



SALE LEASEBACK



304 LINWOOD DR | PARAGOULD, AR

JOIN OUR TEAM
APPLY WITHIN



PROPERTY OVERVIEW

Discover an exceptional opportunity with this absolute NNN Checkers property strategically positioned between two high-traffic signalized intersections.

This location has exposure to more than 15,000 cars per day & is located between the largest signalized intersection in Paragould & Paragould High School. This exciting property is also across the street from one of the top volume McDonald's in the state. Located just a stone's throw from Paragould High School, this site is surrounded by a vibrant mix of businesses, restaurants, & retailers. Several new developments have recently been added to the area including the Fire Station, ARKids, & Slim Chickens. The dynamic community attracts a diverse range of customers to the area.

This property is being offered as a sale-leaseback with an initial 15 year term and three, 5-year options. There will be a 10% rent increase every five years of the initial term & at each option. The property is being offered with an NOI of \$133,000 and a cap rate of 7.5%.

The operator and franchisee is local and has a history of owning and operating successful restaurants and businesses.

HIGHLIGHTS:

- 0.63 Acre lot along HWY 49
- Sandwiched between Paragould High School and the largest intersection in Paragould
- Exposure to 15,000+ CPD
- Surrounded by a healthy mix of new and well established restaurants / retailers
- Absolute NNN lease with experienced restaurant operator

OFFERING:

Price	\$1,773,333
NOI	\$133,000
Cap Rate	7.5%
Term	15 Years
Building Size	952 SF
Year Built	2023



