



870.336.8000



ZAC@HAAGBROWN.COM
ZAC QUALLS | EXECUTIVE BROKER



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Haag Brown
COMMERCIAL



±1.05AC



GROUND LEASE OR BUILD-TO-SUIT

FOR LEASE

1935 RED WOLF BLVD | JONESBORO, AR

*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.



PROPERTY OVERVIEW

Haag Brown Commercial is thrilled to offer one of the final vacant parcels of land along Red Wolf Blvd. for lease!

The ± 1.05 AC lot will share access & parking with The Highlands, a 60,000 SF redevelopment strip center that is home to tenants such as Fuji Japanese Steakhouse, Huddle House, Coldstone Creamery, & Fizz Facial Bar, to name a few.

With exposure to 50,000+ cars per day, the lot is located at the bullseye of Jonesboro's retail epicenter, sits at one of Jonesboro's busiest traffic signals, & is surrounded by national retailers and restaurants such as Olive Garden, Chili's, Academy Sports, PetSmart, Chick-fil-A, & Target.

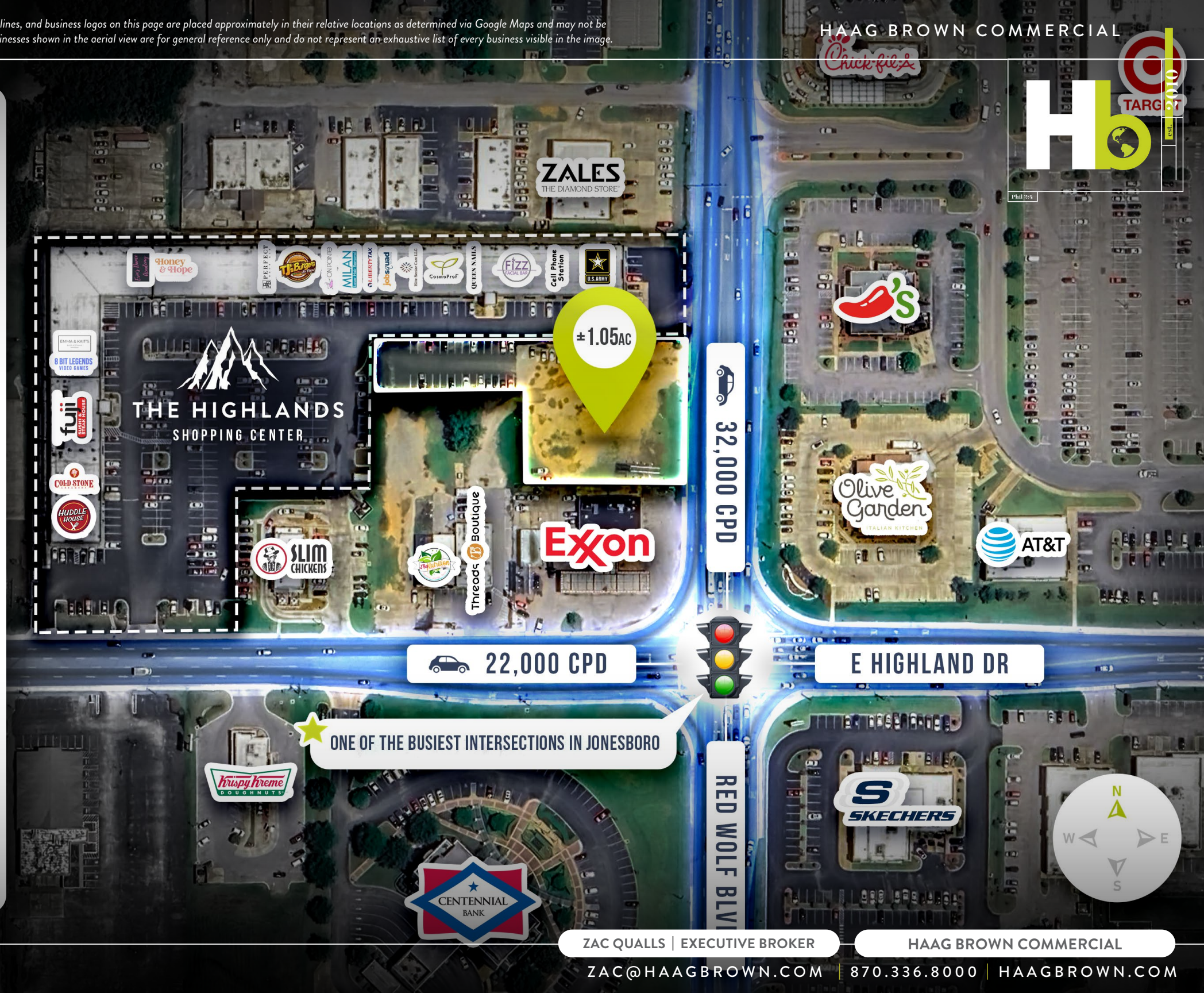
HIGHLIGHTS

- ± 1.05 AC lot connected to The Highlands Shopping Center
- Located within the retail epicenter of Jonesboro
- Sits at one of the busiest traffic signals in Jonesboro
- Exposure to over 50,000 CPD
- Sits between I-555 and A-State University
- Anchored by multiple high-profile businesses
- Ground Lease or Build-to-Suit
- One of the final vacant parcels on Red Wolf Blvd.

FOR LEASE

\$125,000/YR

GROUND LEASE





EST. 2010

[CLICK TO VIEW ORIGINAL SURVEY](#)

BEARINGS BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (0501)

BOUNDARY SURVEY
 CLIENT: HAAG-BROWN
 A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING & CONSULTING PLLC
 870-209-0940
 www.ridgesurveying.com

NO.	DATE	BY	DESCRIPTION

DRAWING INFO

DATE:	10/12/2016
SCALE:	1" = 10'
AS/RS:	



