

HAAG BROWN COMMERCIAL

WOLF CREEK DEVELOPMENT

SPACES AVAILABLE
FOR LEASE



Godsey's Grill



AIRPORT RD

32,000 CPD



EST. 2010



OVERVIEW

PRICE : \$20/SF/YR NNN

SPACE AVAILABLE :
1,500 SF - 8,000 SF

Plans are underway for a **10,000 SF RETAIL CENTER** in the Wolf Creek Development on Hilltop, one of Jonesboro's fastest growing markets along Highway 49 North. The site sits between Firehouse Subs and Fat City **AT THE SIGNALIZED INTERSECTION** of Highway 49 North and Airport Road, lending it exposure to **38,000 CARS PER DAY**.

The center is located just south of the \$400 million NEA Baptist Healthcare Campus and is **COMPLETELY SURROUNDED BY** such businesses and medical/professional offices as Centennial Bank, First National Bank, First Security Bank, Hilltop Eyecare and Focus Inc. Counseling Services. It is also in close proximity to such national retailers and restaurants as Auto Zone, Burger King, Sonic, Dairy Queen, Arby's, Fat City Grill, Freds, Firehouse and O'Reilly Auto Parts.

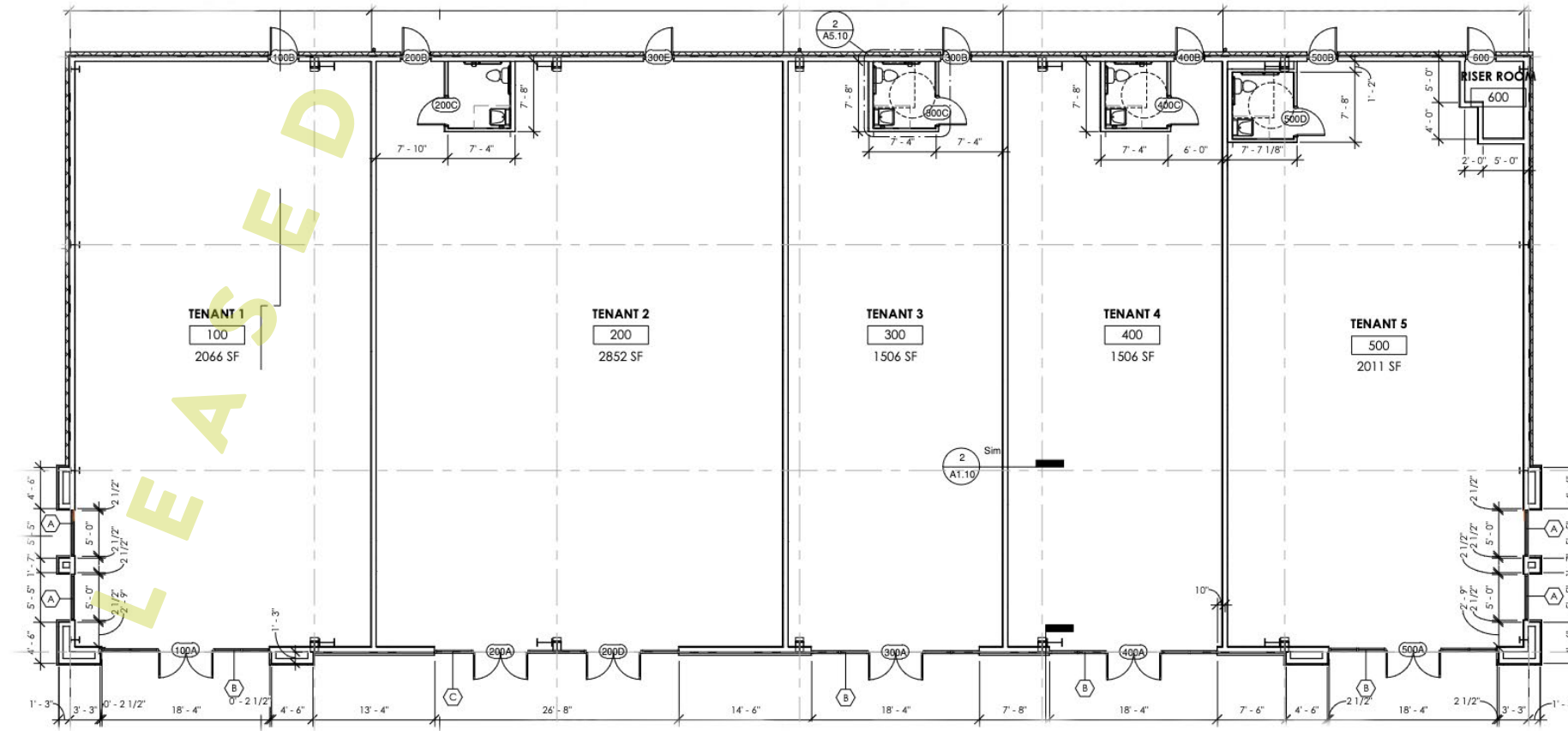
HIGHLIGHTS

- Average Household Income is over \$65,000 in a one mile radius, and over \$55,000 in a 5-mile radius
- Located with access to the most significant traffic signal in North Jonesboro
- Located along the main corridor between 2 of the largest employers in Jonesboro - NEA Baptist Hospital and Arkansas State University
 - Located along zero vacancy corridor
 - Exposure to Over 38,000 CPD
- Between Firehouse and Fat City; Across from Burger King and Auto Zone
- Pricing is based on "vanilla shell delivery." Landlord will consider tenant finish out and/or tenant improvement allowance with adjusted economics and lease term.