W MAIN ST





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FINANCIAL OVERVIEW

TENANT OVERVIEW

LEASE EXECUTION : Day of Closing

RENT COMMENCE : Day of Closing

LEASE EXPIRATION : 15 Years from Closing

GLA : 952 SF

ORIGINAL TERM : 15 Years

OPTIONS : Three, 5-Year

INCREASES : 10% Every 5 Years

NUMBER OF LOCATIONS : 870+

HEADQUARTERED : Tampa, FL

WEBSITE : checkers.com

RENT ROLL

GLA : 952 SF

RENT COMMENCE : Day of Closing

ORIGINAL TERM : 15 Years

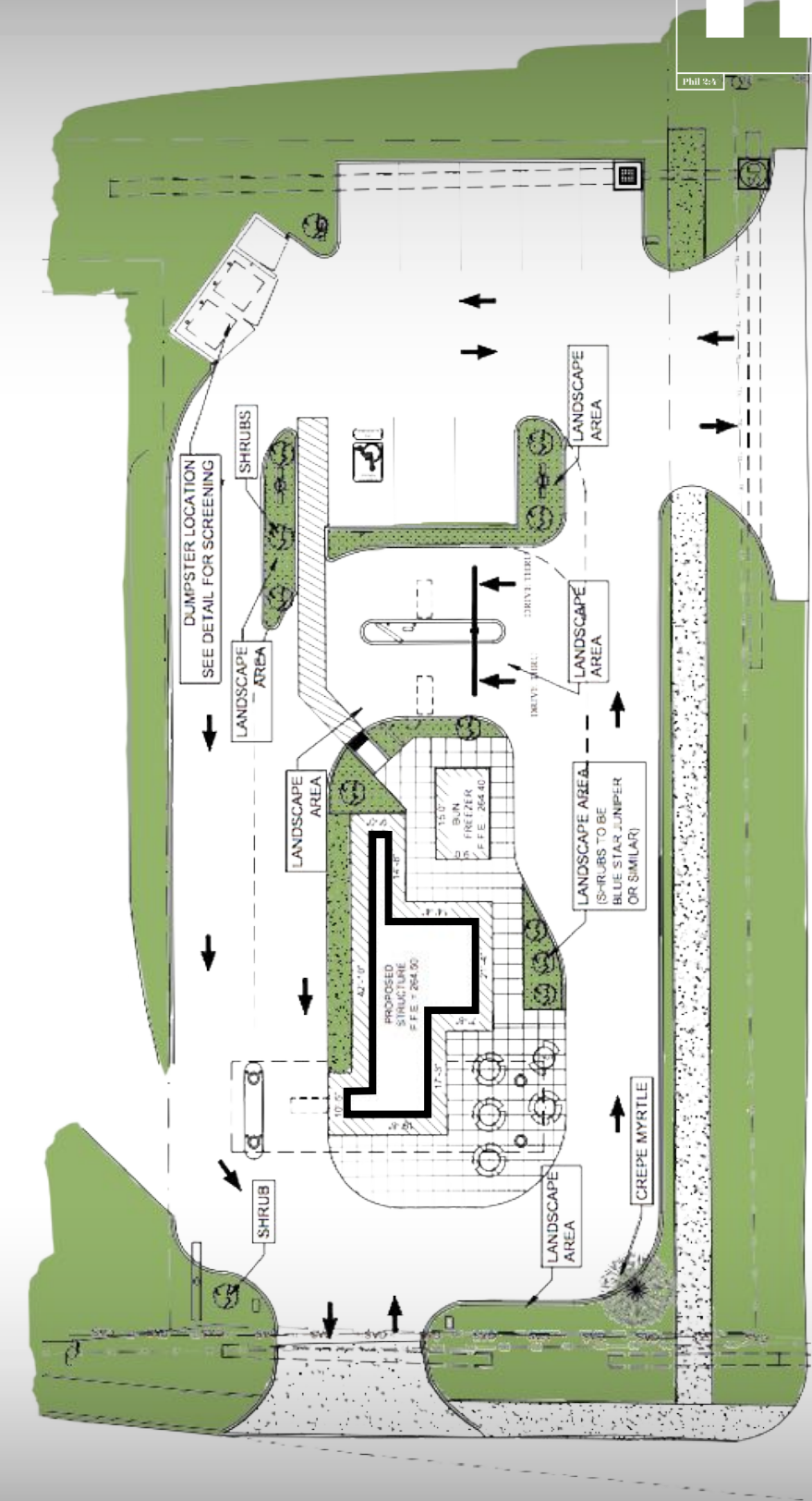
ANNUAL RENT : \$133,000

OPTIONS : Three, 5-Year

LEASE TYPE : Absolute NNN

CHANGES : 10% Increases Every 5 Years

As one of the country's most recognized brands, Checkers & Rally's is an industry leader with over 30 years of experience and more than 870 restaurants. Our guests' love for our bold flavored and seared burgers, indulgent milkshakes, and Famous Seasoned Fries is driving us to expand in new cities and develop in existing markets across the country.





LEASE SUMMARY

LANDLORD RESPONSIBILITIES

Landlord shall have zero responsibilities.

TENANT RESPONSIBILITIES

Tenant shall be responsible for all cost associated with all maintenance, replacement, and repairs necessary to keep the premises in a good state.

COMMON AREA MAINTENANCE

Tenant's Responsibility.

TAXES

Tenant's Responsibility.

INSURANCE

Tenant's Responsibility.

UTILITIES

Tenant shall be responsible for all utility services within the premises, including gas, electric, telephone, water, sewer, cable, and trash removal.

ASSIGNMENT & SUBLETTING

Tenant shall have the right at any time to sublease or assign all or any portion of Tenant's Premises with Landlord's prior approval or consent, which shall not be unreasonably withheld or delayed. However, Tenant shall remain guarantor on lease.

