



HaagBrown
COMMERCIAL
DEVELOPMENT DIVISION



INDUSTRIAL PARK ACCESS RD

FUTURE HIGHWAY



MIXED-USE DEVELOPMENT IN TRUMANN, 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.



TRACT 2		
2.1	1.30 AC	\$700,000
2.2	1.00 AC	\$400,000
2.4	0.85 AC	\$500,000
2.5	1.10 AC	\$400,000
2.7	0.78 AC	\$400,000
2.8	1.40 AC	\$400,000
2.9	3.60 AC	\$950,000

TRACT 4		
4.1	0.87 AC	\$600,000
4.2	0.73 AC	\$500,000
4.4	3.40 AC	\$800,000
4.5	0.93 AC	\$600,000
4.6	1.06 AC	\$600,000

TRACT 5		
5.2	0.68 AC	\$400,000
5.3	0.55 AC	\$350,000
5.4	8.60 AC	click here

- COMMERCIAL | RETAIL
- HOTEL | MOTEL
- RESIDENTIAL HOUSING FOR SALE
- APARTMENT LOTS | SENIOR LIVING
- WAREHOUSE | MINISTORAGE
- MEDICAL

TRACT 6		
6.1	0.64 AC	\$350,000
6.2	0.75 AC	\$400,000
6.3	4.00 AC	\$700,000
6.4	0.98 AC	-----
6.5	0.60 AC	\$500,000
6.6	0.86 AC	\$500,000
6.7	1.38 AC	\$700,000
6.8	1.30 AC	\$600,000
6.9	3.00 AC	\$600,000
6.10	0.62 AC	-----

TRACT 7		
7.1	1.20 AC	\$600,000
7.2	4.00 AC	\$850,000
7.3	2.87 AC	\$700,000
7.4	3.80 AC	\$600,000
7.5	3.50 AC	\$650,000
7.6	5.30 AC	-----

TRACT 8		
8.1	2.00 AC	\$700,000
8.3	6.50 AC	\$1,500,000
8.4	3.00 AC	\$750,000
8.5	2.20 AC	\$750,000
8.6	1.70 AC	\$750,000



