

1905 OZARK DR. | JONESBORO, AR

FOR SALE

±0.95AC



OZARK DR

78

SOUTHWEST DR

*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.



870.336.8000



WILL@HAAGBROWN.COM

WILL DOGGETT | LISTING AGENT

NATHAN@HAAGBROWN.COM

NATHAN ELLER | EXECUTIVE BROKER



HAAGBROWN.COM

Haag Brown
COMMERCIAL



[VIEW ORIGINAL SURVEY](#)

*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.



PROPERTY OVERVIEW

Positioned at the highly-visible corner of Ozark Dr. and Southwest Dr., this ±0.95-acre property offers a rare chance to establish a presence in a high-growth area. Located just half a mile from the thriving Southern Hills development, this site combines strategic location with exceptional growth potential.

Surrounded by notable national and regional brands like O’Reilly Auto Parts, Shadrach’s Coffee, and Tommy’s Car Wash, this property benefits from increased traffic flow and heightened consumer attraction. Its proximity to well-established developments ensures long-term viability and unparalleled exposure.

Perfect for retail, dining, or service-based businesses, this lot represents a cost-effective gateway into a booming market.

- Prime Location:** Nestled in a thriving residential area surrounded by single-family homes and multi-family units, ensuring a strong built-in customer base.
- Proximity to Growth:** Just half a mile from a rapidly expanding commercial district, providing excellent potential for complementary businesses.
- High Traffic Exposure:** Visibility from 18,000 vehicles per day, maximizing exposure and customer reach.
- Development-Ready:** 0.95 acres of prime land, zoned C-3, allowing for a variety of commercial uses and ready for immediate development.

LOT SIZE

±0.95 AC

SALE PRICE

\$495,000

**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.*



NEW
SOUTHERN HILLS
DEVELOPMENT

[CLICK FOR MORE INFO](#)

±0.95AC

OZARK DR

SOUTHWEST DR

78

FOR SALE: ±0.95-ACRE COMMERCIAL OPPORTUNITY ON BOOMING SOUTHWEST DR.



VALLEY VIEW
SCHOOL DISTRICT

CLICK FOR MORE INFO



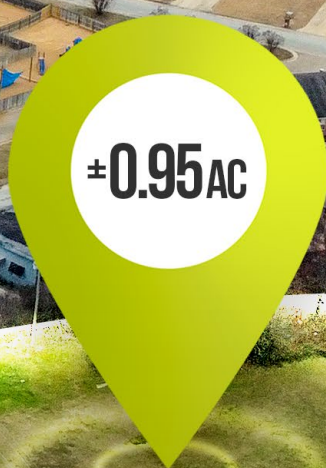
VALLEY VIEW CHURCH OF CHRIST
THE CHURCH ON THE HILL



SOUTHWEST DR



Miracle Kids
Success Academy



±0.95AC

OZARK DR



2010
EST.

Phil 2:4

**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.*

FOR SALE: ±0.95-ACRE COMMERCIAL OPPORTUNITY ON BOOMING SOUTHWEST DR.

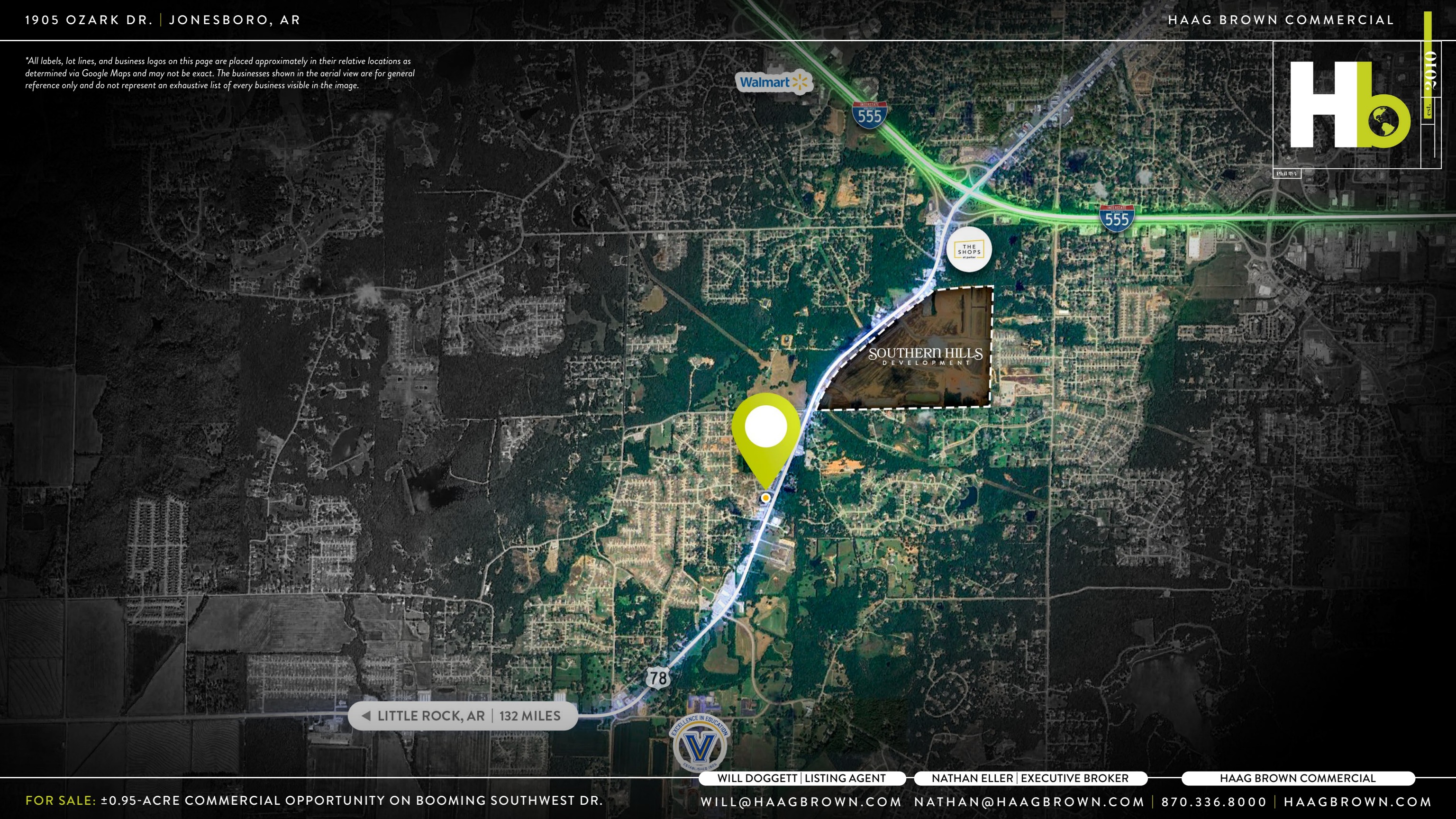
WILL DOGETT | LISTING AGENT

NATHAN ELLER | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

WILL@HAAGBROWN.COM | NATHAN@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM

**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.*



◀ LITTLE ROCK, AR | 132 MILES



WILL DOGETT | LISTING AGENT

NATHAN ELLER | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

FOR SALE: ±0.95-ACRE COMMERCIAL OPPORTUNITY ON BOOMING SOUTHWEST DR.

WILL@HAAGBROWN.COM | NATHAN@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM

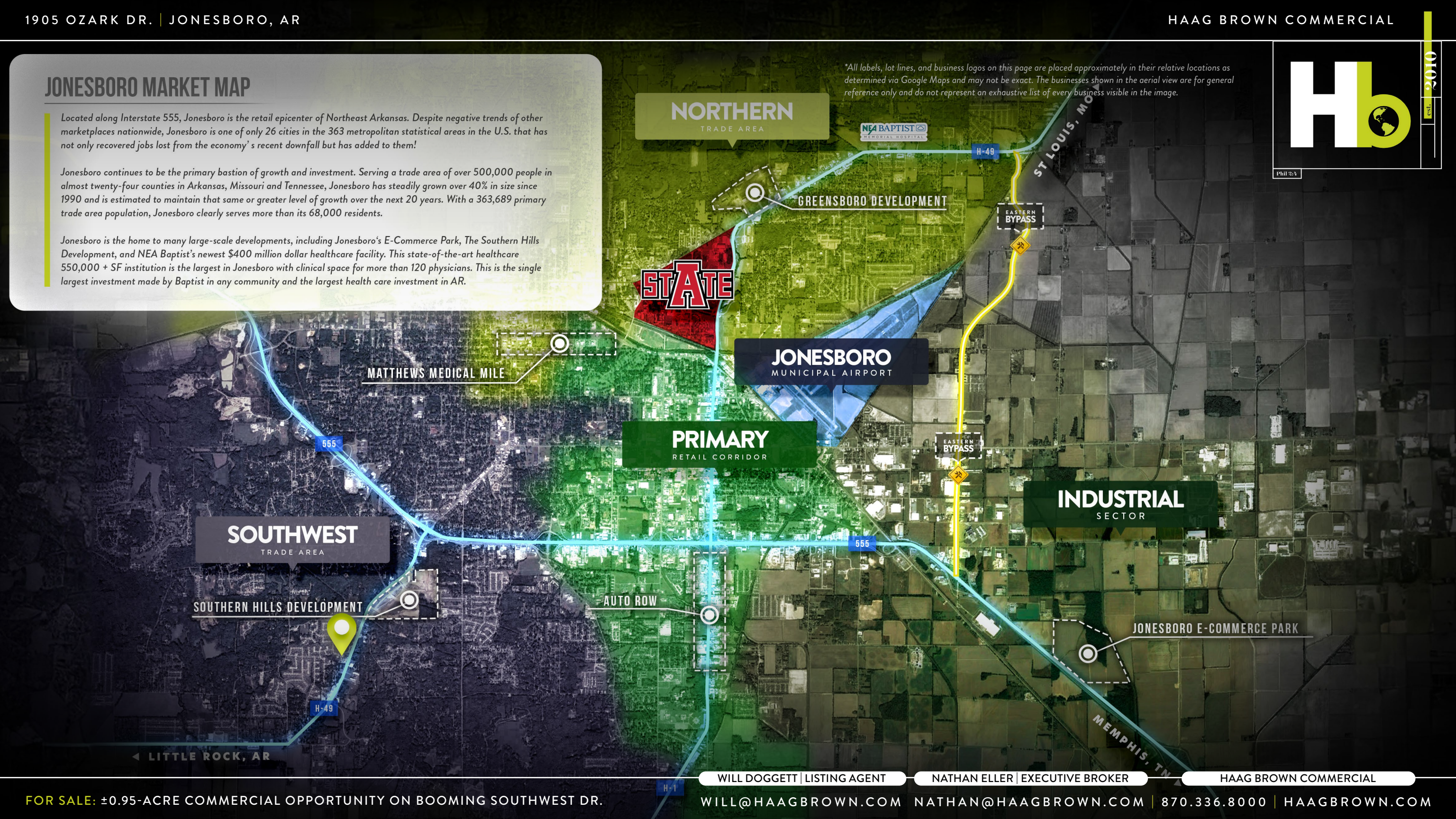
JONESBORO MARKET MAP

Located along Interstate 555, Jonesboro is the retail epicenter of Northeast Arkansas. Despite negative trends of other marketplaces nationwide, Jonesboro is one of only 26 cities in the 363 metropolitan statistical areas in the U.S. that has not only recovered jobs lost from the economy's recent downfall but has added to them!

Jonesboro continues to be the primary bastion of growth and investment. Serving a trade area of over 500,000 people in almost twenty-four counties in Arkansas, Missouri and Tennessee, Jonesboro has steadily grown over 40% in size since 1990 and is estimated to maintain that same or greater level of growth over the next 20 years. With a 363,689 primary trade area population, Jonesboro clearly serves more than its 68,000 residents.

Jonesboro is the home to many large-scale developments, including Jonesboro's E-Commerce Park, The Southern Hills Development, and NEA Baptist's newest \$400 million dollar healthcare facility. This state-of-the-art healthcare 550,000 + SF institution is the largest in Jonesboro with clinical space for more than 120 physicians. This is the single largest investment made by Baptist in any community and the largest health care investment in 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.



FOR SALE: ±0.95-ACRE COMMERCIAL OPPORTUNITY ON BOOMING SOUTHWEST DR.



****This document has been prepared by Haag Brown Commercial for advertising and general information only. Haag Brown Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Haag Brown Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.*

“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.

2221 HILL PARK CV.
JONESBORO, AR



OFFICE 870.336.8000
EFAX 888.561.4917
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