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Haag Brown  
COMMERCIAL



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77

18

FARMER LN

± 10 ACRES ALONG HWY 18 | MANILA, AR

**FORSALE**



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### PROPERTY OVERVIEW

Located at the strategic intersection of Highway 18 and Highway 77 in Manila, AR, this ± 10-acre commercial real estate parcel represents a rare investment opportunity in a rapidly developing area. Boasting exceptional visibility and accessibility, this property is ideally positioned to cater to a variety of commercial ventures seeking a prominent location in Northeast Arkansas. The property's combination of strategic location, ample size, and supportive infrastructure makes it a compelling choice for investors and developers seeking to capitalize on Manila's burgeoning commercial real estate market. Whether planning a new retail center, hospitality facility, or mixed-use complex, this site offers the ideal canvas to transform vision into reality.

### HIGHLIGHTS

- +/- 11,000 CPD via ARDOT Daily Traffic Map
- Surrounded by Rapidly Growing Residential Real Estate
- Within 25 miles of \$3 Billion Big River Steel Plant in Osceola & Nucor Steel in Blytheville
- Close Proximity To The New State of The Art 48,500 SF Nursing Home Project

FOR SALE

\$190,000/AC



UP-AND-COMING SUBDIVISION  
UNDER CONSTRUCTION

**NEW**

### MANILA NURSING CENTER

The Manila Healthcare Center has announced a new 48,500 SF, 84-bed nursing center that will offer a state-of-the-art memory care unit and in- and outpatient rehabilitation services. The groundbreaking was held on May 1, 2024, with an expected opening in Summer 2025.

[Click to Learn More](#)

