

SALELEASEBACK

# C-STORE & RESTAURANT

ABSOLUTE NNN

801 N HOLMAN ST | BROOKLAND, AR

Haag Brown  
INVESTMENTS



870.336.8000



NATHAN@HAAGBROWN.COM | ZAC@HAAGBROWN.COM



HAAGBROWN.COM



## PROPERTY OVERVIEW

This Sale-Leaseback presents a lucrative investment opportunity in a rapidly expanding market. This site sits along HWY 49B next to one of the fastest growing school districts in Arkansas.

The C-store & restaurant combination is surrounded by new residential & commercial development. Brookland is experiencing significant growth with hundreds of residential units planned for development, multiple commercial projects underway, a 40 acre site which the city is currently under construction on to build a new city park, & both McDonald's and Harps Grocery Store are now open.

This facility will be a staple for C-store & restaurant business in Brookland, AR for a long time. The wind is behind it's sails & this experienced operator operates several C-stores & restaurants.

## HIGHLIGHTS

- Like-New Construction
- Surrounded by New Residential Developments
- Neighboring Brookland Schools, The fastest growing school district in Arkansas
- Located Within a Strong Growth Market
- Bonus Depreciation Benefits

PRICE	\$2,426,666
NOI	\$182,000
CAP RATE	7.5%
LEASE TERM	15 Years
LOT SIZE	1.32 AC
BUILDING SIZE	2,800 SF





est. 2010



**VP Racing**  
**FUELS**

**REGULAR** \$3.19

**DIESEL** \$4.19

**THE SOUTHERN CHEF**



est. 2010



E SCHOOL ST

N HOLMAN ST

N HOLMAN ST

W SCHOOL ST





est. 2010

PHIL S. S.

SITE IS SURROUNDED BY RESIDENTIAL DEVELOPMENT. CLOSE PROXIMITY TO HOUSING AND SCHOOL HELPS ENSURE CONSISTENT FOOT TRAFFIC IN THE AREA.

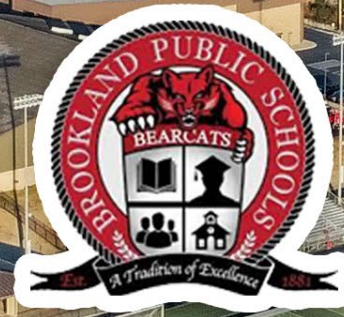
N HOLMAN ST





est. 2010

PHIL S. S.

