominent Brookland corridor position beside Dollar Tree and Brookland Dental, with nearby retail, healthcare, schools and quick access toward Jonesboro. The gated site supports continued operation, redevelopment or future expansion.

8335 HIGHWAY 49 | BROOKLAND, AR 72417

Class A 9,900 SF building | Fully gated 1.99 AC site | Established business location

Direct frontage on Highway 49 | Room for expansion at the rear



MASON COY

LISTINGS COORDINATOR | LISTING AGENT

MASON@HAAGBROWN.COM



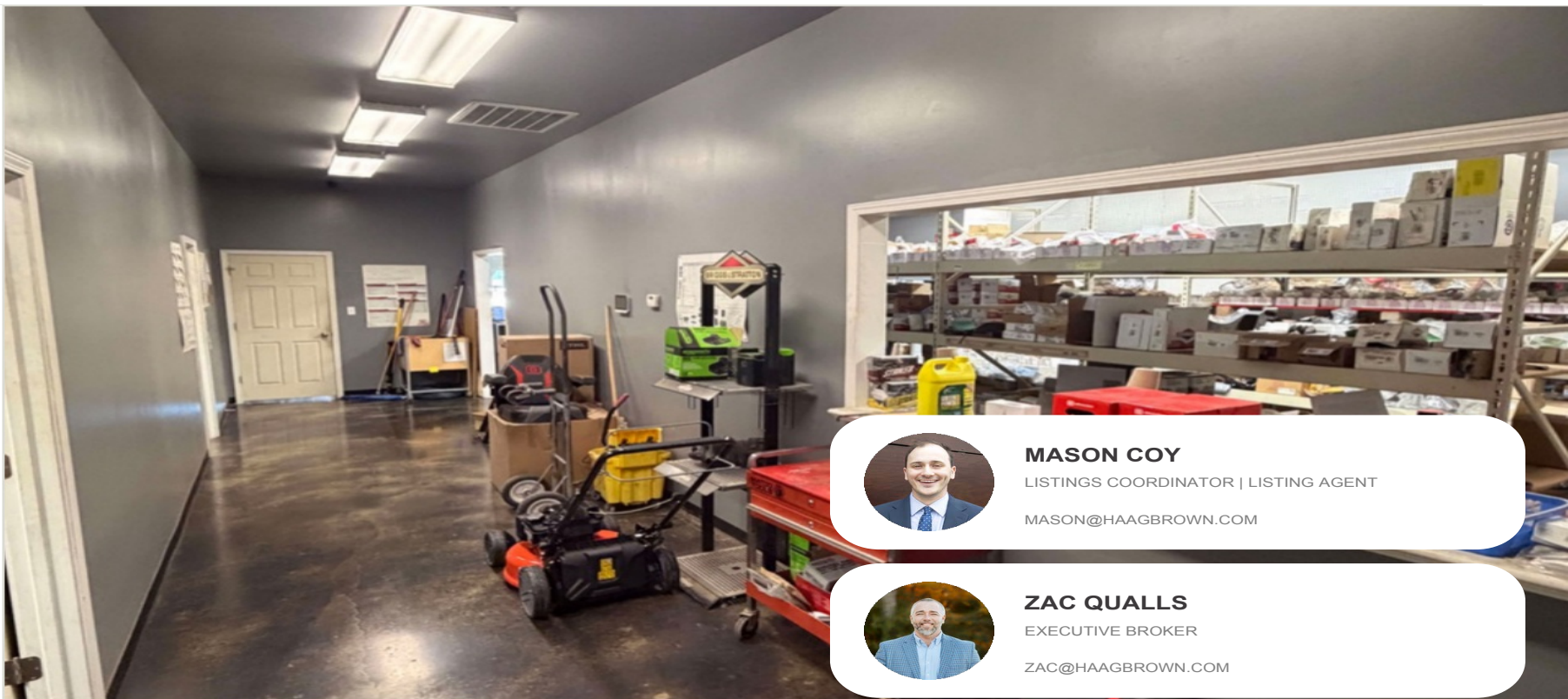
ZAC QUALLS

EXECUTIVE BROKER

ZAC@HAAGBROWN.COM



PROPERTY INTERIORS



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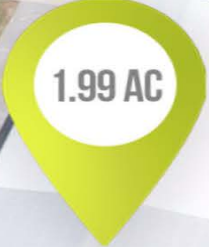
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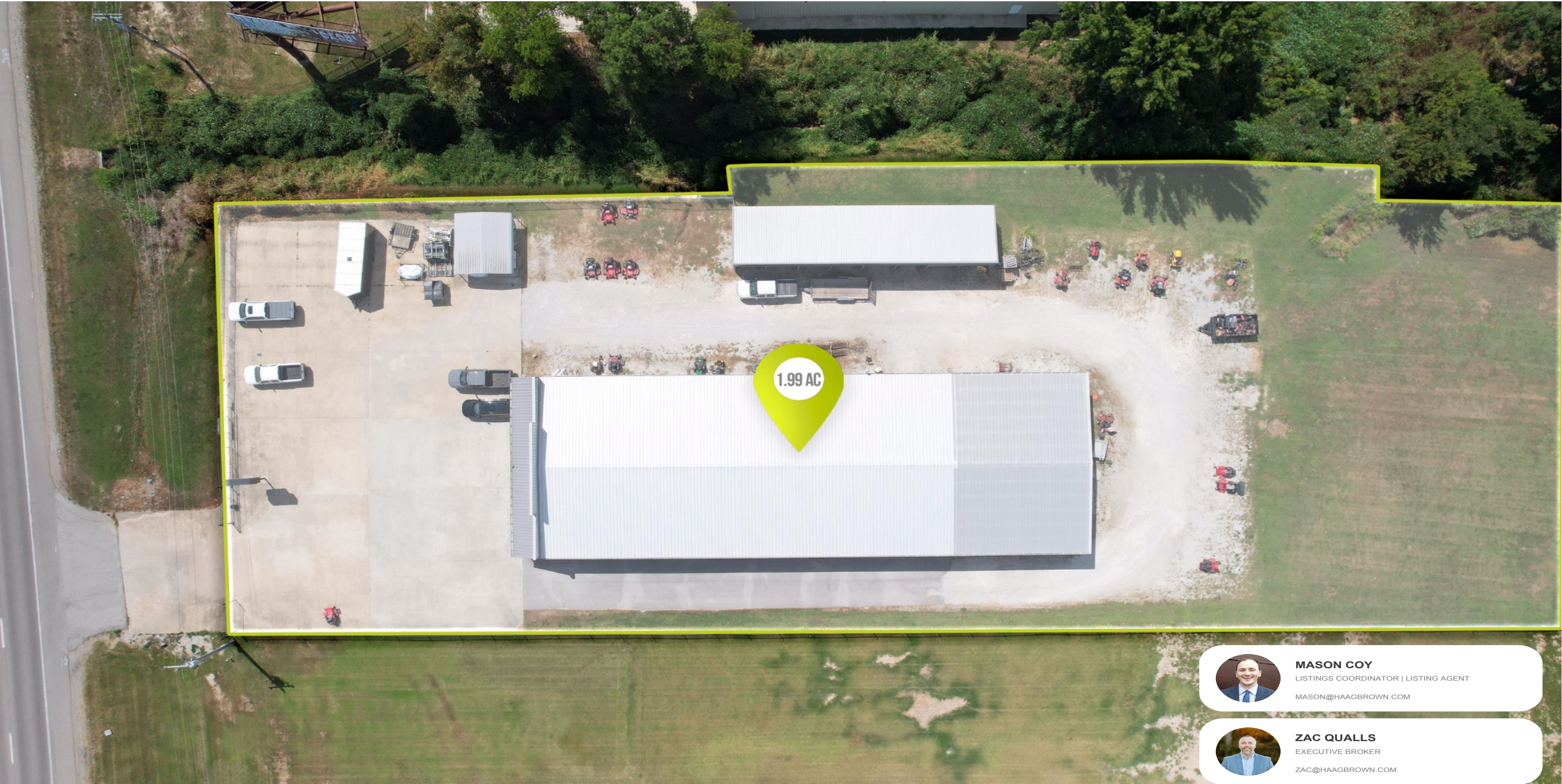
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