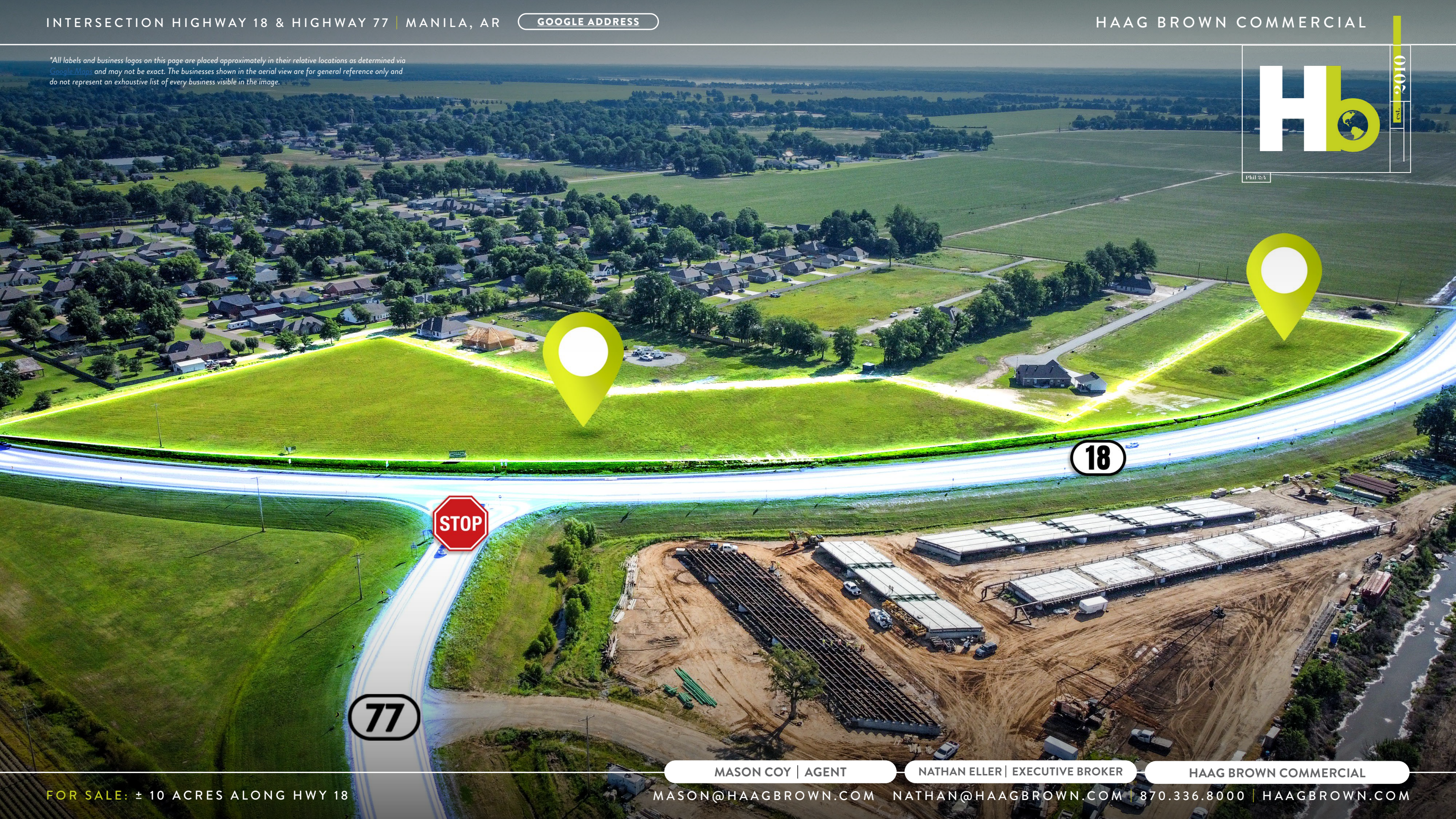


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est. 2010

PHIL 233



18

77



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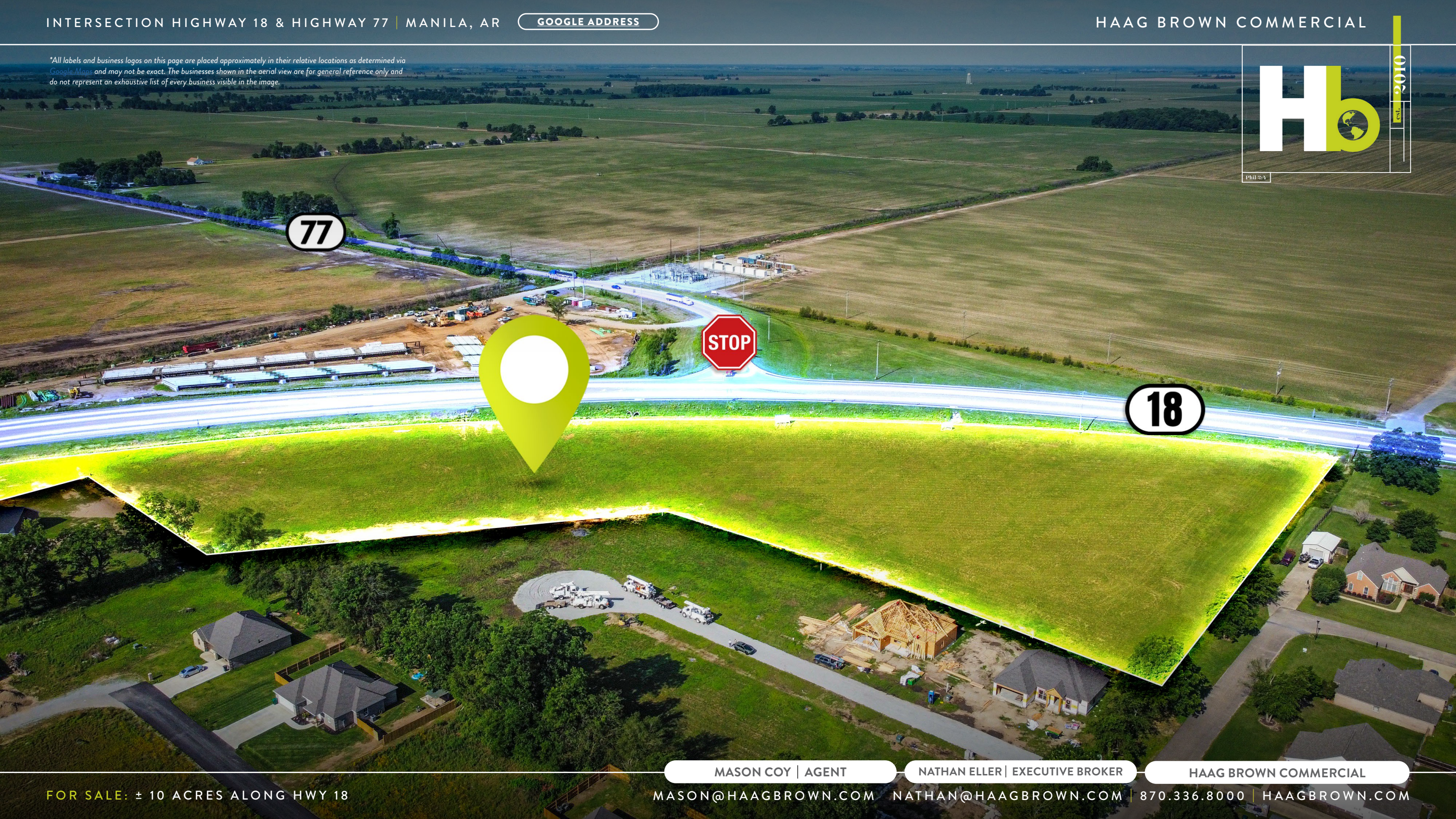


