

📍 528 US HWY 49 N | PARAGOULD, AR

FOR SALE

10-YEAR, NN+ ARKIDS PEDIATRIC DAY CENTER



870.336.8000



NATHAN@HAAGBROWN.COM

NATHAN ELLER | EXECUTIVE BROKER

JOSH@HAAGBROWN.COM

JOSHUA BROWN | CO-FOUNDER



HAAGBROWN.COM



HAAG BROWN COMMERCIAL | INVESTMENTS



PROPERTY OVERVIEW

This project is accompanied by the new state-of-the-art fire station, the new 8 mile running and biking trail, Orscheln Farm & Home, 10 Fitness, and Paragould High School. This property is strategically located on HWY 49 North offering convenient access to all of Paragould and the surrounding communities.

Haag Brown Commercial is excited to offer a brand new construction high-quality investment opportunity. ARKids has multiple locations in Northeast Arkansas and continues to expand throughout the region. This brand new construction project opened up in December of 2022.

This investment opportunity is a great fit for a buyer looking low management and a dynamic tenant in the best area in the market. The investment offers 10 years left on the initial term lease. * This lease is personally guaranteed.

PRICE

\$2,291,100

NOI

\$154,649.32

CAP RATE

6.75%

BUILDING SIZE

8,414 SF

LOT SIZE

1.26 AC

YEAR BUILT

2022

HIGHLIGHTS

- NEXT TO PARAGOULD HIGH SCHOOL CAMPUS
- IN FRONT OF 10 FITNESS AND BUCHHEIT OF PARAGOULD
- NEXT TO NEW FIRE STATION
- LOCATED ON HWY 49 NORTH
- EXPOSURE TO 19,000 CPD



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LEASE SUMMARY

LANDLORD RESPONSIBILITIES	Landlord shall be responsible for roof, slab floor and subfloor, exterior walls, structural members, foundation, parking lot and all asphalt surfaces of the Premises.
TENANT RESPONSIBILITIES	Tenant shall be responsible for cost associated with all maintenance, replacement and repairs necessary to keep the premises in a good state including plumbing systems, HVAC systems, electrical systems, equipment, fixtures, walls, ceilings, floors, windows, doors, glass, lawn, landscaping.
COMMON AREA MAINTENANCE	Tenant's Responsibility.
TAXES	Tenant's Responsibility payable as additional rent.
INSURANCE	Tenant's Responsibility payable as additional rent.
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.

CHANGES		CAP RATE	
YEAR 6-10	\$170,131.08	7.43%	
YEAR 11-15	\$187,127.36	8.17%	OPTION 1
YEAR 16-20	\$205,806.44	8.98%	OPTION 2
YEAR 21-25	\$226,420.74	9.88%	OPTION 3