RIDGE SURVEYING & CONSULTING, PLLC
 ARKANSAS - 2946



MICHAEL P. MCNEESE - SURVEYOR
 ARKANSAS - 1709
 500-14N-04E-0-21-320-16-1709



FOR LEASE: ± 1.05 AC BY HIGH-TRAFFIC STRIP CENTER

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PROPOSED QSR SITE PLAN

- (2) EXIT/ENTRANCES
- 47 PARKING SPACES
- *NOT INCLUDING PARKING OUTSIDE OF PROPOSED SITE PLAN
- DRIVE-THRU COMPATIBLE

+ADDITIONAL PARKING

RED WOLF BLVD

HIGHLAND DR

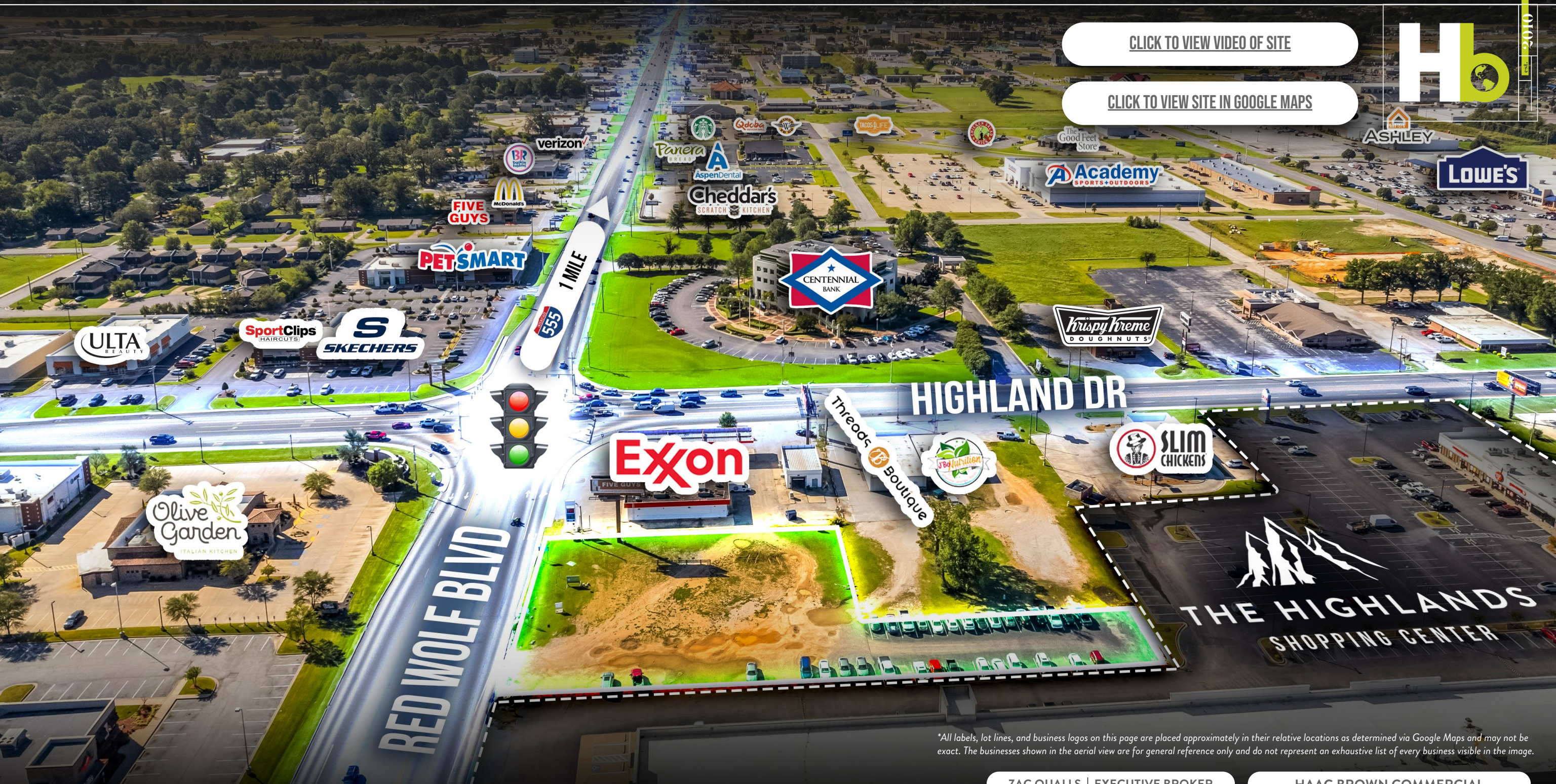


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RED WOLF BLVD

1 MILE
555

HIGHLAND DR

THE HIGHLANDS
SHOPPING CENTER

FOR LEASE: ± 1.05 AC BY HIGH-TRAFFIC STRIP CENTER

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Walmart
Neighborhood Market

BUFFALO
WILD
WINGS

Schlotzsky's
FedEx

WING-STOP

U-HAUL

TARGET

MATTRESS
FIRM

Chick-fil-A

ZALES
THE DIAMOND STORE

Pepper
's

THE HIGHLANDS
SHOPPING CENTER

Olive
Garden
ITALIAN KITCHEN

AT&T

Threads
Boutique

Exxon

SLIM
CHICKENS

SB Nutrition



HIGHLAND DR

STATE
1.5 MILES

RED WOLF BLVD

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ABOUT THE HIGHLANDS

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

The center has received a complete exterior facelift, as well as undergone significant property improvements, including most recently a brand new roof. The Highlands is home to several of the biggest names in the market, including Huddle House, Cold Stone Creamery, Fuji Japanese Steakhouse, TJ's Burgers, Milan Laser Hair Removal, and Fizz Facial Bar. The center is also surrounded by national QSRs such as Slim Chickens, Krispy Kreme, and a new Panda Express currently undergoing construction.