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est. 2010

PHIL 2-V



77

STOP

18



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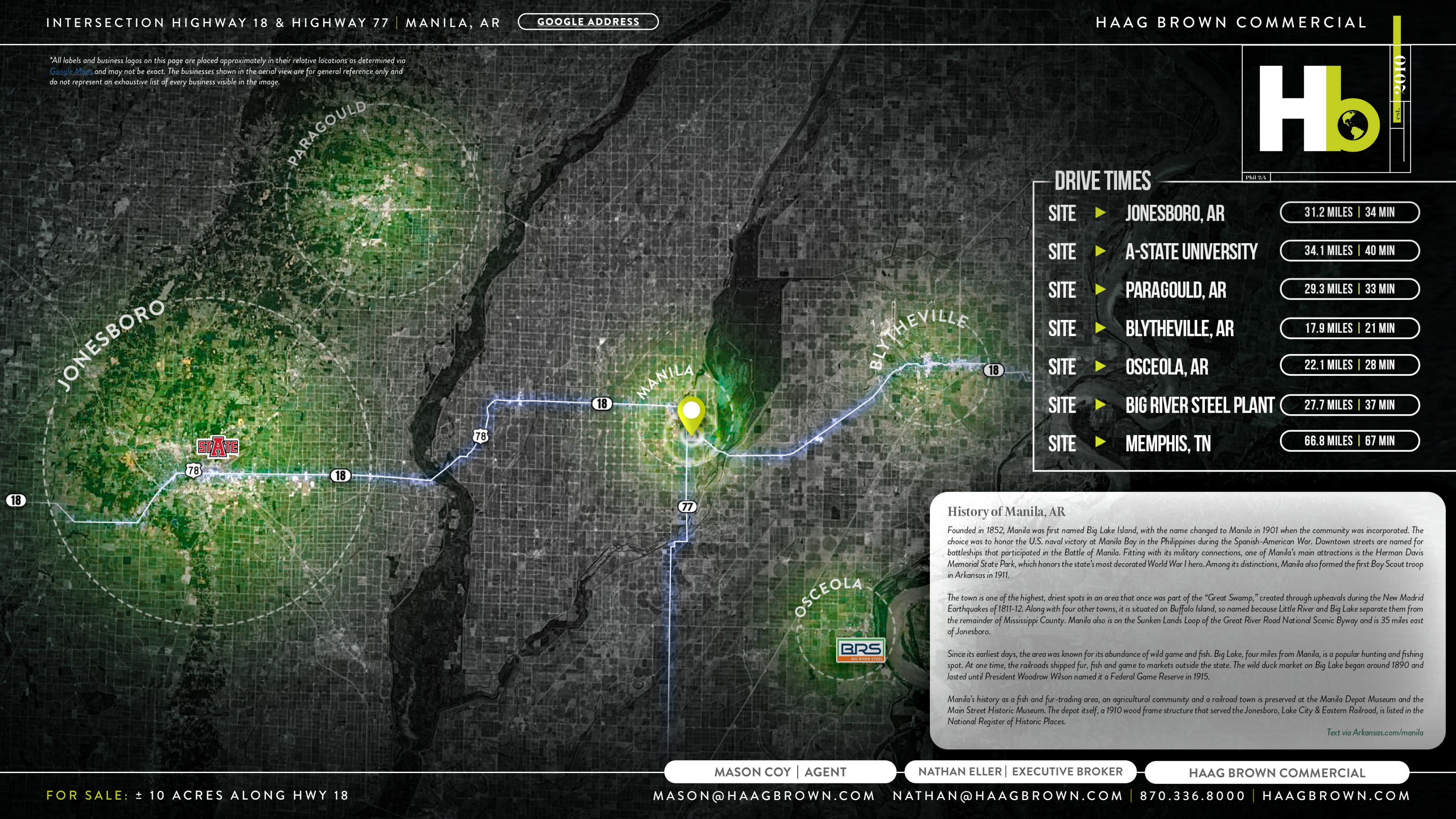


