

THE RESERVE AT HILL PARK



Hb
Haag Brown
COMMERCIAL
est. 2010

THE RESERVE AT HILL PARK

opportunity overview

Haag Brown Commercial Real Estate & Development recently launched a new concept at Hill Park which is conveniently situated within the Windover Park area in the center of Jonesboro, Arkansas. The Reserve at Hill Park is a **27-acre lifestyle oriented office development** complete with a scenic running trail, pavilion and 3-acre lake.

“We spend more time at the office than we do in our own homes. With that in mind, having amenities like a lake, private trail, fishing dock, pavilion, and almost 20 acres of mature trees and wildlife is appealing. The thought of having my bike at the office and leaving in the afternoon for a ride makes me excited... When people think about the Reserve at Hill Park, I want there to be thoughts of biking, running, paddle boarding, hammocks, animals, water and just the outdoors in general.” - Joshua Brown | Haag Brown Principal, CCIM

The Reserve is currently home to Haag Brown Commercial, Majewski Plastic Surgery & Spa, Arthritis & Rheumatism Associates, and the soon to be opened Stonebridge Construction. 6 lots containing a total of 4.5 acres remain leaving room for a number of different site configurations. 5 lots are located at the entrance to the development and 1 sits at the rear, directly on the lake. The lots can be purchased individually or the owners will build to suit up to 10,000 square feet.

3-7,11

BUILD TO SUIT

SIZE :: 4.49 AC

Can Accommodate ::
3,000-10,000 SF

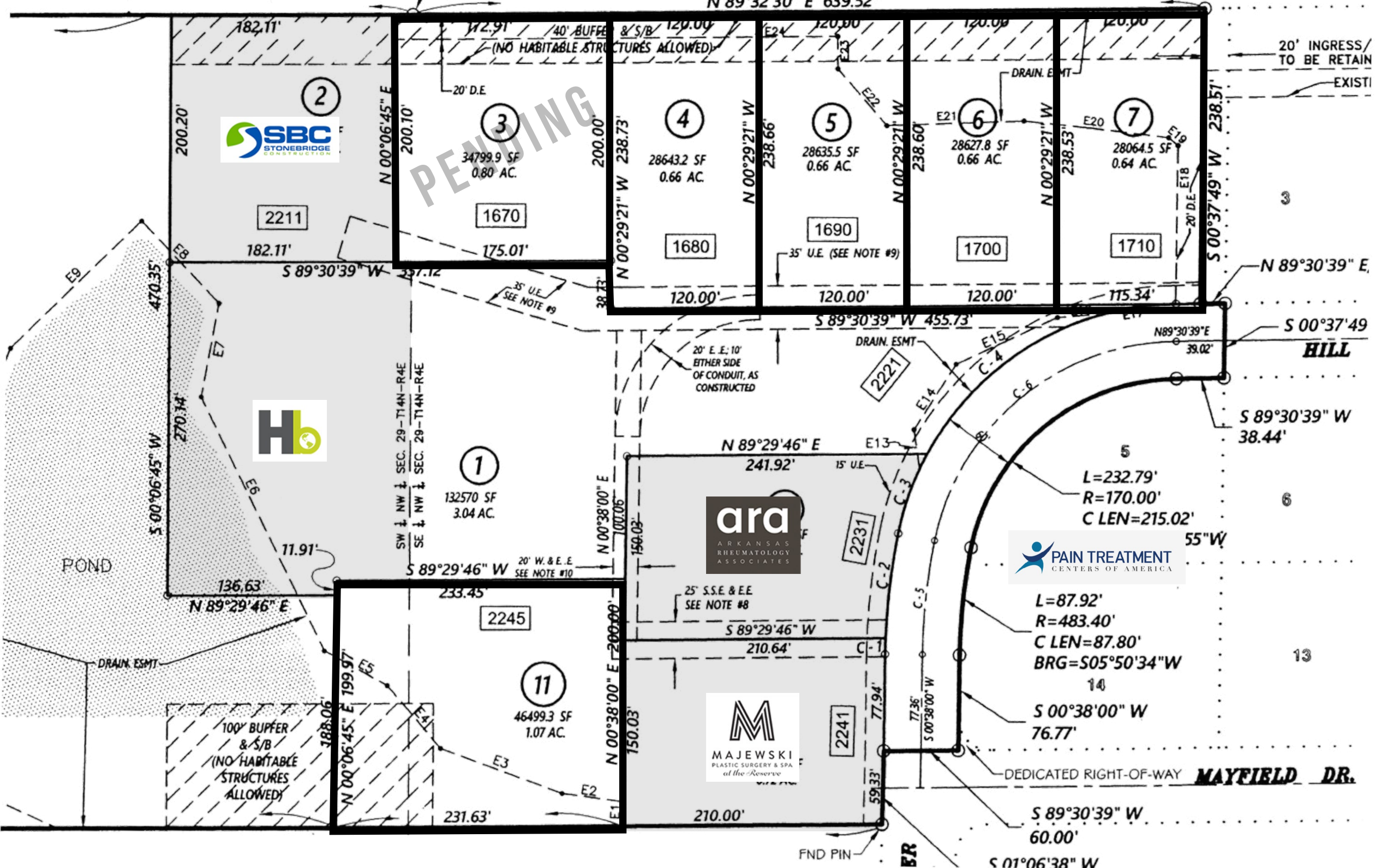
PRICE/SF :: \$20

FOR SALE

SIZE :: 4.49 AC

PRICE :: \$2,139,699

NE CORN. SW 1/4, NW 1/4,
SEC. 29-T14N-R4E



*land
valuation
for sale*

- 3 \$10/SF
\$347,999
- 4 \$10/SF
\$286,432
- 5 \$10/SF
\$286,355
- 6 \$10/SF
\$286,278
- 7 \$10/SF
\$280,645
- 11 \$14/SF
\$650,990