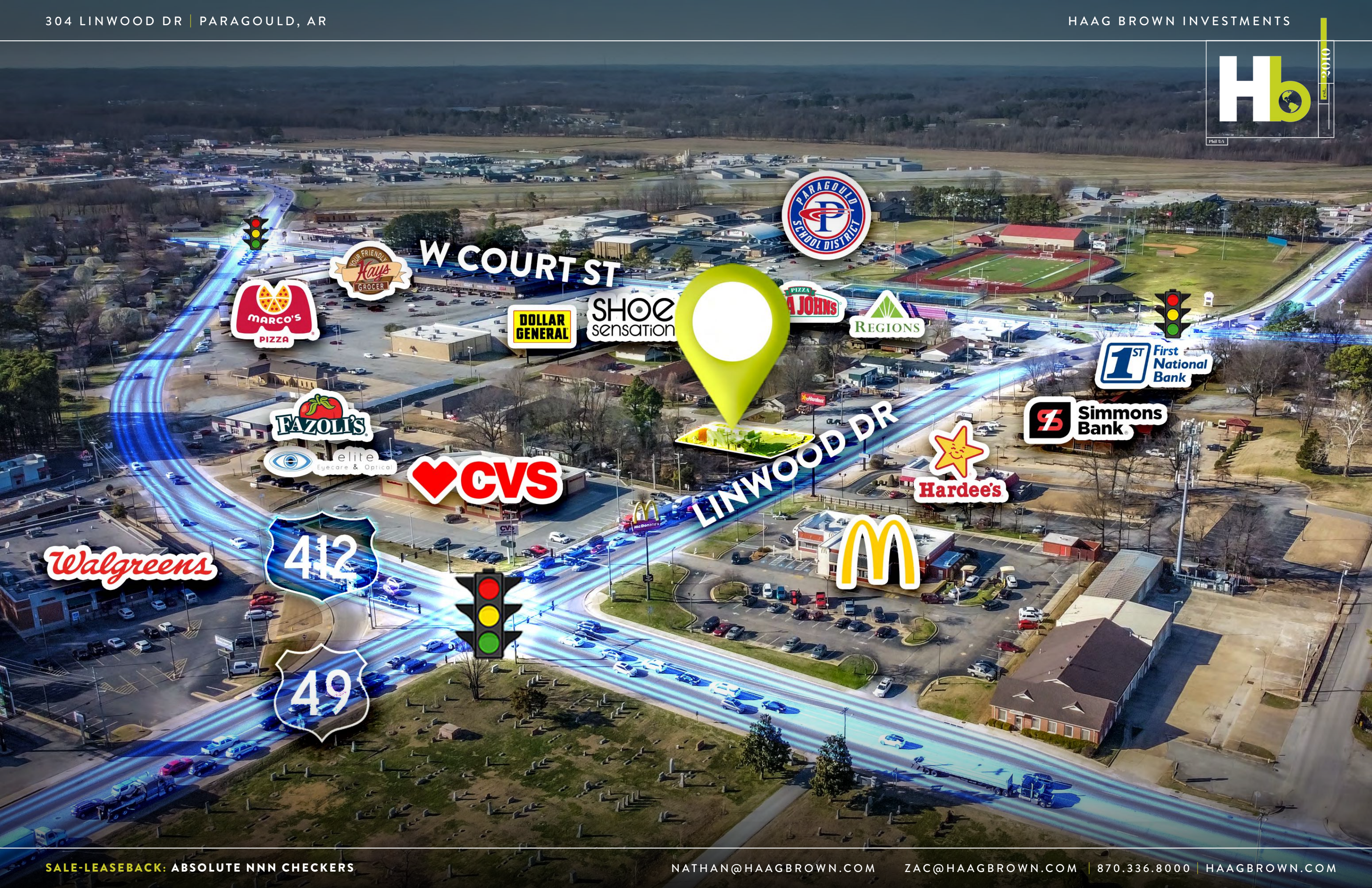


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EST. 2010

Phil 2:3



W COURT ST

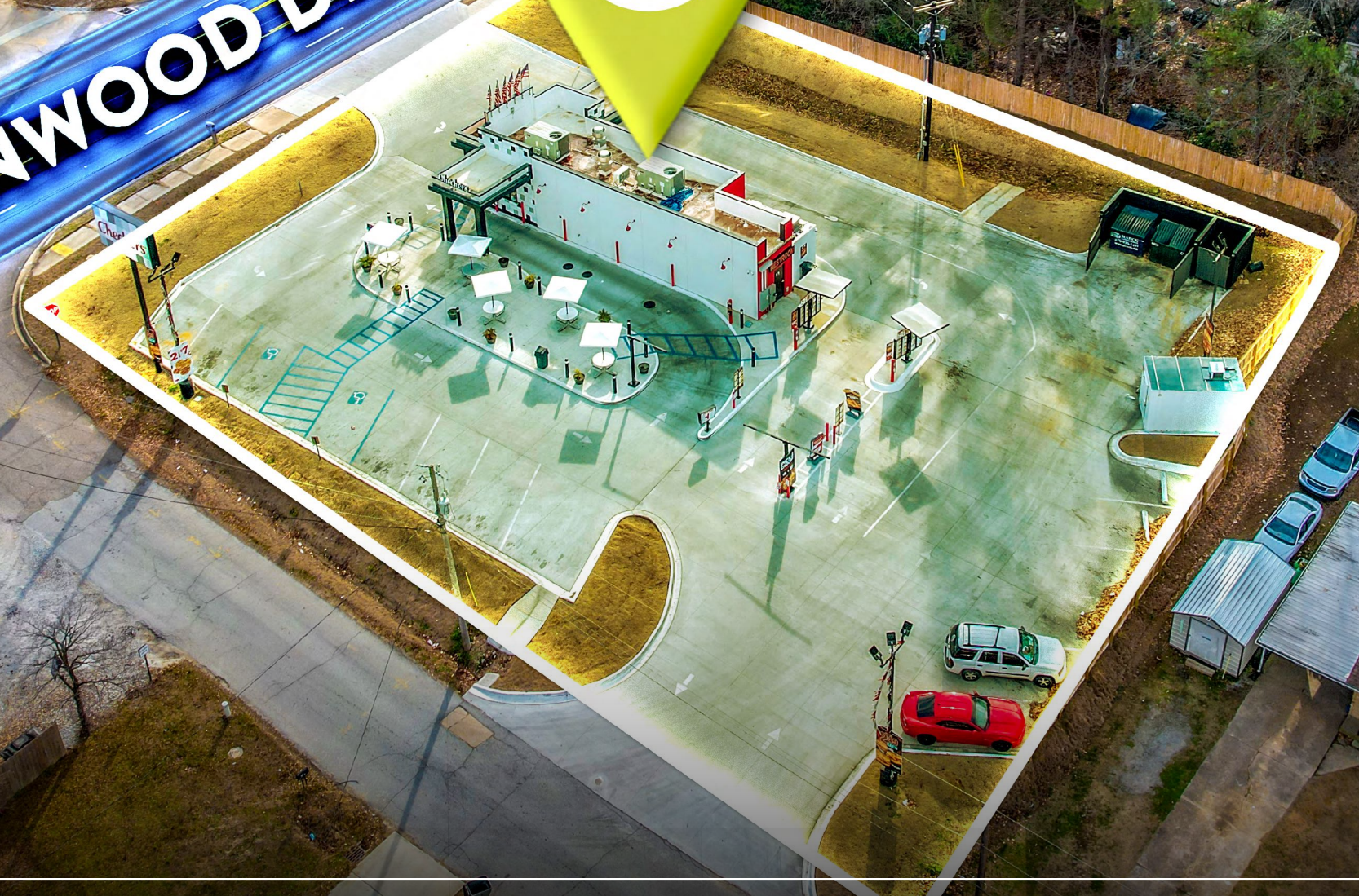


LINWOOD DR





LINWOOD DR





W COURT ST



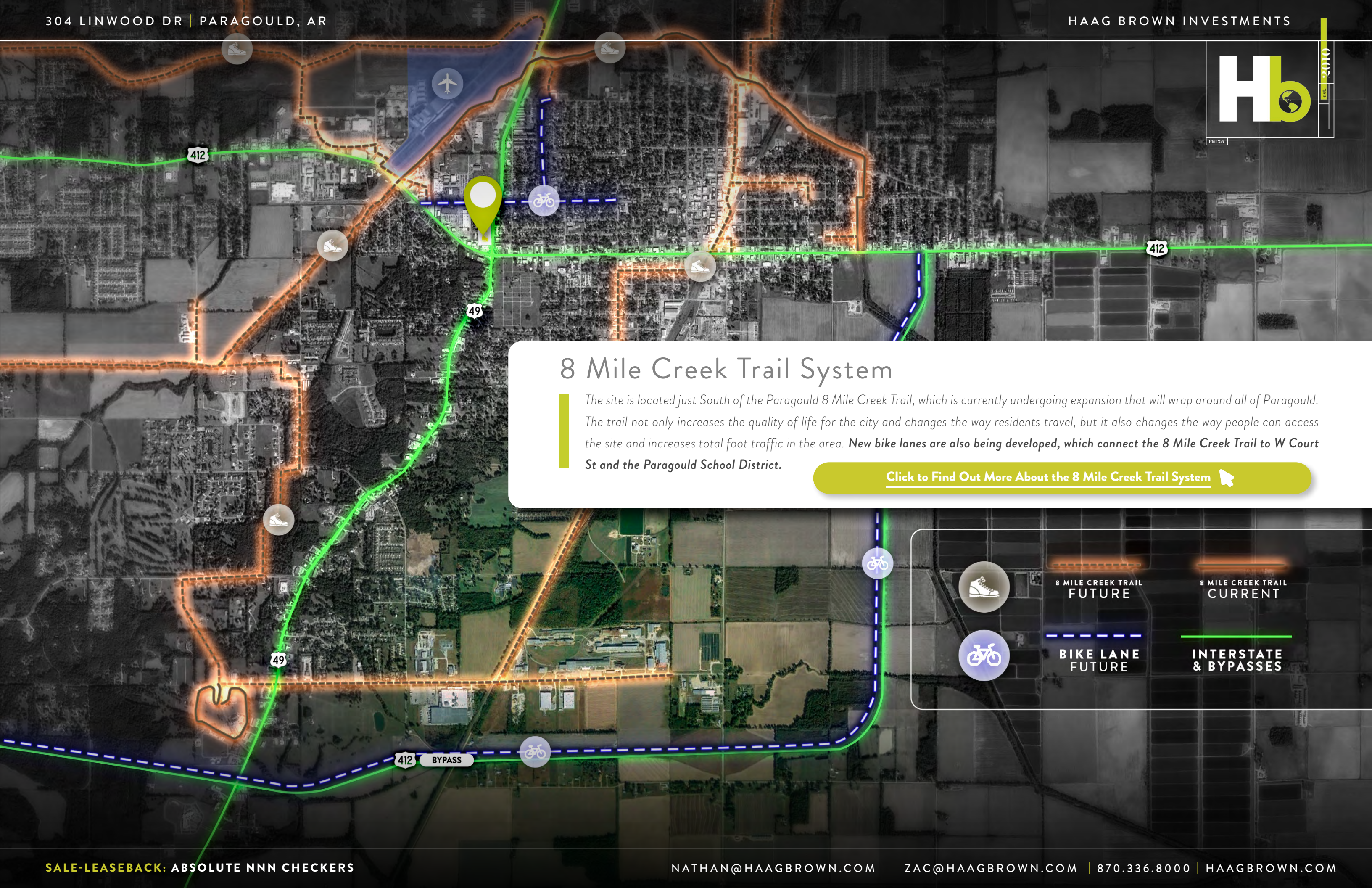
Great Clips





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PHIL 2:3



8 Mile Creek Trail System

The site is located just South of the Paragould 8 Mile Creek Trail, which is currently undergoing expansion that will wrap around all of Paragould. The trail not only increases the quality of life for the city and changes the way residents travel, but it also changes the way people can access the site and increases total foot traffic in the area. **New bike lanes are also being developed, which connect the 8 Mile Creek Trail to W Court St and the Paragould School District.**

[Click to Find Out More About the 8 Mile Creek Trail System](#)



