

5,200 SF OF SPACE AVAILABLE

# FOR LEASE

2510 thomasville rd  pocahontas, ar



*brought to you by:*  
HAAG BROWN COMMERCIAL





# opportunity overview

Haag Brown Commercial is thrilled to present several leasing opportunities within the newly developed Sand Hill Retail Center, strategically located between Pocahontas High School and Pocahontas Middle School and is in close proximity to St. Bernard's Five Rivers Medical Center.

This modern retail center, built in 2021, spans over 14,000 SF and hosts a mix of professional tenants, including St. Bernard's, GTS Physical Therapy, and the United States Department of Agriculture (USDA).

Current vacancy includes a **3,600 SF** (60' x 60') end-cap suite that offers a drive-thru option with the ability to demise the space to a smaller footprint. In addition to the 3,600 SF available, there is an **1,800 SF** (30' x 60') space available sandwiched between St. Bernard's and the USDA.

Don't miss out on the opportunity to establish your business in this professional center in Pocahontas, Arkansas. Contact Haag Brown Commercial today to explore leasing options at the Sand Hill Retail Center!

## OFFERING

### SUITE 1

PRICE :: \$21 PSF

SIZE :: 3,600 SF (CAN BE DEMISED)

DIMENSIONS :: 60'x60'

### SUITE 2

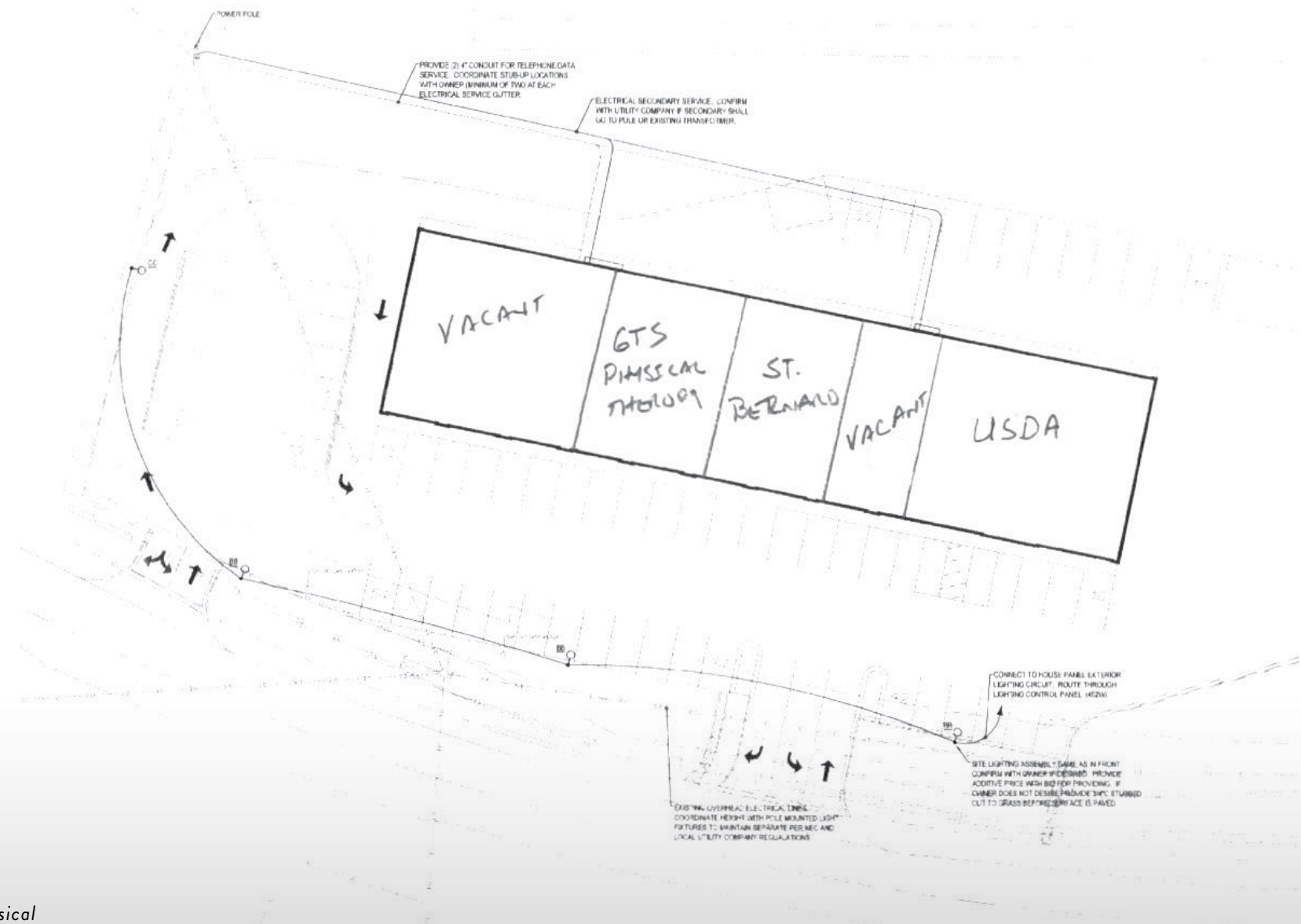
PRICE :: \$21 PSF

LOT SIZE :: 1,800 SF

DIMENSIONS :: 30'x60'

## highlights

- *Newly Constructed 14,000+ SF Strip Center Along N. Thomasville St.*
- *Multiple SF Options Available with Ability to Subdivide*
- *Tenant Improvement Allowance Available*
- *Drive-Thru Option Available*
- *Professional Tenant Mix Including St. Bernard's, GTS Physical Therapy, & the USDA*







1  
suite

2  
suite







2010



N THOMASVILLE ST





# POCAHONTAS



62

67

67

GNC

POCAHONTAS SPORTS COMPLEX

POCAHONTAS

BLACK RIVER TECHNICAL COLLEGE

304

304



### FUTURE I-57

**WALNUT RIDGE - MISSOURI STATE LINE (FUTURE I-57)**  
 Rippled City Council 2015 Planning Committee  
 Selected Alternative

Legend:  
 - Alternative 2 (Blue line)  
 - Alternative C (Green line)  
 - Preferred (Red line)  
 - Proposed Interchange Location (Green square)  
 - Location (Green circle)

[CLICK TO LEARN MORE](#)



# *pocahontas, ar*

Pocahontas is located at the eastern edge of the Ozark Mountains on the Black River. With a deep history of manufacturing and agricultural industries, Pocahontas continues to thrive in these areas. Access to both the Delta and the Ozark Mountains provide the area with a growing tourism industry and a multitude of outdoor quality of life opportunities.