THE RESERVE AT HILL PARK



Forest Home
CHURCH OF THE NAZARENE

11

Hb

SBC
STONEBRIDGE

PENDING

4

5

6

7

M
MAJEWSKI
PLASTIC SURGERY & SPA
of the Reserve

ara
ARKANSAS
RHEUMATOLOGY
ASSOCIATES

PAIN TREATMENT
CENTERS OF AMERICA

Ritter
COMMUNICATIONS

Newk's
EATERY

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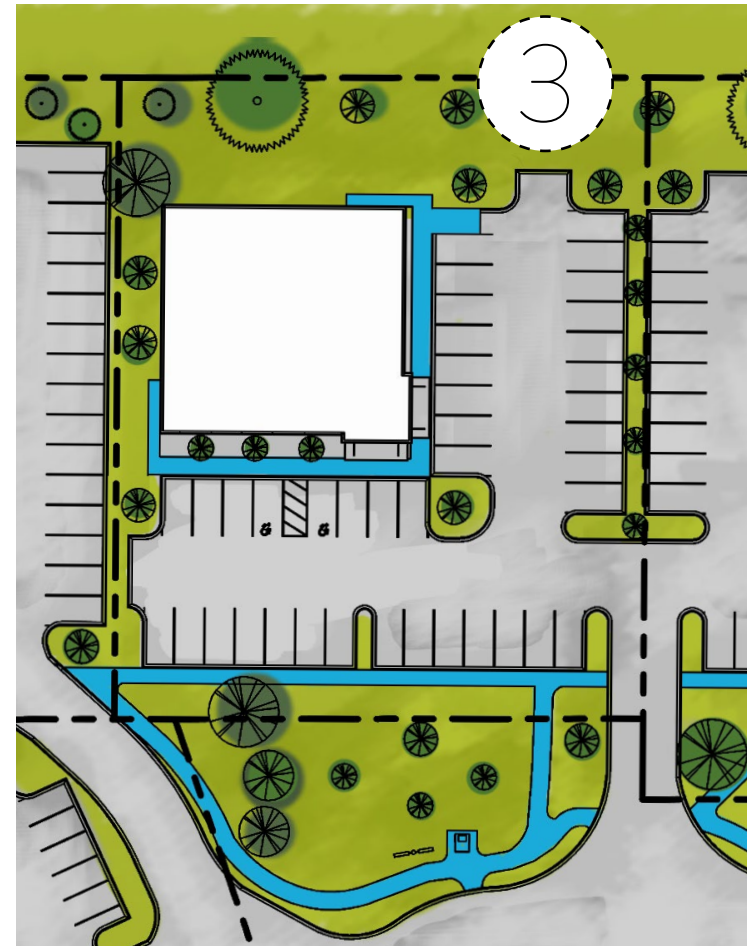
PENDING