"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





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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

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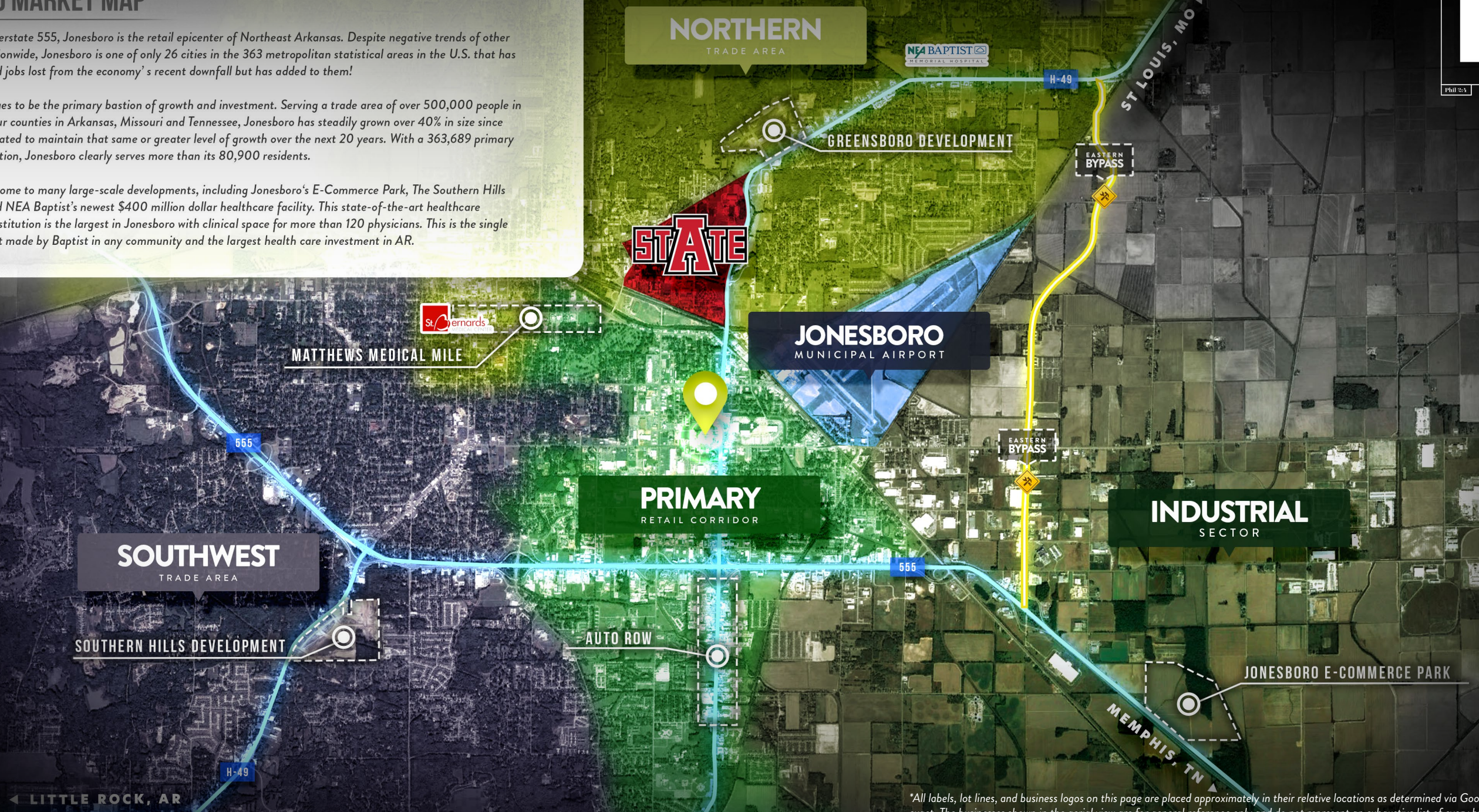
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JONESBORO MARKET MAP

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.



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“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 - 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

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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

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