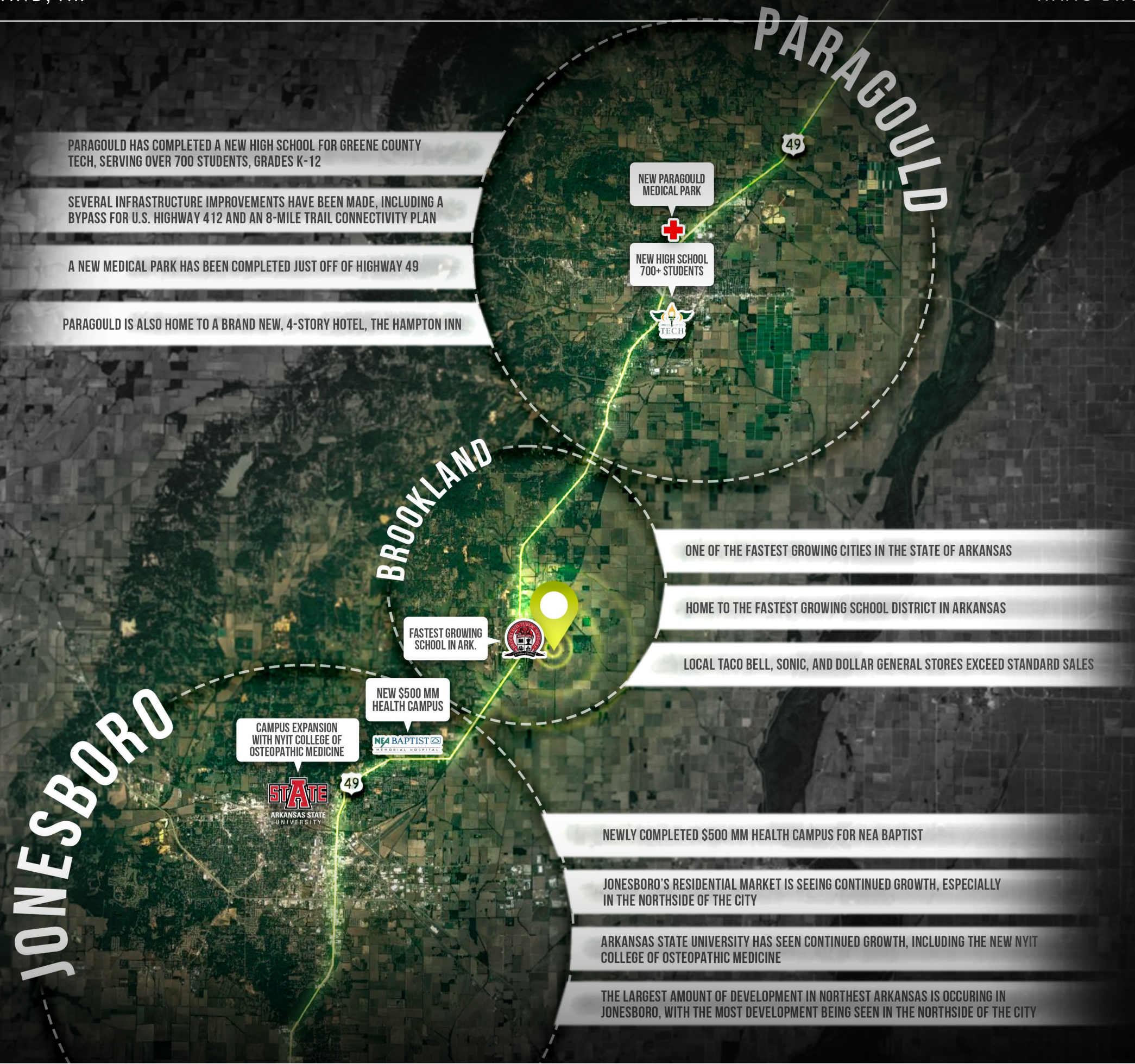


**DURING THE SCHOOL YEAR, MORNING DROP-OFF AND AFTERNOON PICK-UP TIMES SEE MASSIVE SPIKES OF TRAFFIC FLOW AROUND THE SITE**





est. 2010





est. 2010

# BROOKLAND, ARKANSAS

## MARKET GUIDE

### CITY CONTACT INFO

#### BROOKLAND CITY HALL

613 HOLMAN, BROOKLAND, AR 72417 (PHYSICAL)

P.O. BOX 7, BROOKLAND, AR 72417 (MAILING)