est. 2010

Phil 233

**DRIVE TIMES**

|      |                         |                     |
|------|-------------------------|---------------------|
| SITE | ▶ JONESBORO, AR         | 31.2 MILES   34 MIN |
| SITE | ▶ A-STATE UNIVERSITY    | 34.1 MILES   40 MIN |
| SITE | ▶ PARAGOULD, AR         | 29.3 MILES   33 MIN |
| SITE | ▶ BLYTHEVILLE, AR       | 17.9 MILES   21 MIN |
| SITE | ▶ OSCEOLA, AR           | 22.1 MILES   28 MIN |
| SITE | ▶ BIG RIVER STEEL PLANT | 27.7 MILES   37 MIN |
| SITE | ▶ MEMPHIS, TN           | 66.8 MILES   67 MIN |



**History of Manila, AR**

Founded in 1852, Manila was first named Big Lake Island, with the name changed to Manila in 1901 when the community was incorporated. The choice was to honor the U.S. naval victory at Manila Bay in the Philippines during the Spanish-American War. Downtown streets are named for battleships that participated in the Battle of Manila. Fitting with its military connections, one of Manila's main attractions is the Herman Davis Memorial State Park, which honors the state's most decorated World War I hero. Among its distinctions, Manila also formed the first Boy Scout troop in Arkansas in 1911.

The town is one of the highest, driest spots in an area that once was part of the "Great Swamp," created through upheavals during the New Madrid Earthquakes of 1811-12. Along with four other towns, it is situated on Buffalo Island, so named because Little River and Big Lake separate them from the remainder of Mississippi County. Manila also is on the Sunken Lands Loop of the Great River Road National Scenic Byway and is 35 miles east of Jonesboro.

Since its earliest days, the area was known for its abundance of wild game and fish. Big Lake, four miles from Manila, is a popular hunting and fishing spot. At one time, the railroads shipped fur, fish and game to markets outside the state. The wild duck market on Big Lake began around 1890 and lasted until President Woodrow Wilson named it a Federal Game Reserve in 1915.

Manila's history as a fish and fur-trading area, an agricultural community and a railroad town is preserved at the Manila Depot Museum and the Main Street Historic Museum. The depot itself, a 1910 wood frame structure that served the Jonesboro, Lake City & Eastern Railroad, is listed in the National Register of Historic Places.

Text via Arkansas.com/manila

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# HaagBrown COMMERCIAL

Real Estate & Development

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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.

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# MASON COY

Listings Coordinator & Agent



As the Listings Coordinator at Haag Brown Commercial, Mason brings over a decade of expertise in accounting and banking to the dynamic world of commercial real estate. With a meticulous approach, he excels in analyzing property listings and market trends. Mason's background equips him to navigate complex transactions and provide clients with accurate financial insights. His dedication to excellence makes Mason a valuable asset at Haag Brown Commercial, contributing to the firm's success and client satisfaction.

Mason's prior experience in banking further enhances his understanding of financial structures, lending practices, and economic indicators giving him a perspective that benefits both clients and the Haag Brown Commercial team.