BUILD TO SUIT

SIZE ::
up to 10,000 SF
PRICE/SF :: \$20

FOR SALE

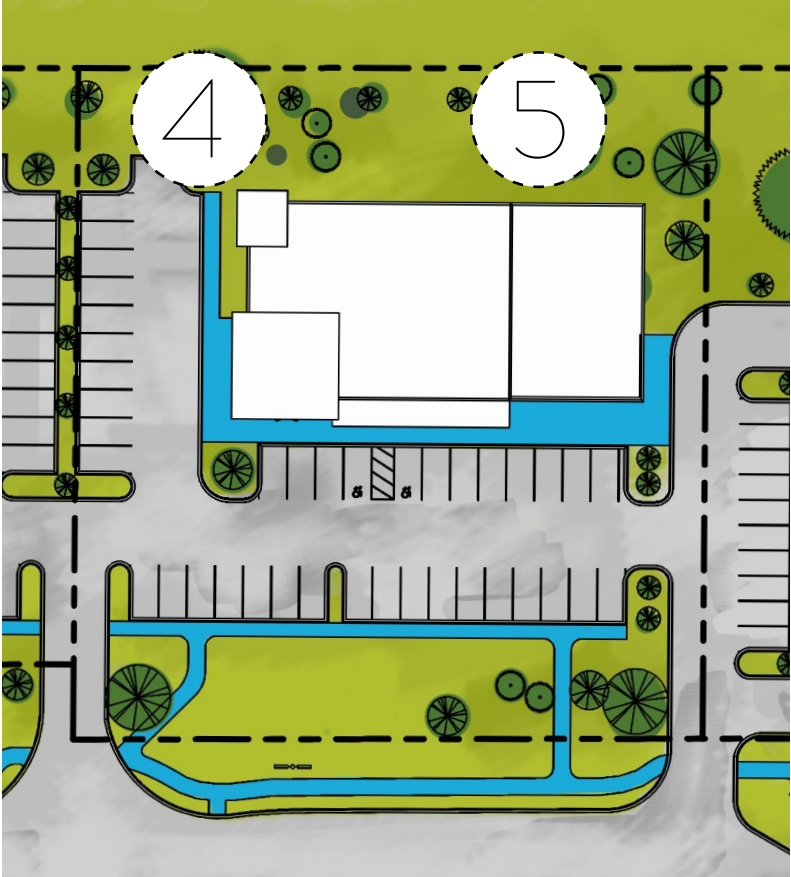
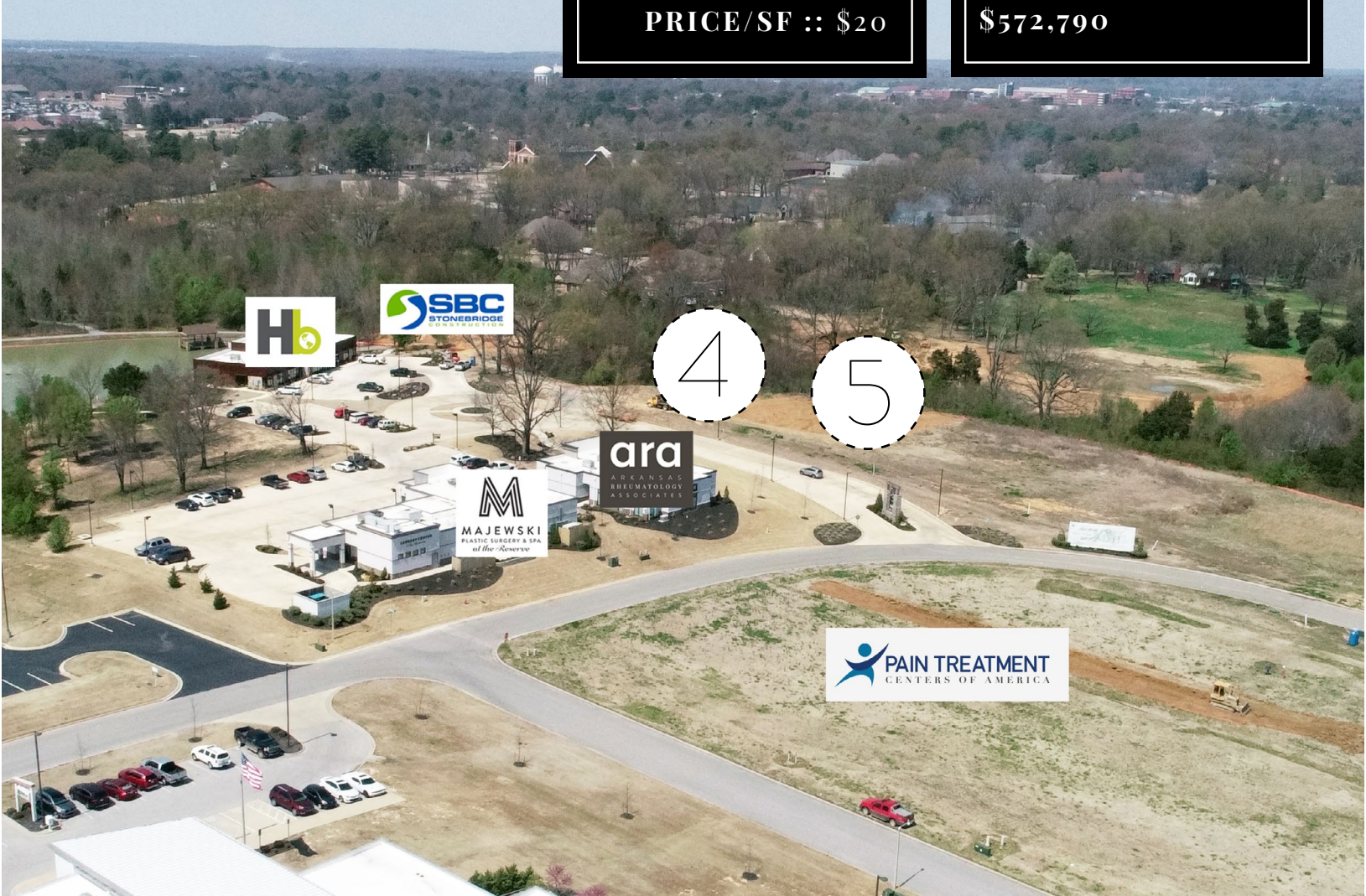
SIZE ::
0.8 AC | 34,800 SF
PRICE ::
\$348,000 | \$10 PSF

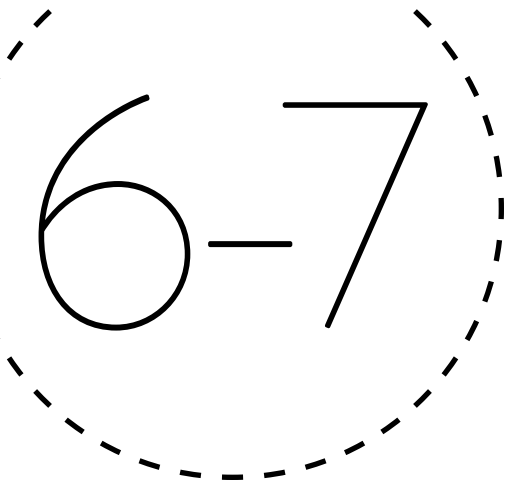


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BUILD TO SUIT
SIZE ::
up to 10,000 SF
PRICE/SF :: \$20