RENDERING



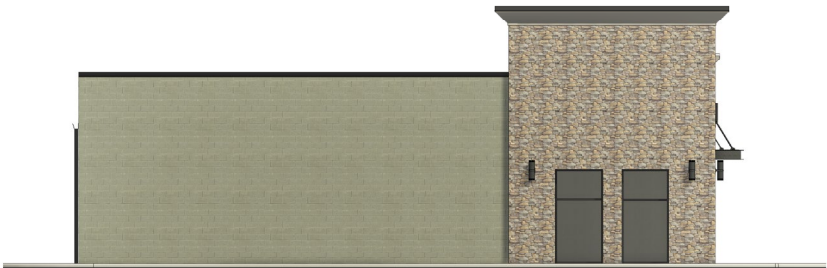
FLOOR PLAN



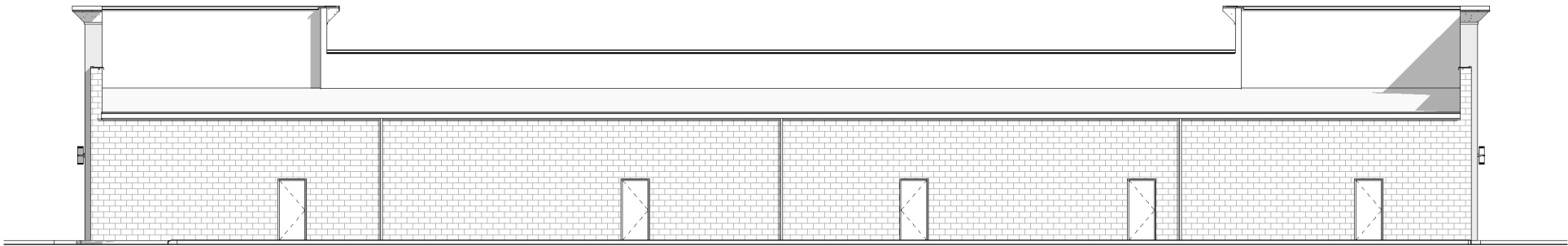
FRONT



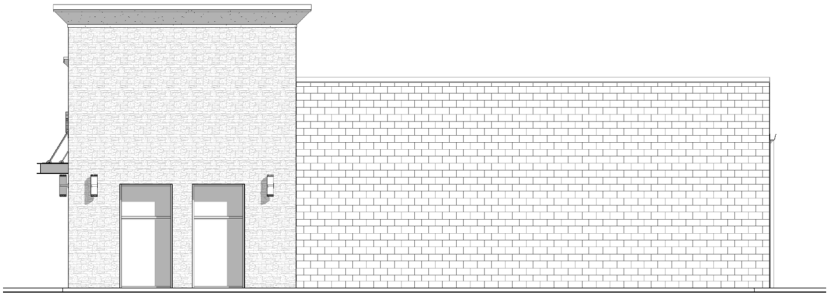
SIDE



BACK



SIDE



SITE PLAN



LEASE SUMMARY



LANDLORD RESPONSIBILITES	Landlord shall be responsible for everything outside of utilities within tenant's space including, but not limited to, roof, structure, foundation, repairs, etc.
TENANT RESPONSIBILITES	Tenant will maintain their own contents/liability insurance and shall be responsible for their own utilities and trash removal.
COMMON AREA MAINTENANCE	Tenants pay as additional rent.
TAXES	Tenants pay as additional rent.
PROPERTY INSURANCE	Tenants pay as additional rent.
UTILITIES	Tenant shall be responsible for all utility services within the premises, including gas, electric, telephone, water, sewer, trash removal and cable.
