

*\*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



• WELL POSITIONED **Walmart** \* SHADOW CENTER

**±3,100 SF END-CAP W/ HWY FRONTAGE**

**FOR LEASE**

📍 1501 HWY 67 | POCAHONTAS, AR

# PROPERTY OVERVIEW

Seize a prime leasing opportunity at this Dollar Tree-anchored retail center, strategically located at 1501 Highway 67, Pocahontas, Arkansas, near a bustling Walmart Supercenter!

This 13,600 SF retail center, situated at the signalized intersection of Highway 67 & Old County Rd, offers outstanding visibility & access, making it an ideal spot for businesses aiming to capture high foot traffic & exposure. The existing tenant mix includes trusted brands like Dollar Tree & Verizon, adding to the center's strong appeal.

The property features a rare ±v 3,100 SF end-cap lease space -- the only vacancy in the center -- & is surrounded by prominent national retailers & restaurants such as Walmart Supercenter, McDonald's, Taco Bell, Burger King, & O'Reilly Auto Parts.

Ownership is flexible & willing to demise the space into two (2) separate suites, depending on economics & deal terms, offering versatility for potential tenants.

Don't miss your chance to secure this RARE high-visibility end-cap space in Pocahontas' most dynamic retail trade area!

# HIGHLIGHTS

- ★ Dollar Tree anchored retail center near Walmart Supercenter
- Located at the signalized intersection of Highway 67 & Old County Rd. - excellent visibility & access
- Well positioned ± 3,100 SF end-cap lease space - **only vacancy in center**
- Surrounded by other national restaurants & retailers - Walmart Supercenter, McDonald's, Taco Bell, Burger King, & O'Reilly Auto Parts
- Tenant mix includes Dollar Tree & Verizon

## LEASE INFO

**BUILDING SIZE**  
± 13,600 SF

**SPACE SIZE**  
End-Cap | ± 3,100 SF

**LEASE PRICE**  
\$18/SF **NNN**

Center features 62 available parking spaces



Zac Qualls | Executive Broker

Haag Brown Commercial

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



Zac Qualls | Executive Broker

Haag Brown Commercial

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



Zac Qualls | Executive Broker

Haag Brown Commercial

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



Tate

BLACK RIVER  
TECHNICAL COLLEGE

POCAHONTAS  
MUNICIPAL AIRPORT

OLD COUNTRY RD.

Walmart

SITE

67

CADENCE  
Bank

Zac Qualls | Executive Broker

Haag Brown Commercial

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



“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.

*\*\*\*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.*

2221 HILL PARK CV.  
JONESBORO, AR



OFFICE 870.336.8000  
EFAX 888.561.4917  
HAAGBROWN.COM



# ZACQUALLS

Executive Broker - Leasing & Brokerage



Zac Qualls is an executive broker with more than a decade of experience at Haag Brown Commercial. He excels in leasing, brokerage, and tenant representation, with particular expertise in client relationship management.

Zac's in-depth market knowledge allows him to identify prime locations for prospective tenants, ensuring optimal site selection. His robust network of industry contacts provides valuable connections for both landlords and tenants.

Zac consistently demonstrates integrity, dedication, hard work, reliability, and a personal commitment to every deal. He prioritizes your interests, ensuring a high level of professionalism and service in every collaboration.

Outside of work, Zac enjoys spending time with his wife Hilary, and two daughters, Campbell and Turner.

"Be careful how you think; your life is shaped by your thoughts." Proverbs 4:23

[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

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

Arkansas Money & Politics - Top 100 Professional

Triple Diamond Award : (\$21MM+ in Volume) - 2022, 2023

Double Diamond Award : (\$14MM+ in Volume) - 2021

Platinum Level Award : (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007