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STEEL CREEK

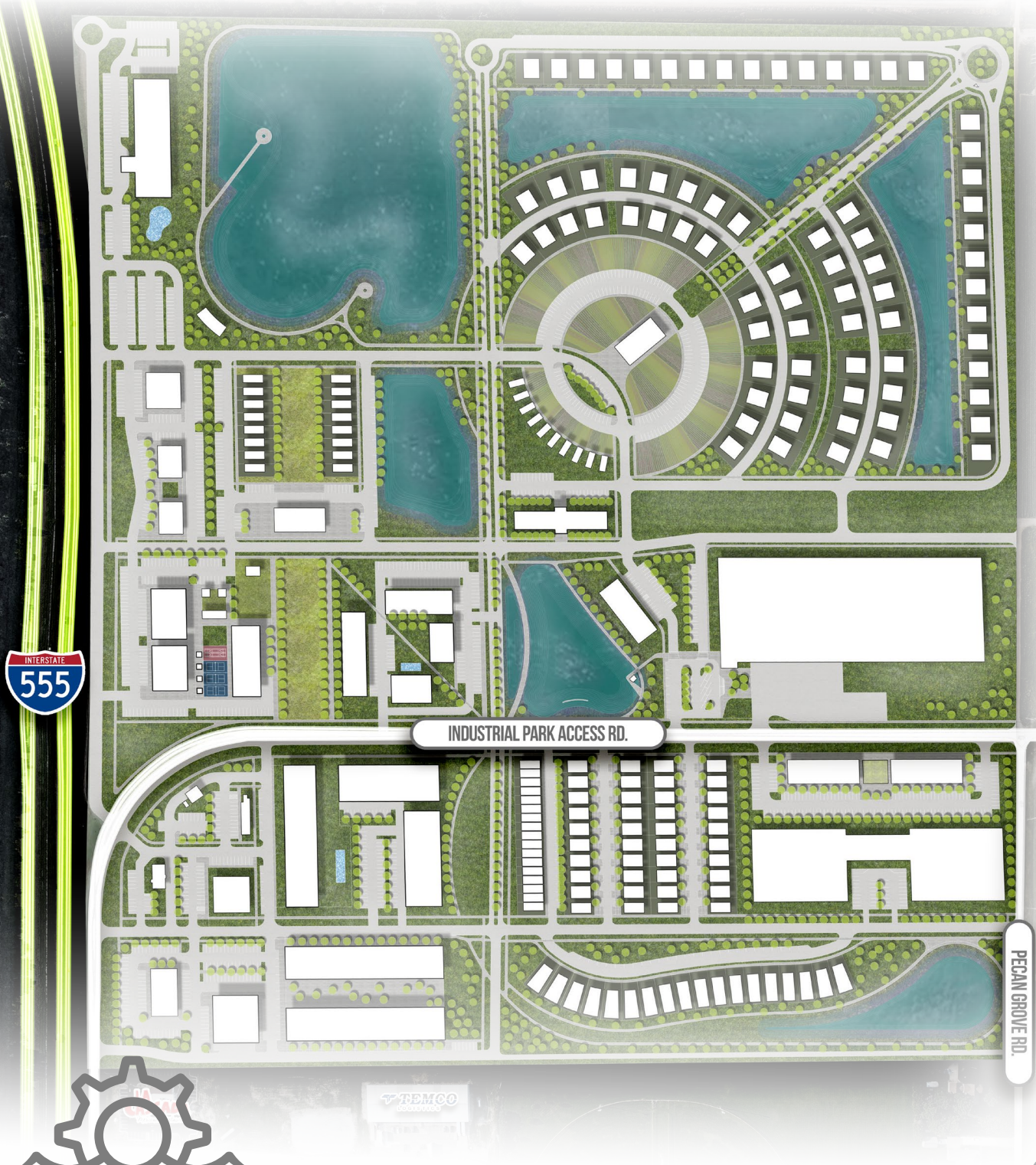
ABOUT THE PROJECT

Haag Brown Commercial has joined forces with Roach Manufacturing Corporation to launch Steel Creek, an ambitious mixed-use development in Trumann, Arkansas. Plans for Steel Creek include Class A office and retail space, restaurant outparcels, single-family themed housing, amenity-rich multi-family residences, and a potential event venue. Strategically located just off the I-555 exit, the site sits in one of Trumann’s highest-traffic corridors, surrounded by major retailers and attractions, including one of the top-performing Walmart Supercenters in the region.

Driven by Roach Manufacturing’s continued investment in Trumann, this development represents a bold step toward meeting the evolving needs of the community. With guidance from Martin Smith at Ecological Design Group, Steel Creek has been thoughtfully master-planned to incorporate sustainable water management systems and green infrastructure. A defining feature of the project is the Sunken Land Trail, a network of trails connecting every lot within the development and integrating seamlessly with water retention features. With the construction of an 80,000 SF distribution center (currently available for sale/lease; see lot 5.4) acting as the catalyst for the project and millions of dollars worth of infrastructure already in place, Steel Creek is set to transform the local landscape—both physically and economically—by introducing a level of lifestyle connectivity and mixed-use planning previously unseen in the region.



[CLICK TO VIEW FULL VISION](#)



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Jeff Armstrong | Industrial Agent