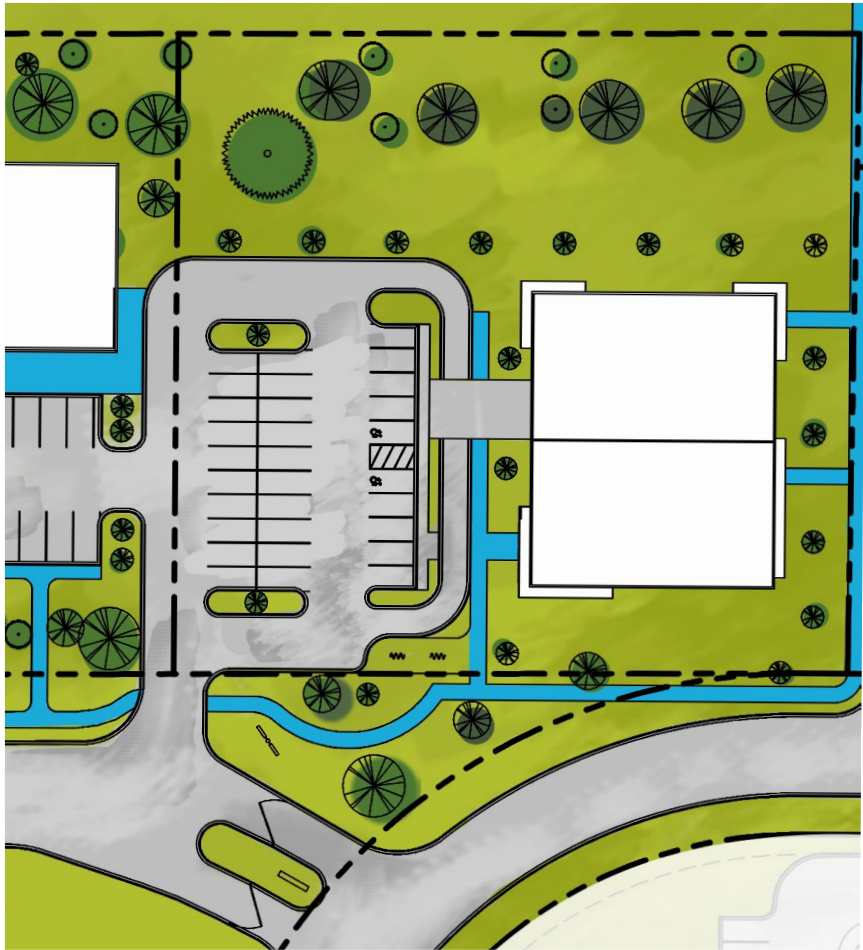
FOR SALE
SIZE ::
1.31 AC | 57,279 SF
PRICE ::
\$572,790





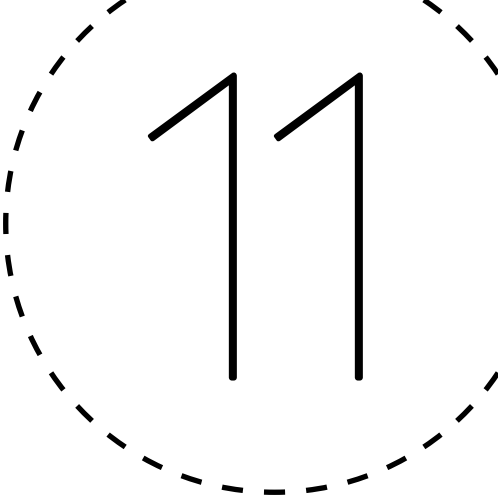
BUILD TO SUIT
SIZE ::
up to 10,000 SF
PRICE/SF :: \$20