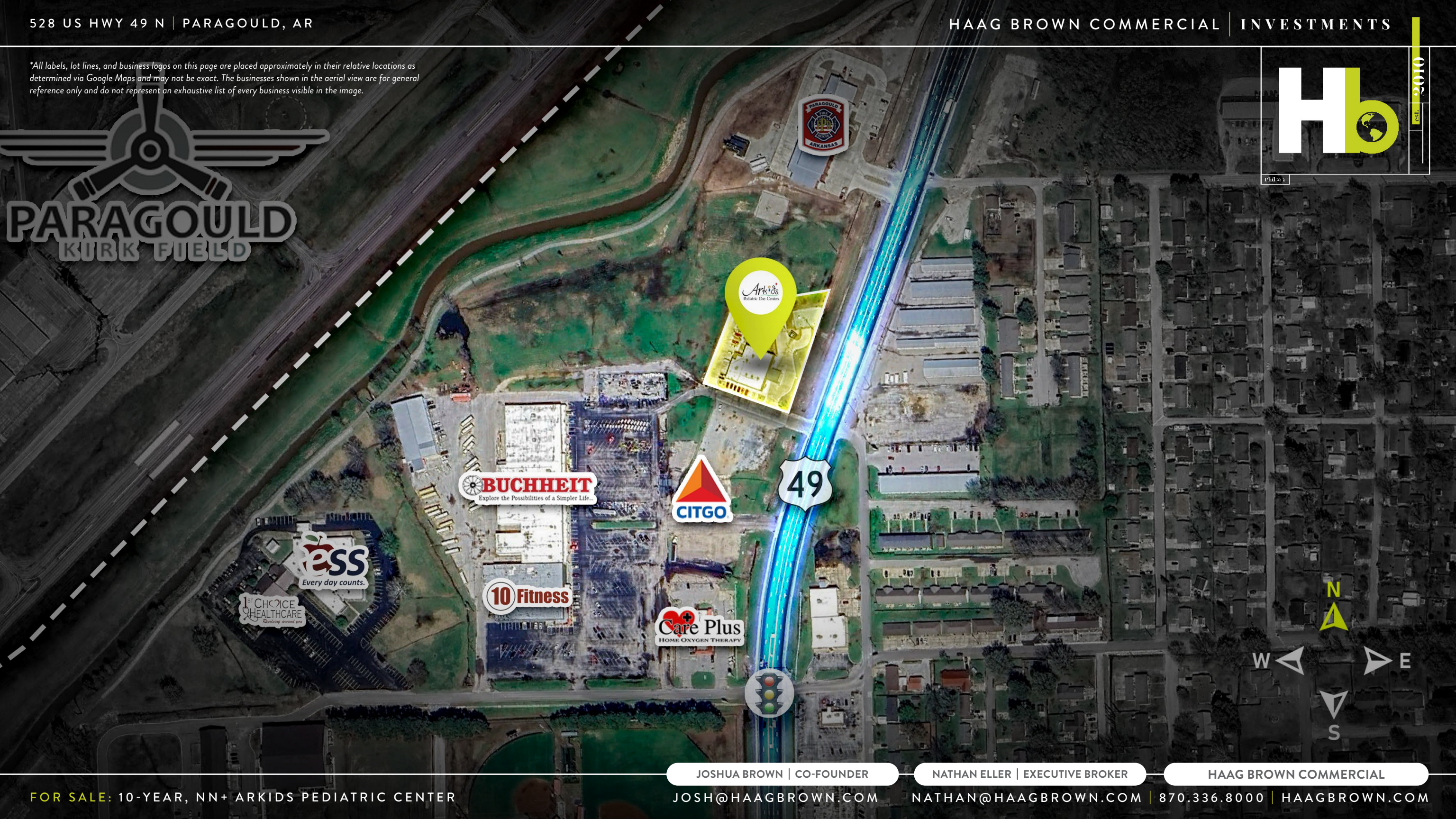
RENT ROLL

RENT COMMENCE DECEMBER 1, 2022	GLA 8,414 SF
LEASE EXPIRATION DECEMBER 31, 2032	RENT/SF \$18.38
INITIAL TERM 10 YEARS	OPTIONS THREE, 5-YEAR
ANNUAL RENT \$154,6449.32	LEASE TYPE NN+