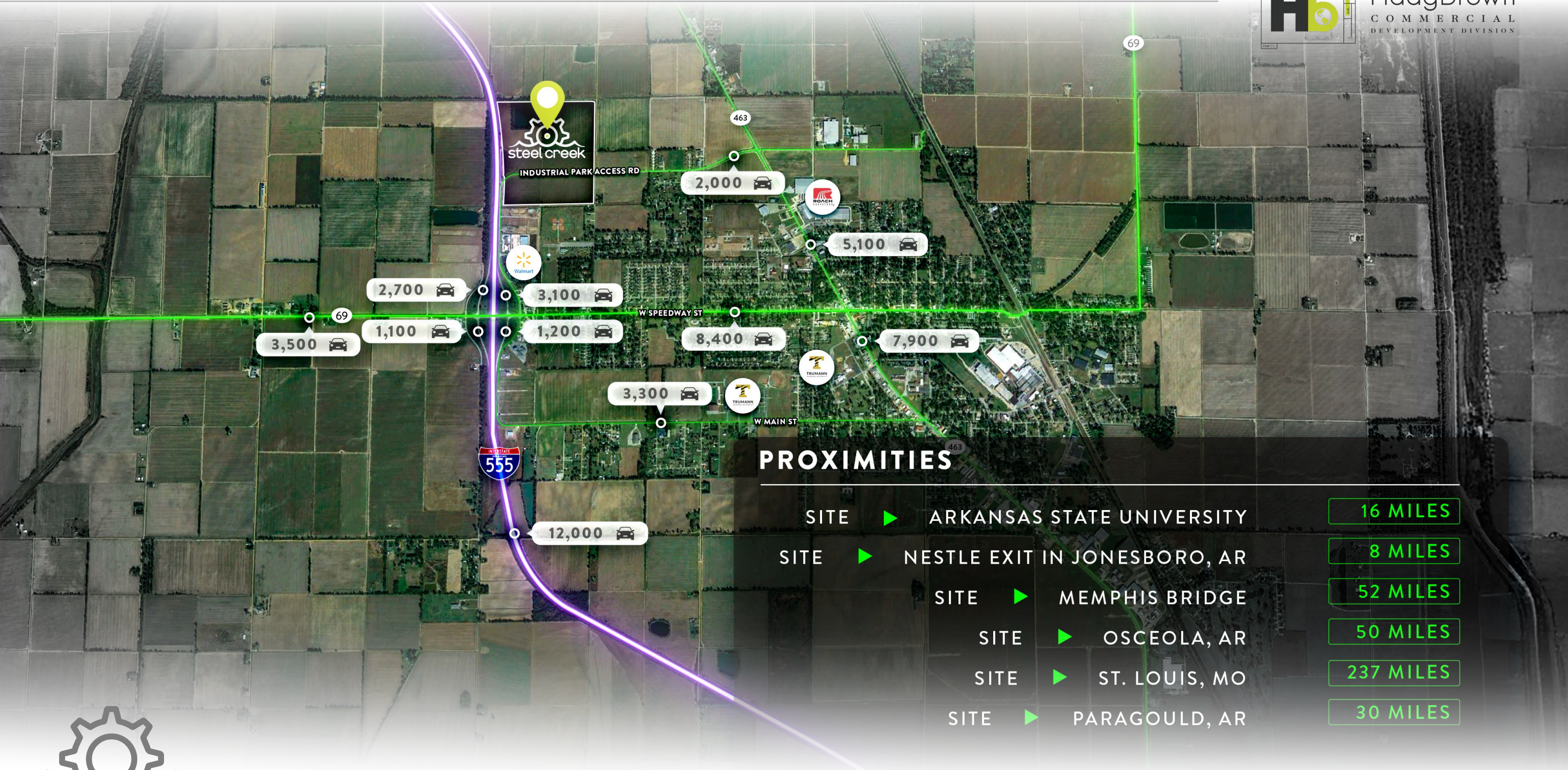
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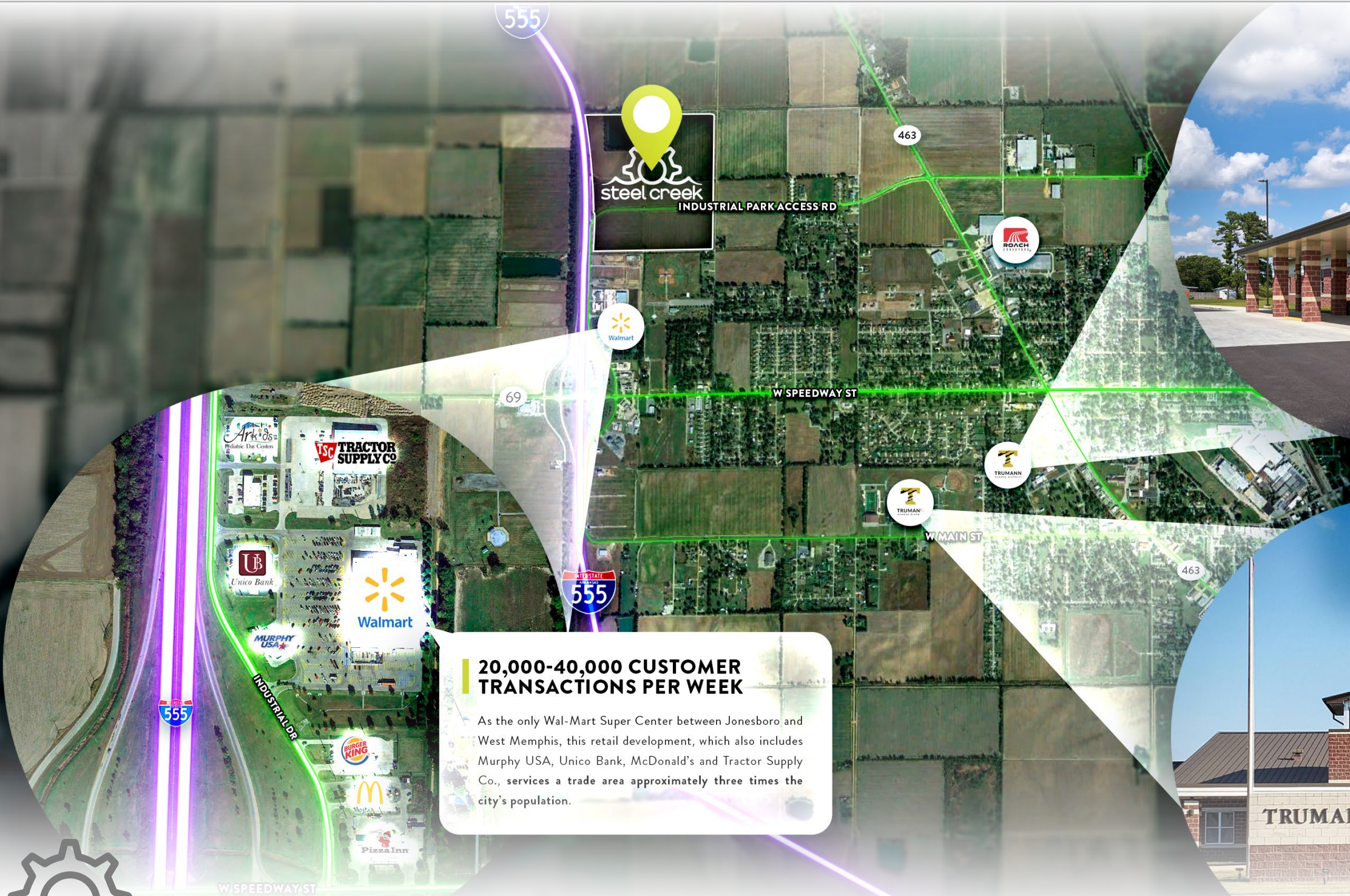
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TRUMANN SCHOOL DISTRICT