FOR SALE
SIZE ::
1.3 AC | 56,692.3 SF
PRICE ::
\$566,923 | \$10 PSF



**potential*

exclusive
LAKE FRONT
OFFICE LOT
AVAILABLE



BUILD TO SUIT
SIZE ::
up to 7,000 SF
PRICE/SF :: \$20

FOR SALE
SIZE ::
1.07 AC | 46,499.3 SF
PRICE ::
\$650,990 | \$14 PSF





PENDING

4

5

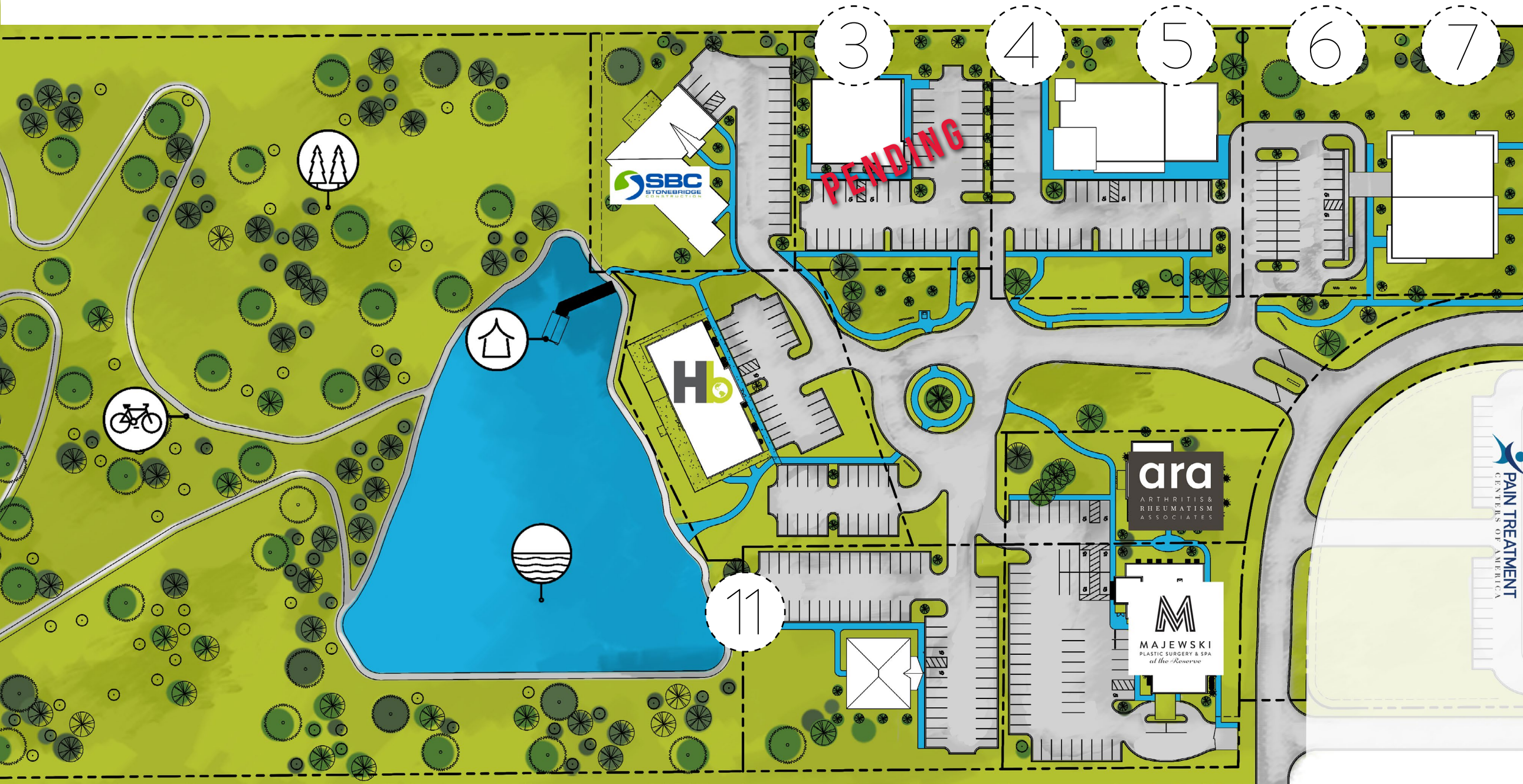
6

11



Haag Brown
COMMERCIAL

THE RESERVE AT HILL PARK



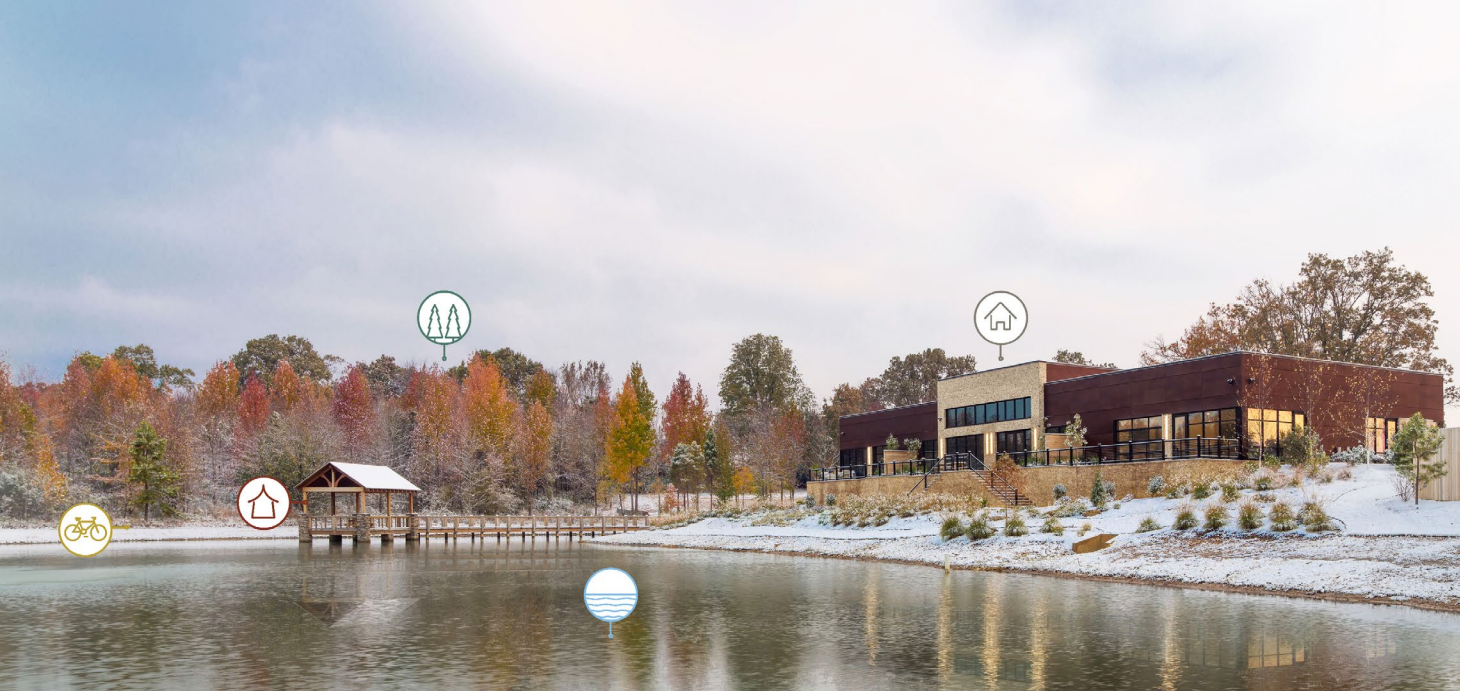
highlights

6 lots available

Build-to-suit

ideal for
restuarant, retail
or office

private trail,
fishing dock &
pavilion



FORREST
 3 ACRE LAKE
 OFFICE PARK
 PAVILION
 RUNNING / BIKE TRAIL



features



HAAG BROWN COMMERCIAL
 OPENED 2018

MAJEWSKI PLASTIC SURGERY & SPA
 OPENED 2017

ARTHRITIS & RHEUMATISM ASSOCIATES
 OPENED 2017

STONEBRIDGE CONSTRUCTION
 UNDER CONSTRUCTION

3 TENANT STRIP CENTER
 POTENTIAL



THE RESERVE AT HILL PARK

27-acre lifestyle oriented office development

"We spend more time at the office than we do in our own homes. With that in mind, having amenities like a lake, private trail, fishing dock, pavilion, and almost 20 acres of mature trees and wildlife is appealing. The thought of having my bike at the office and leaving in the afternoon for a ride makes me excited ... When people think about the Reserve at Hill Park, I want there to be thoughts of biking, running, paddle boarding, hammocks, animals, water and just the outdoors in general."