Mason enjoys spending time with his wife Meredith and their daughter.

## ROLES

- Manage Property Listings
- Ensure Accurate & Up-to-date Listing Information
- Facilitate Leases & Transactions
- Implement Marketing Strategies

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

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# NATHAN ELLER

Executive Broker - Net Leased Investments & Ag Division



Nathan Eller is an executive broker at Haag Brown, specializing in representing buyers and sellers of commercial and ag investments. Nathan's focus is to advise investors, many times 1031 tax exchange clients, on portfolio diversification strategies as they move through the process of buying and/or selling income-producing ag or commercial property. He enjoys assisting buyers in making the best investment decisions for themselves, their company, and their family.

Nathan takes every deal personally, having a passion for finding ways to add value to clients and build their real estate portfolio. He enjoys finding ways to list and sell properties through investor relationships, networking and the unique marketing strategies at Haag Brown. Nathan has settled into his role having closed on more than \$240,000,000 of transactions since 2015.



Nathan loves Jesus and enjoys being with his beautiful wife and children, spending time with family and friends, fishing, hunting, the outdoors, baseball, and traveling.

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

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## SIGNIFICANT TRANSACTIONS

### STARBUCKS :

Bentonville, AR  
Conway, AR  
Jonesboro, AR

### ROCK DENTAL BRANDS :

North Little Rock, AR  
Little Rock, AR  
Jonesboro, AR  
Paragould, AR

### SLIM CHICKENS :

Little Rock, AR : Russellville, AR

### TOMMY'S EXPRESS CARWASH :

Jonesboro, AR

### TACOS 4 LIFE :

Jackson, TN  
Little Rock, AR  
Jonesboro, AR  
Benton, AR

### BENJAMIN EDWARDS :

Jonesboro, AR

### FREDDY'S :

Siloam Springs, AR

### PETSMART CENTER :

Jonesboro, AR

### SKETCHERS CENTER :

Jonesboro, AR

### AT&T :

Fayetteville, AR  
Malvern, AR  
Stuttgart, AR

### FEDEX :

Fayetteville, AR

### ASPEN DENTAL :

Russellville, AR

## CLIENT TESTIMONIALS

My experience with Nathan Eller was the best I have had in 45 years of buying commercial real estate. Nathan is the perfect gentleman. He is tenacious, and he carried out my wishes - even when it cost him money." — Roland Whatcott (Seller)

"We approached Haag Brown to list our property because of their reputation. Nathan helped us through the entire process from start to finish. He quickly had 5 offers for us to consider. One thing that impressed me was how personal he took the assignment of listing and selling the property. I found the experience seamless and enjoyable. I would recommend Nathan and Haag Brown to people who have a need or interest in selling an investment property." — Randal Caldwell (Seller)

"When faced with time constraints and a rapidly changing real estate landscape, Nathan was able to identify multiple high quality properties that met our investment goals, and help us navigate the decision process of narrowing it down to the best one. This property was an incredible opportunity that would not have been possible without the connections and knowledge Nathan has in this market." — Kolin Weaver (Buyer)

"Having the opportunity to work with you over the last three years, we can not tell you how impressed we have been with you and ownership (Josh & Greg) at Haag-Brown Commercial Real Estate & Development. The level of real estate depth-expertise and the willingness to work with us both as a buyer and partner in real estate transactions has cemented our long-term relationship. We are excited and look forward to working together on additional projects and acquisitions with you, Josh, Greg and your colleagues at Haag-Brown." — Meredith Bagby (Buyer)

"I recently sold some farmland and decided to invest some of the money in commercial property. I visited with the people at Haag Brown Real Estate and they paired me with Nathan. He did an outstanding job of presenting lots of options for me to look at. He was very thorough throughout the entire process and did a great job of following through and taking care of the details." — David Hodges (Buyer)

## ACHIEVEMENTS

CCIM : Certified Commercial Investment Member

Transaction Volume Exceeding : \$240,000,000

Triple Diamond Award : (\$21MM+ in Volume) - 2018, 2019, 2020, 2021, 2022

Double Diamond Award : (\$14MM+ in Volume) - 2016, 2017

Henderson State University : BBA in Management - Class of 2013