The city of Trumann has recieved two brand new schools, Trumann Elementary School and Trumann High School, within the past 15 years, totaling more \$30 Million.

20,000-40,000 CUSTOMER TRANSACTIONS PER WEEK

As the only Wal-Mart Super Center between Jonesboro and West Memphis, this retail development, which also includes Murphy USA, Unico Bank, McDonald's and Tractor Supply Co., services a trade area approximately three times the city's population.



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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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JEFF ARMSTRONG

Industrial & Logistics Brokerage



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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

JOSHUA BROWN

PRINCIPAL, CCIM

I believe...

In the “I am third” principal - Jesus first, others second, self third.

"Do nothing out of selfish ambition or conceit, but in humility consider others as more important than yourselves. Everyone should look not to his own interests, but rather to the interests of others." Philippians 2:4

There is no separation between who we are professionally and who we are with our loved ones. Who you are at home is who you will be at work.

Our team should be faithful, serving spouses and exceptional, engaged parents. I believe in creating loyal, lasting business relationships with clients based on the same principals.

We add real tangible value to the businesses, property owners, and brokers we work for and with.

In over-delivering in our world that is full of over-promising.

Ideas are great, but implementation is key. If you can't execute, nothing happens. I believe in making things happen.

AWARDS & ACHIEVEMENTS

Named to Arkansas 250 **every year** since the creation of the group in

2017 | **Youngest in Arkansas** to receive CCIM designation | Arkansas

State University College of Business **Executive of the Year** | ARA

Award of Excellence “**Triple Diamond Level**” (\$21MM+) **Recipient**

every year since 2010 | Arkansas Business' The New Influentials, **20**

in Their 20's | Arkansas Business' Arkansas **40 under 40** | Arkansas

Money & Politics **Top 100 Professionals**



CLICK OR SCAN TO LISTEN

The Paragould Podcast with Jared Pickney
Featuring Joshua Brown



2010

LAUNCHED

HAAG BROWN COMMERCIAL

Led HBC to be the face of commercial real estate brokerage in Jonesboro for over a decade, with fingerprints on 50+ national retail and restaurant projects in NEA alone.