-Joshua Brown | Haag Brown Principal, CCIM



WHAT WE LOVE ABOUT THE RESERVE

*"Running on the 1-mile trail thru the woods... There isn't a
PRETTIER RUNNING TRAIL IN NORTHEAST ARKANSAS"*

*"FISHING WITH MY SON RANDOMLY just because it is nice
outside. We caught ten fish in thirty minutes last week."*

*"Taking a scheduled conference call on my air-pods. When I have a call
that's gonna be 30 minutes or so, I can TAKE IT ON MY CELL AND
WALK OUT ON THE DOCK OR THRU THE TRAIL."*

*"THE RESERVE IS COMPLETELY SERENE. You absolutely cannot tell you
are in the middle of one of the largest cities in the state."*

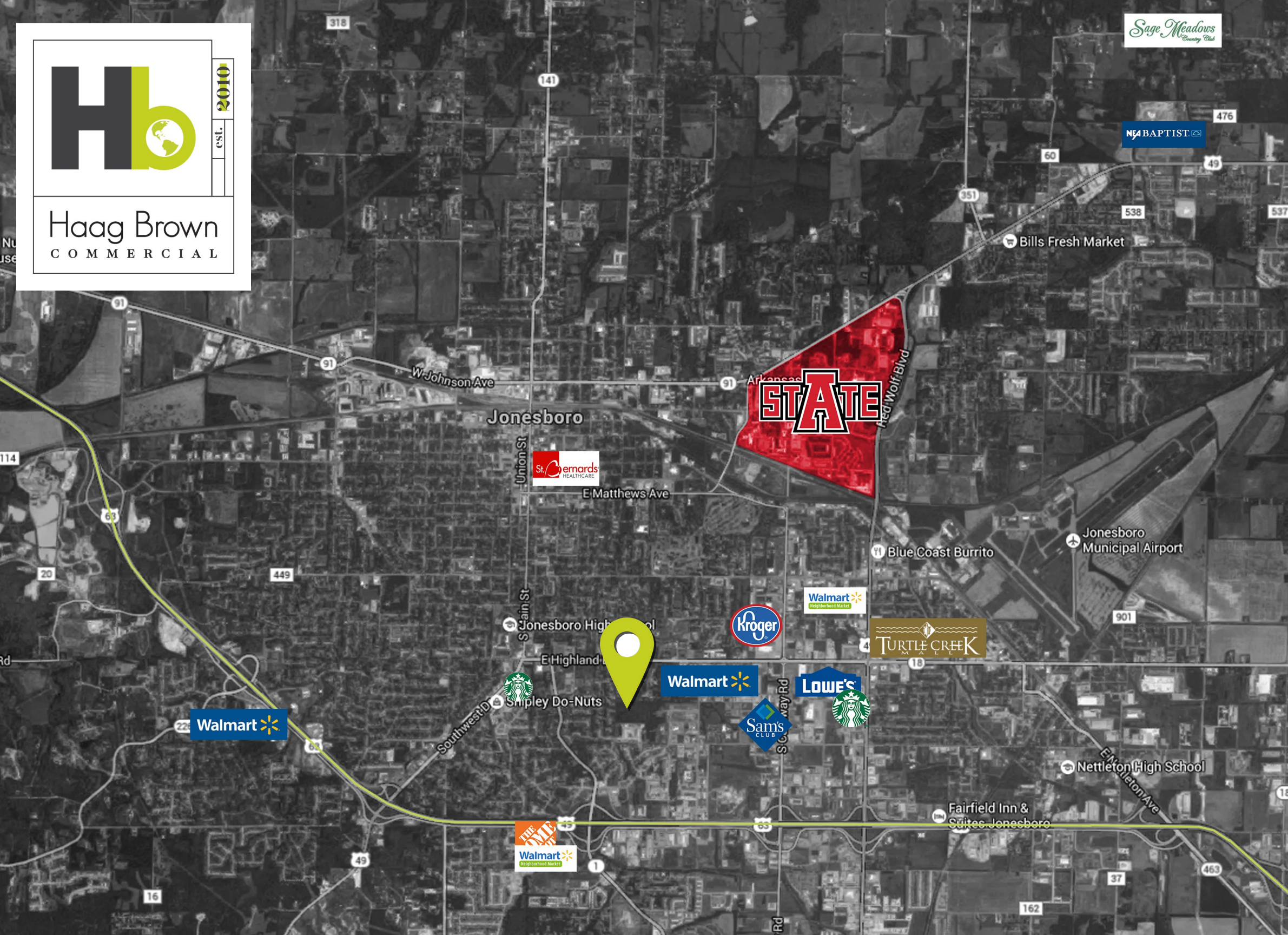
*"THERE IS WILDLIFE EVERYWHERE. You regularly see ducks, deer, fox,
geese, squirrels, and all sorts of birds right outside your office."*