## **CONTACT**

**ZAC QUALLS**  
EXECUTIVE BROKER  
870.336.8000  
[zac@haagbrown.com](mailto:zac@haagbrown.com)



## **CONTACT**

**JEFF ARMSTRONG**  
AGENT  
870.336.8000  
[jeff@haagbrown.com](mailto:jeff@haagbrown.com)

*\*\*This document has been prepared by Haag Brown Commercial for advertising and general information only. Haag Brown Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Haag Brown Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.*







# HaagBrown

COMMERCIAL

*Real Estate & Development*

“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



OFFICE 870.336.8000  
EFAX 888.561.4917  
HAAGBROWN.COM





# 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



# JEFF ARMSTRONG

Industrial & Logistics Brokerage



Jeff Armstrong leads HB Industrial, the division of Haag Brown Commercial that is solely focused on industrial property and development. With the vision of being the top industrial brokerage team in Arkansas, HB Industrial will acquire existing industrial properties, list and sell warehouse and logistics related properties, and develop modern, e-commerce driven industrial projects.

Jeff was the Director of Operations at Armor Seed for twelve years. He was part of the management team responsible for the company's extensive growth leading up to the sale of the brand in 2017 to Land O' Lakes. It was at Armor where he developed a deep working knowledge of the entire operations process of delivering a company's products to their consumers. His experience with research & development, production, manufacturing and distribution makes it easy for him to identify and meet the needs of our clients acquiring warehouse/manufacturing/distribution space.

Jeff was a member of the United State Air Force's 34th Fighter Squadron and currently serves in multiple areas at school and church. He enjoys spending time with his wife Erica and investing in their 3 children.

Jeff is a northeast Arkansas native and received a bachelor's in Agriculture Business from Arkansas State University.

## INDUSTRIAL ROLES

WAREHOUSE AND LOGISTICS: List, Sale, and Develop

E-COMMERCE: Develop

MANUFACTURING: List and Sale

## ACHIEVEMENTS

United States Air Force : 1991 - 1997

Director of Operations at Armor Seed : 2005 - 2017

Agriculture Business - Arkansas State University : Bachelor's 1998

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

870.336.8000