Former Indian Mall :: 16+ AC Mall/Sears Transformation into The Uptown, Hottest Retail Development in Jonesboro, AR

Fairgrounds Re-Development :: 38 AC Re-Development of the NEA District Fairgrounds Property in the heart of Jonesboro, AR

Phoenix Flyover :: 8+ AC Retail Development along I-540 in Fort Smith, AR

Highland Square Center :: 80,000 SF Re-Development of Longstanding Kmart Space in Jonesboro, AR

2016

co-FOUNDER

HAAG BROWN ASSET MANAGEMENT

Dedicated to advising and representing buyers and sellers of investment real estate across Arkansas.

2400 Building :: 5-Story Office Building & Home of Regions Bank in Jonesboro, AR

Turtle Creek Crossing :: 36,000 SF Retail Center with Strong National Tenants in Jonesboro, AR

Ritter Communications Headquarters :: 33,000 SF Leed Certified Office Building in Jonesboro, AR

Chenal Shopping Center :: 63,000 SF former Kroger Center in Little Rock, AR

 **Manages Numerous Notable Retail, Office, and Industrial Assets in Arkansas**

 **Over \$150MM of Investment Transactions**

 **50+ 1031 tax exchanges Successfully Completed**

 **Emphasis on Portfolio Diversification, Wealth Management, and Sale Leasebacks**

2021

co-FOUNDER

HAAG BROWN INDUSTRIAL

With the vision of being the top industrial brokerage team in Arkansas, HB Industrial acquires existing industrial properties, lists and sells warehouse related properties, and develops modern, e-commerce driven industrial projects.

E-Commerce Park :: Northeast Arkansas' First Ultramodern Logistics, Warehouseing & Digital Fulfillment Park On 250+ AC In Jonesboro, AR

 **Formed Real Estate for E-Commerce, LLC for Industrial Development & Acquisitions**

 **Established 3 MM SF E-Commerce Park on I-555 in Jonesboro, AR**

 **Partnered with Hytrol Conveyors on the First 150,000 SF Project within E-Commerce Park**

 **Acquired 41,000 SF FedEx Freight Facility**

 **\$700MM+ CRE Sales / Lease Volume**

 **100+ National Retail & Restaurants in Arkansas**

 **Arkansas Business' Small Business Of The Year In 2016, Finalists in 2012 & 2013**

2012

co-FOUNDER

HAAG BROWN DEVELOPMENT

Specializes in expanding many companies throughout the southern United States - Arkansas, Oklahoma, Texas, Missouri, Tennessee, Kentucky, and Mississippi.



 **100+ Ground-Up Projects In Numerous States**

 **New Unit Development for Starbucks, Slim Chickens, Panera Bread, Freddy's Frozen Custard & Steakburgers, and Chipotle**

 **Emphasis in Carve-Out Development Completing Multiple Deals with Wal-Mart, Kroger and Target**

 **Expert in Shopping Center Re-Development and Creating Premier Lifestyle Oriented Office Developments**

2018

co-FOUNDER

HAAG BROWN MEDICAL HOLDINGS

Regional expert on brokering and developing medical related real estate in Arkansas and the contiguous states.

Reserve at NEA Baptist :: 11+ AC Lifestyle Focused Medical Development Adjacent to NEA Baptist Health System Campus in Jonesboro, AR

Reserve At Hill Park :: First Life-Style Oriented Office Development In Jonesboro, AR

NEA Sale Leaseback :: \$17mm Purchase Of 11 NEA Baptist Clinics Across Northeast Arkansas

 **Formed HB Medical Holdings, LLC for Medical Development & Acquisitions**

 **Over \$50MM in Medical Real Estate Assets**

 **Multiple Ground-Up Urgent Care & Specialized Medical BTS**

 **Over \$200MM in Medical Real Estate Brokerage**

2023

co-FOUNDER

HAAG BROWN AG

Regional expert on advising and representing buyers and sellers of agricultural real estate & land investments across Arkansas.

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