[WEBSITE](#)



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COMMERCIAL



CONTACT

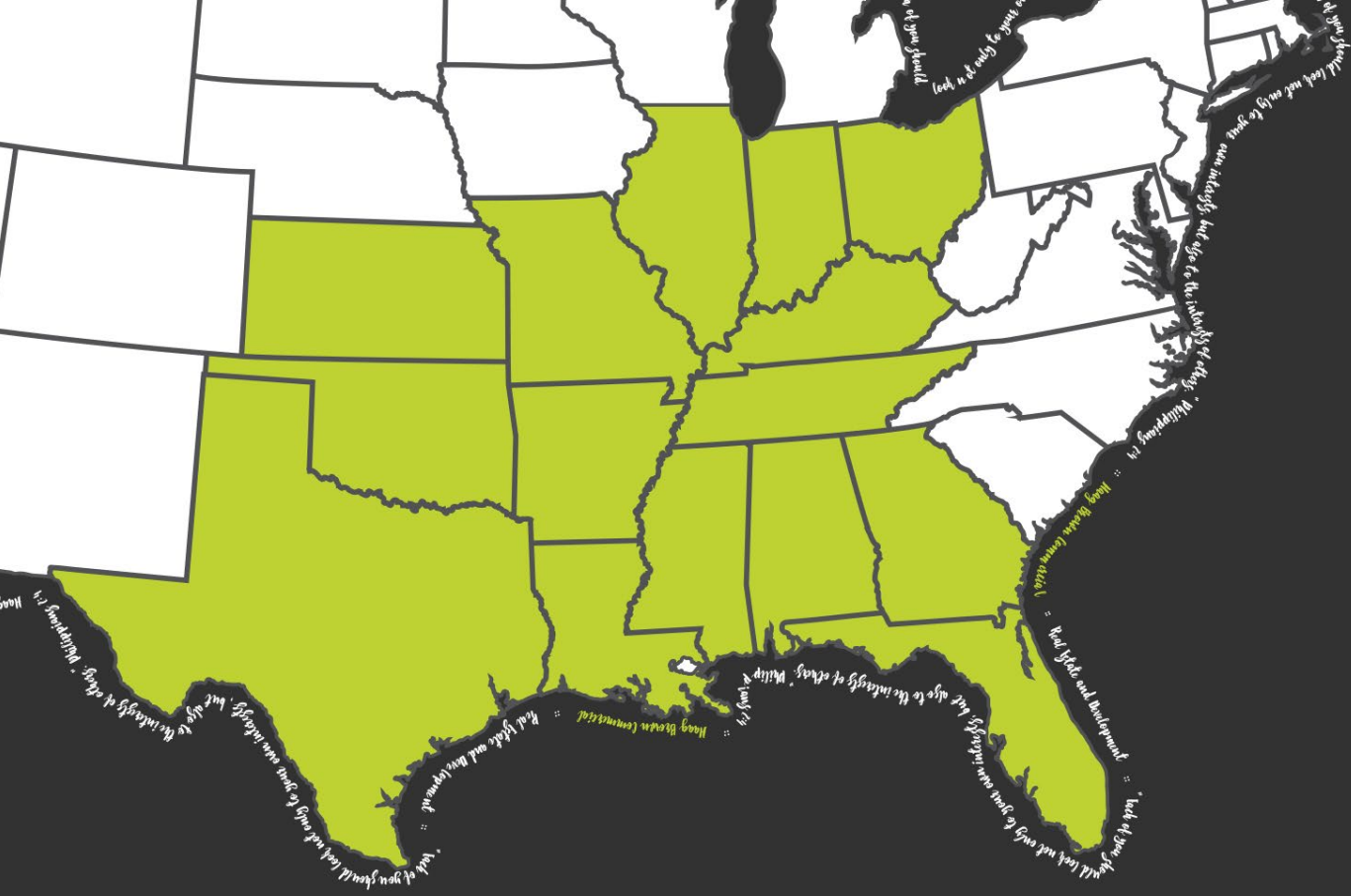
JOSHUA BROWN

PRINCIPAL, CCIM

870.336.8000

josh@haagbrown.com

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HAAG BROWN COMMERCIAL

REAL ESTATE + DEVELOPMENT

ALABAMA :: ARKANSAS :: FLORIDA :: ILLINOIS :: INDIANA :: KENTUCKY :: KANSAS ::
LOUISIANA :: MISSISSIPPI :: MISSOURI :: OHIO :: OKLAHOMA :: TENNESSEE :: TEXAS

our team



"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. You should also be aware that Haag Brown 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



Named 2015
Small Business of
the Year



Named Arkansas State
University College of
Business "2015 Business
Executives of the Year"

JOSHUA BROWN

principal *ccim*



Joshua Brown is the co-owner and Executive Broker of Haag Brown Commercial Real Estate & Development. Haag Brown Commercial was named a finalist for “Small Business of the Year” by Arkansas Business in 2012 and 2013. They were named “Small Business of the Year” for 2016. Joshua also serves as a Principal in Haag Brown Development, having developed numerous high profile retail properties in Arkansas and the mid-south. Other states experiencing the success of Haag Brown Development include Oklahoma, Kentucky, Missouri, Tennessee, Texas, Alabama and Mississippi.

Joshua has a passion for assisting real estate users and investors as they make informed decisions. Haag Brown Development has the reputation for developing architecturally appealing buildings, as well as, delivering proposals to tenants in an unprecedented time frame. Joshua’s goal is to obtain a commercial brokerage and development company unlike others. He attributes his success to using the Bible as a guide for operating his business.