(870) 935-0538 PHONE

(870) 933-8814 FAX

CITYOFBROOKLAND@YAHOO.COM

### DEMOGRAPHICS



MEDIAN AGE

35.4



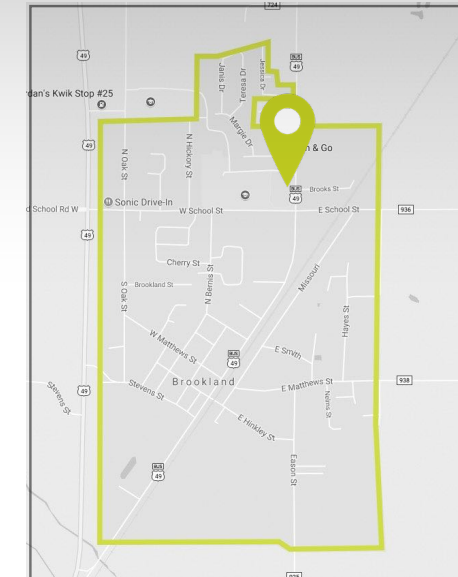
MEDIAN HH INCOME

\$44,903



GROWTH RATE

5.06%



### DAYTIME POPULATION



WORKERS 3,095

RESIDENTS 5,869

**= 8,964**  
(10 MINUTE DRIVE TIME)

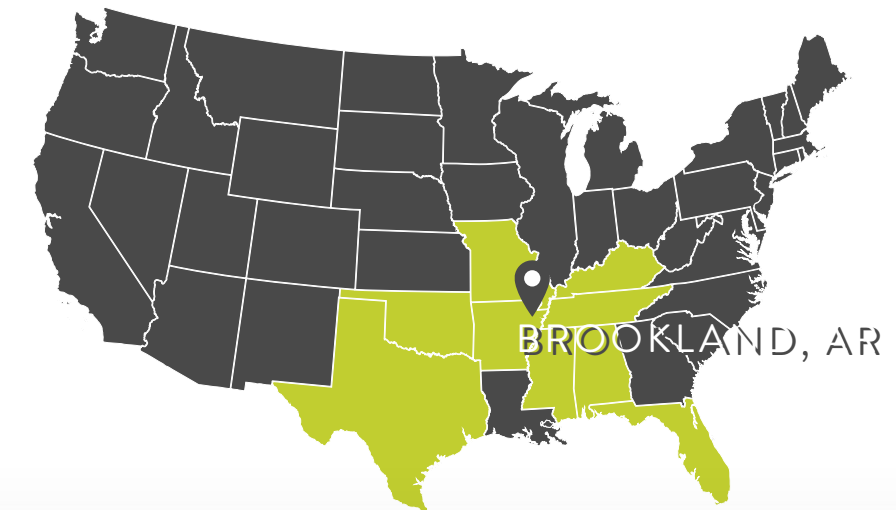
#### DEMOGRAPHIC PROFILE

	3 MILE	5 MILE	10 MILE
2017 ESTIMATED POPULATION	4,869	14,564	81,387
DAYTIME POPULATION	3,440	10,617	95,145
MEDIAN HH INCOME	\$51,523	\$54,806	\$38,472
NUMBER OF HOUSEHOLDS	1,864	5,563	31,473

	5 MIN DT	10 MIN DT	20 MIN DT
2017 ESTIMATED POPULATION	2,570	11,042	90,633
DAYTIME POPULATION	1,982	8,964	110,029
MEDIAN HH INCOME	\$45,601	\$53,963	\$37,111
NUMBER OF HOUSEHOLDS	857	4,281	35,752

### STATES WITH OUR FINGERPRINTS



### FOCUS CATEGORIES

THE TOP CATEGORIES FOR FOCUSED GROWTH IN THE MUNICIPALITY ARE PULLED FROM A COMBINATION OF LEAKAGE REPORTS, PEER ANALYSIS, RETAIL TRENDS AND REAL ESTATE INTUITION. ALTHOUGH THESE ARE THE TOP CATEGORIES, HAAG BROWN'S EFFORTS ARE INCLUSIVE BEYOND THE DEFINED LIST. LET US KNOW HOW WE CAN HELP YOU FIND A SITE!



GROCERY



RESTAURANTS



CLOTHING & APPAREL



HEALTH & PERSONAL CARE

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“Our mission at Haag Brown Development is to be the best commercial 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 developing commercial real estate in Jonesboro and Northeast Arkansas. HB remains one of the top options in the region for commercial project development. We have experience and the expertise needed to develop and/or advise on large 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 utmost 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.

2221 HILL PARK CV.  
JONESBORO, AR



OFFICE 870.336.8000  
EFAX 888.561.4917  
HAAGBROWN.COM



# 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)

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

### TACOS 4 LIFE :

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

### BENJAMIN EDWARDS :

Jonesboro, AR

### TOMMY'S EXPRESS CARWASH :

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

# ZACQUALLS

Executive Broker - Asset Management & Tenant Rep.





As the leader of the Asset Management and Leasing team for Haag Brown Commercial, Zac Qualls oversees the management of some of the most prominent assets in Jonesboro, including the 2400 Building, The Highlands, Urbantech, Southwest Drive Center, and Turtle Creek Crossing. His role within the company is also to advise clients through the process of disposition and acquisition of investment real estate as well as represent a range of commercial tenants.

Zac plays a pivotal role in assisting Haag Brown Development with numerous redevelopment initiatives. He aids in advancing the national expansion program, which has led to introducing over 100+ national restaurants and retailers to the Northeast Arkansas region.

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 are evident since he was a former banker and member of the Financial Industry Regulatory 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 a broad range of investment products.

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

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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

Double Diamond Award : (\$14MM+ in Volume) - 2021

Platinum Level Award : (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007