8 MILE CREEK TRAIL
FUTURE

8 MILE CREEK TRAIL
CURRENT

BIKE LANE
FUTURE

INTERSTATE
& BYPASSES

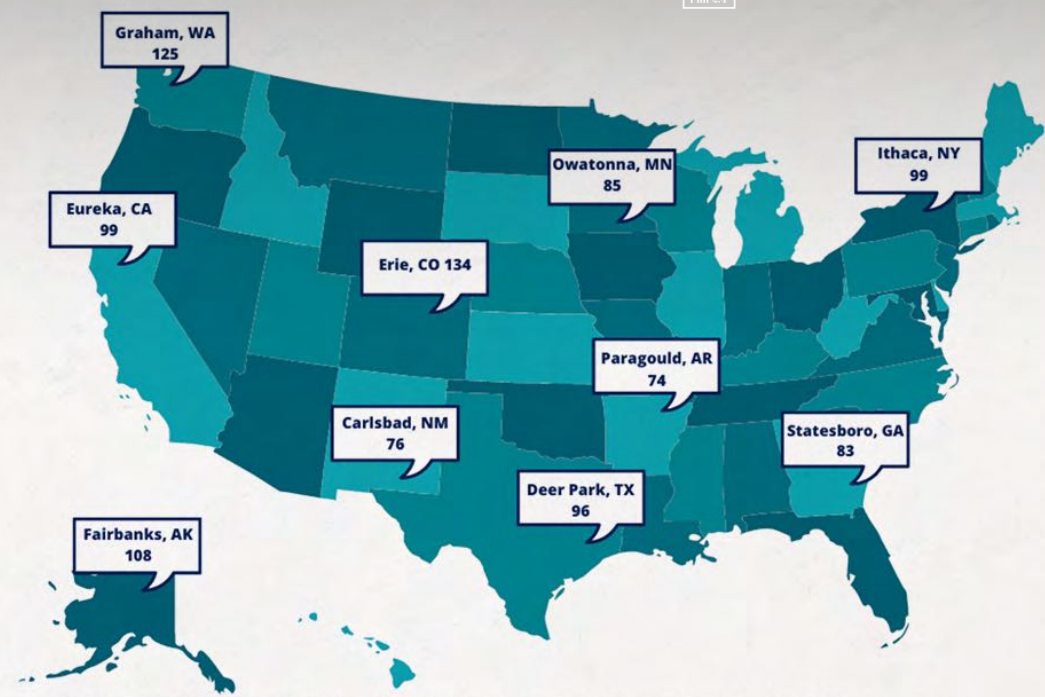


2021 Labor Force						
Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	445,439	239,411	16,498	6.4%	57.5%	54
16-24	60,230	28,956	5,544	16.1%	57.3%	48
25-54	208,455	152,313	9,361	5.8%	77.6%	73
55-64	73,130	40,945	1,135	2.7%	57.5%	56
65+	103,623	17,198	457	2.6%	17.0%	17

Economic Dependency Ratio	
Total	128.9
Child (<16)	45.5
Working-Age (16-64)	47.8
Senior (65+)	35.7

Industry	Employed	Percent	US Percent	Location Quotient
Total	239,411	100.0%	100.0%	-
Agriculture/Forestry/Fishing	9,958	4.2%	1.3%	3.23
Mining/Quarrying/Oil & Gas	236	0.1%	0.4%	0.20
Construction	16,176	6.8%	7.1%	0.92
Manufacturing	39,355	16.4%	9.9%	1.55
Wholesale Trade	5,666	2.4%	2.5%	0.96
Retail Trade	27,660	11.6%	10.7%	1.20
Transportation/Warehousing	14,558	6.1%	5.1%	1.30
Utilities	2,846	1.2%	0.9%	1.33
Information	2,172	0.9%	1.8%	0.50
Finance/Insurance	8,022	3.4%	5.2%	0.69
Real Estate/Rental/Leasing	2,872	1.2%	1.9%	0.57
Professional/Scientific/Tech	6,181	2.6%	8.3%	0.32
Management of Companies	64	0.0%	0.1%	0.00
Admin/Support/Waste Management	6,852	2.9%	3.7%	0.74
Educational Services	20,492	8.6%	9.3%	0.89
Health Care/Social Assistance	41,561	17.4%	14.8%	1.15
Arts/Entertainment/Recreation	1,633	0.7%	1.5%	0.44
Accommodation/Food Services	11,899	5.0%	5.9%	0.89
Other Services (Excluding Public)	8,878	3.7%	4.5%	0.80
Public Administration	12,329	5.1%	5.2%	1.06

COST OF LIVING
Paragould's cost of living is 26% below the national average.



All cities highlighted are similar in size to Paragould, with populations ranging from 25,000 to 35,000.