**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.*



EST. 2010



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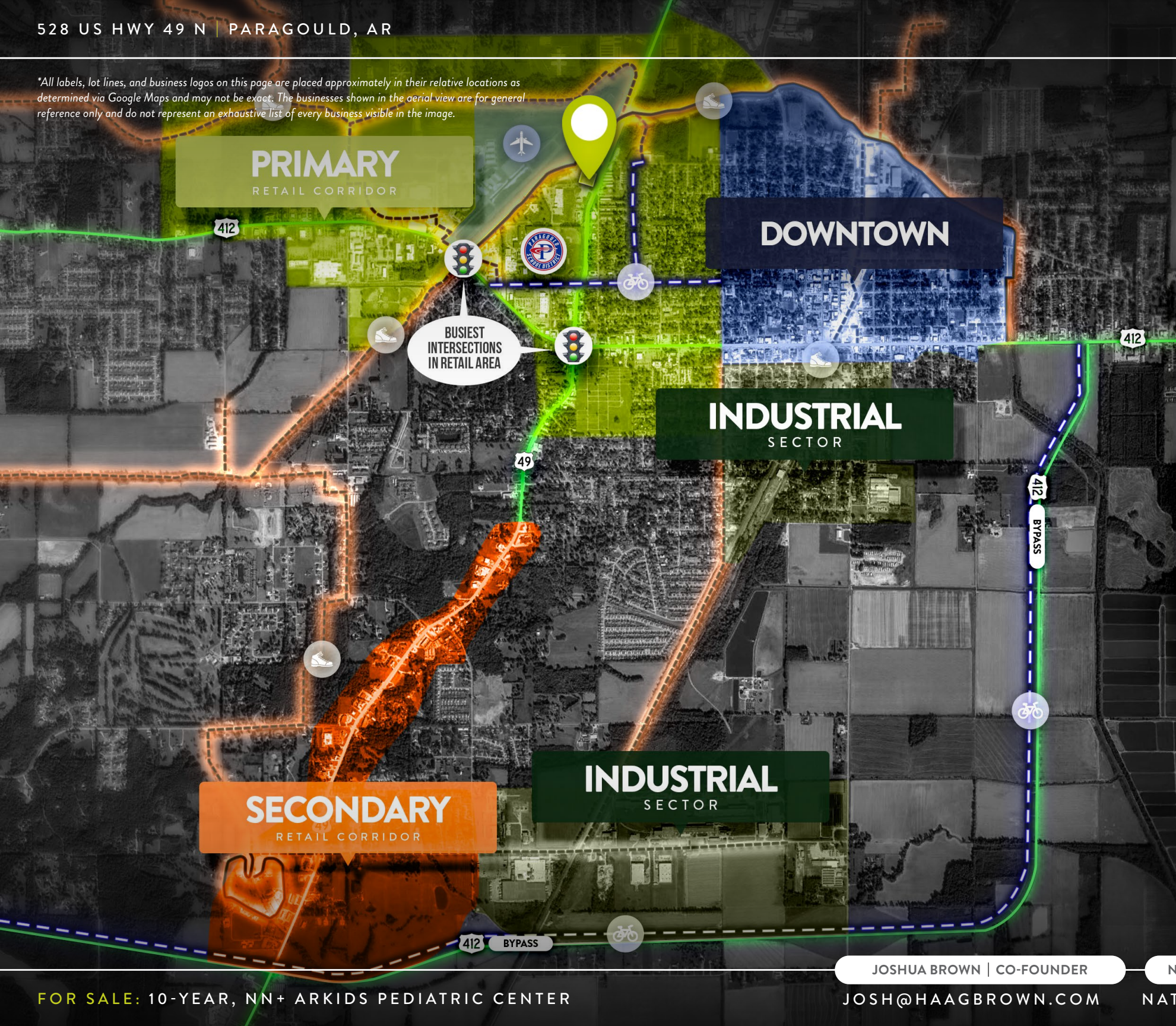
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History of Paragould

Paragould's rich history should start with the city's name itself. As the only Paragould in the world, the name was derived from a combination of the names of two railroad tycoons, J.W. Paramore and Jay Gould, whose railroad paths literally crossed in 1882 in a small community in central Greene County.


The area was still an uncultivated timber-covered tract. During this time, eastern Arkansas contained some of the highest quality lumber sources in the nation. With readily available rail transportation, the timber industry gained momentum quickly. Paragould received an increasing amount of spectators and corporate interests. Shortly thereafter, boomtowns developed all along the rail lines.

Paragould was thriving at the turn of the 20th century. The city was able to support the demands of new industries and a rising population. By 1910, the blossoming town of Paragould had three department stores, an opera house, a hospital, and six banks. However, as the 1920s neared, the timber industry began to slow down. The once vast tract of timber surrounding the town was vacant giving rise to excellent farmland. As the timber business declined, workers started turning to agriculture. Agricultural production of cotton, corn, and soybeans soon become the area's most important industry.