Joshua joined his partner Greg Haag in earning his CCIM designation at 25 years of age. Joshua has been the only broker to earn the Triple Diamond Award in Northeast Arkansas, which required \$21MM in volume, six years in a row. His career total real estate sales volume currently exceeds \$600MM. He has steered numerous national retailers through Arkansas and bordering states as both a developer and broker. Joshua has also been a lead partner in acquiring retail and office assets for national capital groups.

Joshua has been on mission trips to multiple countries with his local church, Central Baptist. His most recent adventures include Dubai, UAE, to serve in labor camps, and to Assam, India to serve unreached villages without clean drinking water supplies. He can seldom be found too far from his wife Britni, daughter Alex, and son Lincoln. Joshua is enthusiastic about bucket list trips with his family across the world.

affiliations and designations

Arkansas Association of Realtors & National Association of Realtors
CERTIFIED COMMERCIAL INVESTMENT MEMBER, CCIM | International Council of Shopping Centers, ICSC
Downtown Jonesboro Association | Vision 2030 Committee for the City of Jonesboro
Leadership Jonesboro Class of 2009 | Jonesboro Regional Chamber of Commerce
President of the NEA Duck Classic Sponsorship Committee
The Community Advisory Committee for the NEA Baptist Charitable Foundation

josh@haagbrown.com

870.336.8000  

clients and/or project represented

Academy Sports
Arkansas State University
Armor Seed
Arkansas Dentistry & Braces
Aspen Dental
AT&T
Buffalo Wild Wings
Cinema Management Group
Cheddars Casual Cafe
CVS
CWL Jonesboro
Dairy Queen
Diet Center
Dollar General
Families Inc.
Fazoli’s
FFO Home
Five Guys Burgers

*hb developments

Gigi’s Cupcakes
Hays Clothing
Hugg & Hall
Jimmy Johns
Kirkland’s
Longhorn Steakhouse
Mattress & More
Men’s Wearhouse
Murphy Oil
Nabholz Real Estate
NEA Baptist Clinic
On The Border
O’Reilly Auto Parts
Orscheln
Panera Bread
Plato’s Closet
Red Lobster
Reliance Health Care
Ritter Communications
Sissy’s Log Cabin
Smoothie King
Starbucks
SUMO
Tacos 4 Life
Uncle Maddio’s
Uppercrust Pizza
Walmart Neighborhood Mkt.

significant transactions

ACADEMY SPORTS :: 7.73 acre retail development in Jonesboro, AR
ARKANSAS DENTISTRY & BRACES :: Single & multi-tenant developments throughout Arkansas
ARKANSAS STATE UNIVERSITY :: Development advising throughout Arkansas
AT&T :: Single tenant development throughout Arkansas
BUFFALO WILD WINGS :: Site selection in Arkansas & adjoining states
CHEDDARS CASUAL CAFE :: 2 acre restaurant site in Jonesboro, AR
CHENAL RETAIL CENTER :: \$5+ MM acquisition of former Kroger center on Chenal Parkway in Little Rock, AR
COURTYARD BY MARRIOTT :: 2.28 acre, 5 story hotel development on Highway 49 in Jonesboro, AR
FFO HOME :: National brokerage & development account
HAYS CLOTHING / TECH FRIENDS :: 7 acre Coca-Cola corner re-development in Jonesboro, AR
HIGHLAND SHOPPING CENTER :: 60,000 SF Re-development on Red Wolf Boulevard in Jonesboro, AR
HILL PARK :: Jonesboro office development which is home to Ritter’s corporate headquarters, Stephen’s Investment Group & Jones & Company
INDIAN MALL :: \$8+ MM disposition of 16 acre retail site at the corner of Caraway Road & Highland Drive in Jonesboro, AR
KMART :: 80,000 SF Re-Development of longstanding Kmart space at the corner of Caraway Road & Highland Drive in Jonesboro, AR
MATTRESS & MORE :: National brokerage & development account
NEA BAPTIST CLINIC :: \$14+ MM Assemblage of (10) medical office buildings across Northeast Arkansas
ORSHELN :: Single tenant development throughout Arkansas
PANERA BREAD :: Single tenant development in multiple states
RESERVE AT HILL PARK :: Lifestyle office development featuring Majewski Plastic Surgery & Spa & Arthritis & Rheumatism Associates, LLC
SISSY’S LOG CABIN :: 1 acre site at Fairground Re-Development on Red Wolf Boulevard in Jonesboro, AR
STARBUCKS :: Single & multi-tenant developments throughout Arkansas & additional states
TACOS 4 LIFE :: Single & multi-tenant developments throughout Arkansas & additional states
WADDELL, COLE & JONES, P.A. :: +13,000 SF office development in Jonesboro, AR

achievements

13-18 :: Board of Realtors “Triple Diamond Award of Excellence”
2016 :: Arkansas Business “Small Business of the Year”
2015 :: Arkansas Business “Executive of the Year” FINALIST
2015, 2012 & 2013 :: Arkansas Business “Small Business of the Year” FINALIST
2015 :: Arkansas State University College of Business Executive of the Year
2011 :: Arkansas Business “40 under 40” Recipient
2010 :: Northeast Arkansas Business Today “Outstanding Young Executive”
2009 :: Arkansas Business “The New Influentials, 20 in Their 20s”
08-15 Board of Realtors “Diamond Award of Excellence”

education

ARKANSAS STATE UNIVERSITY, 2005
B.A. in Political Science, Minor in Criminology
CERTIFIED COMMERCIAL INVESTMENT MEMBER CCIM
Designation Awarded in 2010