60-MILE RADIUS

2021 LABOR FORCE DATA

- 16+ POPULATION:** 445,439
- HOUSEHOLDS:** 217,342
- MEDIAN HOUSEHOLD INCOME:** \$43,120
- AVERAGE HOUSEHOLD INCOME:** \$61,223
- PER CAPITA INCOME:** \$24,043

INDUSTRY LEADERS

- Tenneco, Inc - Manufacturing - Shock Absorbers
- Greenbrier Rail - Rail Cars
- Anchor Industries - Manufacturing - Plastic Food Containers
- Arkansas Methodist Medical Center - Hospital
- Utility Trailer Manufacturing - Manufacturing - Truck Trailers
- Greene County Tech School District - Education
- Darling Store Fixtures - Manufacturing - Store Fixtures
- Prysman Group, Prestolite Wire - Manufacturing - Auto Wire Cable
- Martin Sprocket & Gear - Manufacturing
- Paragould School District - Education
- Walmart - Retail/City of Paragould - Government
- Teleflora - Florist Service - Flower Wire Service
- Nidec - Manufacturing - Appliance & Automotive Components
- Lowe's - Retail
- Greene Acres Nursing Home - Service
- Green House Cottages of Belle Meade - Service
- Paragould Light, Water, Cable & Internet - Utility
- Marmaduke School District - Education
- First National Bank - Financial
- Greene County - Government
- KNL Holdings - Manufacturing - Trailers
- Allen Engineering - Manufacturing - Concrete Finishing Equipment

Breakdown by Category



The Cost of Living index is based on a U.S. average of 100. Any amount below 100 is less expensive than the national average; any amount above 100 is more expensive than the national average.

The total of all cost of living categories weighed subjectively as following:

- Housing: 30%
 - Food and Groceries: 15%
 - Transportation: 10%
 - Utilities: 6%
 - Healthcare: 7%
 - Miscellaneous Expenses (ex. Clothing, Services, and Entertainment): 32%
- State and Local taxes are not included in any category.

Source: Sperling's Best Places

UTILITIES

- ELECTRIC**
Paragould Light Water Cable
- WATER**
Paragould Light Water Cable
- SEWER**
Paragould Light Water Cable Wastewater Treatment Plant
- TELECOMMUNICATIONS**
Broadband+Fiber
- NATURAL GAS**
Centerpoint Energy



HaagBrown

INVESTMENTS

“Our mission at Haag Brown Investments 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 Investments is the region’s authority on listing & selling income producing commercial property in Jonesboro and Northeast Arkansas. HB remains one of the top options in the region for Portfolio Diversification, Buyer & Seller Representation, Sale Leasebacks, 1031 Tax Exchanges & Investment Advising. We have the experience, expertise, and information to help clients make the most informed decision with the upmost value. 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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JONESBORO, AR



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HAAGBROWN.COM



NATHAN ELLER

Executive Broker - Net Leased Investments





Nathan Eller, an executive broker at Haag Brown Commercial Real Estate & Development, specializes in representing buyers and sellers of investment real estate. Nathan's focus is to advise investors, many times 1031 tax exchange clients, on the process of buying and/or selling income producing commercial property. In an ever changing tax environment, Nathan additionally aids his clients in the process of exploring how they might mitigate their tax liability through real estate investing. He enjoys assisting buyers in making the best investment decision for themselves, their company, and their family. Nathan takes every deal personal,

having a passion for finding ways to get income properties sold through investor relationships, networking and the unique marketing strategies at Haag Brown Commercial. Nathan has settled into his role having closed on more than \$150,000,000 of transactions since 2016.

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

nathan@haagbrown.com

870.336.8000  

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

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

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

Henderson State University : BBA in Management - Class of 2013

ZACQUALLS



Executive Broker



Coming from a background of multiple million dollar institutions, Zac Qualls maintains seven plus years of extensive financial expertise and is highly equipped to adapt and communicate with a variety of business leaders. His determination, hard work ethic and skill level is evident since he was a former banker and member of the Financial Industry Regulator Authority (FINRA), which covers a broad range of investments including stock, bonds, options, limited partnerships and investment company products. Having held the series 7 and 66 licenses, the most comprehensive of several security licenses

that permit an agent to communicate with retail investors, Zac demonstrates an extensive knowledge of broad range investment products. His role within the company is to advise clients through the process of disposition and acquisition of investment real estate as well as provide up-keep on multiple high-end commercial properties. Zac, a northeast Arkansas local, received his Bachelor's of Finance degree from Arkansas State University in 2007.

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

Arkansas State University - Bachelors of Science in Finance - 2007

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager