

HIGH-RETURN MEDICAL INVESTMENT

122 SOUTHERN DR | ASHDOWN, AR

# FOR SALE



HaagBrown  
COMMERCIAL  
INVESTMENTS DIVISION



# opportunity OVERVIEW

Located at 122 Southern Dr. in Ashdown, Arkansas, this high-return medical investment property offers investors the opportunity to acquire a well-positioned, income-producing asset leased to Access Medical Clinic, a leading clinic network with locations throughout Alabama, Arkansas, Oklahoma, Texas, Tennessee, Georgia, North Carolina, and Indiana.

The property consists of a 4,500 SF stand-alone building situated on approximately 1.68 acres, providing a highly functional site with strong curb appeal, excellent accessibility, and ample parking to support both the current medical use and a variety of potential future uses.

Structured with a NNN lease, this asset offers investors the benefit of a more passive ownership profile with limited landlord responsibilities. With just over one (1) year remaining on the primary lease term, investors benefit from in-place income while preserving the ability to evaluate future leasing, renewal, repositioning, or owner-user potential.

## SALE PRICE

**\$500,000**

**1.68 AC | 4,500 SF**

## LOT & BUILDING SIZE

## HIGHLIGHTS

- High-Return Medical Investment Property - NNN Lease Structure
- 1+ Year Remaining on Primary Lease Term
- ~4,500 SF Stand-Alone Building on ~1.68 AC - Great Curb Appeal!
- Adequate Parking for a Multitude of Future Uses
- Purchase Price is WELL BELOW Replacement Cost!
- Access Medical Clinic is a Leading Clinic Network with Locations in AL, AR, OK, TX, TN, GA, NC, & IN





Domtar

Walmart

AR-32

Diamond Bank

Chick-fil-A

ANYTIME FITNESS

MSRG

State Farm

McDonald's

LITTLE RIVER NURSING  
AND REHAB

FAMILY MEDICAL  
ASSOCIATES, P.A.  
DEAN BOWMAN, M.D.

Brookshire's  
Since 1928

FOWLER  
EYE CARE

ASHDOWN  
EYE CARE

Southern Dr

US Hwy 71



O'Reilly  
AUTO PARTS

ZAC QUALLS | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

FOR SALE: ACCESS MEDICAL CLINIC INVESTMENT SALE

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CENTRAL  
CHEVROLET

BURGER KING

Exxon

DOLLAR GENERAL

S Locust Dr

PLEASANT MANOR  
NURSING HOME

FARMERS  
BANK & TRUST

H&R BLOCK

SONIC

TSC TRACTOR  
SUPPLY CO

Hagan Rd

Pizza  
Hut

O'Reilly  
AUTO PARTS

DOLLAR TREE

US Hwy 71

Southern Dr



# tenant OVERVIEW

*Access Medical Clinic is a leading family practice and urgent care medical group providing a complete complement of care and treatment options for patients throughout Arkansas, Oklahoma, Tennessee, Georgia, North Carolina, and Indiana. With its dedicated team of physicians, family nurse practitioners, nurses and other healthcare providers and support staff, Access Medical Clinic is committed to helping every member of your family stay as healthy as possible at every age and every stage of life.*

[visit website](#)



# ASHDOWN

US Hwy 71



Brookshire's

Walmart

AR-32



## CONTACT

**ZAC QUALLS**  
EXECUTIVE BROKER  
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# Domtar

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# ZACQUALLS

Executive Broker - Leasing & Brokerage



Zac Qualls is an executive broker with more than a decade of experience at Haag Brown Commercial. He excels in leasing, brokerage, and tenant representation, with particular expertise in client relationship management.



Zac's in-depth market knowledge allows him to identify prime locations for prospective tenants, ensuring optimal site selection. His robust network of industry contacts provides valuable connections for both landlords and tenants.

Zac consistently demonstrates integrity, dedication, hard work, reliability, and a personal commitment to every deal. He prioritizes your interests, ensuring a high level of professionalism and service in every collaboration.

Outside of work, Zac enjoys spending time with his wife Hilary, and two daughters, Campbell and Turner.

"Be careful how you think; your life is shaped by your thoughts." Proverbs 4:23

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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

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

Arkansas Money & Politics - Top 100 Professional

Triple Diamond Award : (\$21MM+ in Volume) - 2022, 2023

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

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

Arkansas State University - Bachelors of Science in Finance - 2007



“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. We strive to place 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 a full-service commercial real estate and development firm specializing in the listing, sale, & development of properties throughout Arkansas and the surrounding region. Founded in 2010 by Greg Haag and Joshua Brown, HB was founded on a hands-on, client-first approach and have grown into a trusted partner for businesses and investors navigating complex real estate decisions.

With more than 60 years of combined experience in real estate investment, brokerage, and development, our team brings practical insight and steady guidance to every project. We act as a true extension of our clients’ real estate departments, working closely alongside them from strategy and site selection through execution and delivery. Serving national and regional clients across Arkansas, Tennessee, Florida, Mississippi, Missouri, Kentucky, Alabama, Texas, and Oklahoma, we pair local market knowledge with a broad regional perspective.

To better serve our clients, we have expanded to include dedicated Industrial, Medical, and Agricultural divisions and operate offices in both Northeast and Northwest Arkansas — allowing us to deliver specialized expertise and tailored solutions across every sector we represent.

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