Throughout the early 1900s, industry and development began to flourish in Paragould. Industry in Paragould grew continually throughout the 20th Century, beginning with the relocation of Dr. Pepper Bottling, Inc., to Paragould in the 1920s. Ely's Employee Store (a shirt manufacturer), Ed White Shoe Factory and Foremost Dairy soon thereafter called Paragould home. In the early 1940s, the new Arkansas Methodist Hospital (now known as Arkansas Methodist Medical Center) was constructed on the site where the present facility exists today. Throughout the 1950s and 1960s, Paragould grew exponentially. Emerson Electric, one of Paragould's first Fortune 500 companies, built a plant in Paragould.

Thanks to the new presence of Emerson, Paragould received a growth spurt that propelled the town through more than five decades of significant growth. Other industries began relocating to Paragould, steadily increasing its population to the current 29,537.


TEXT FROM CITYOFPARAGOULD.COM




8 MILE CREEK TRAIL
FUTURE



BIKE LANE
FUTURE



8 MILE CREEK TRAIL
CURRENT



INTERSTATE
& BYPASSES

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
- Prysmian Group, Prestolite Wire - Manufacturing - Auto Wire Cable
- Martin Sprocket & Gear - Manufacturing
- Paragould School District - Education
- Walmart - RetailCity 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

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

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		

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

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.

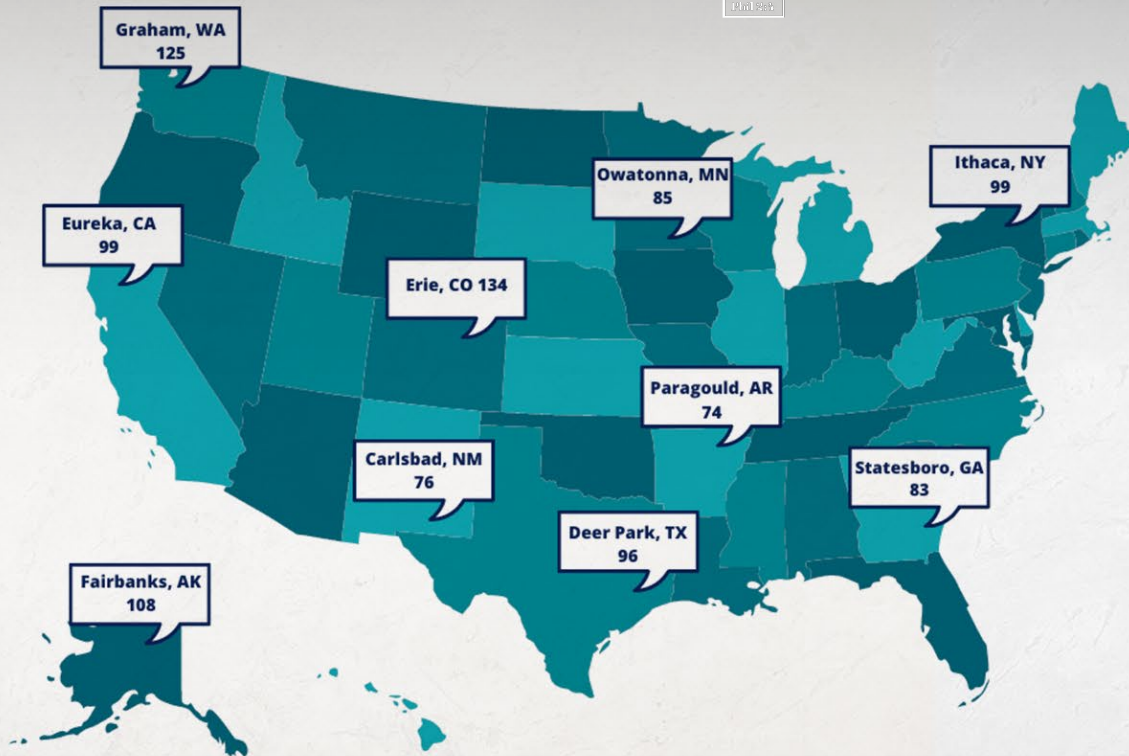
Source: Sperling's Best Places

COST OF LIVING

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



2010 CSL



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

Breakdown by Category

Grocery
93

Housing
45

Transportation
69

Health
89

Utilities
99

Miscellaneous
94



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“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.

2221 HILL PARK CV.
JONESBORO, AR



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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

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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

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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