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.
	**Please refer to the lease for specific details. The lease will be provided upon offer & acceptance.

STATE ARKANSAS STATE UNIVERSITY

Bill's
COST-PLUS
SUPERMARKET

DOLLAR TREE

MARCO'S
PIZZA

FIREHOUSE
SUBS

FAT CITY
STEAK & GRILL
HOUSE

Starbucks

crumbl
cookies

1st First National Bank

TOMMY'S
EXPRESS
CAR WASH

Joe's
GRILL

HOTWORX

Auto
Zone

BURGER
KING

FAMILIES, INC.
counseling services

Sage Meadows
Country Club

AIRPORT RD
6,000 CPD

PLEASANT GROVE RD

E JOHNSON AVE
32,000 CPD

Camp's Medical Pharmacy
CMP

DQ
Grill & Chill

Hb

FOR LEASE: WOLF CREEK DEVELOPMENT

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



2010



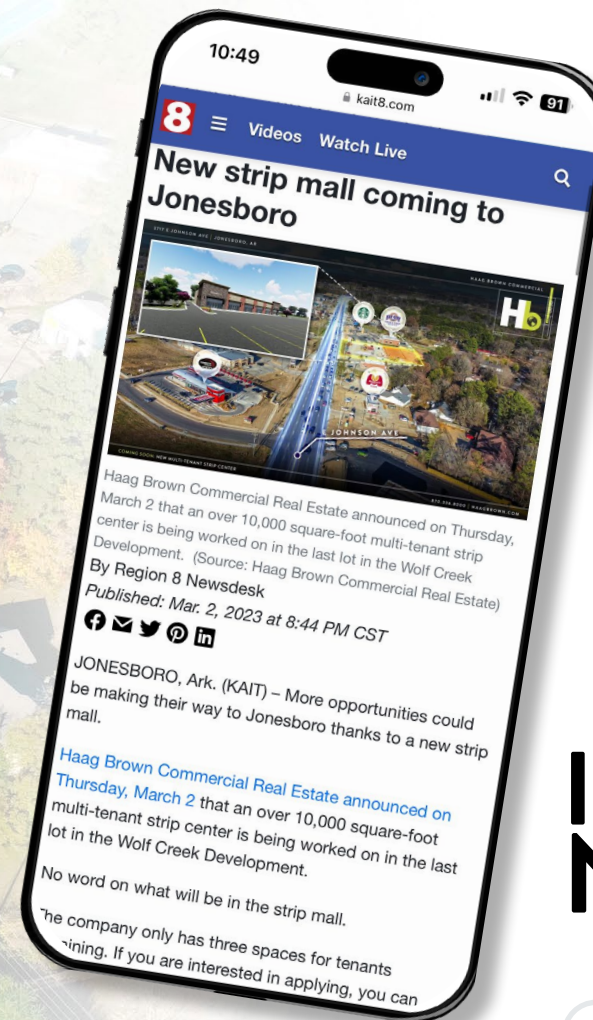
E JOHNSON AVE
32,000 CPD

VISIONS AVE



E JOHNSON AVE
32,000 CPD

AIRPORT RD
6,000 CPD

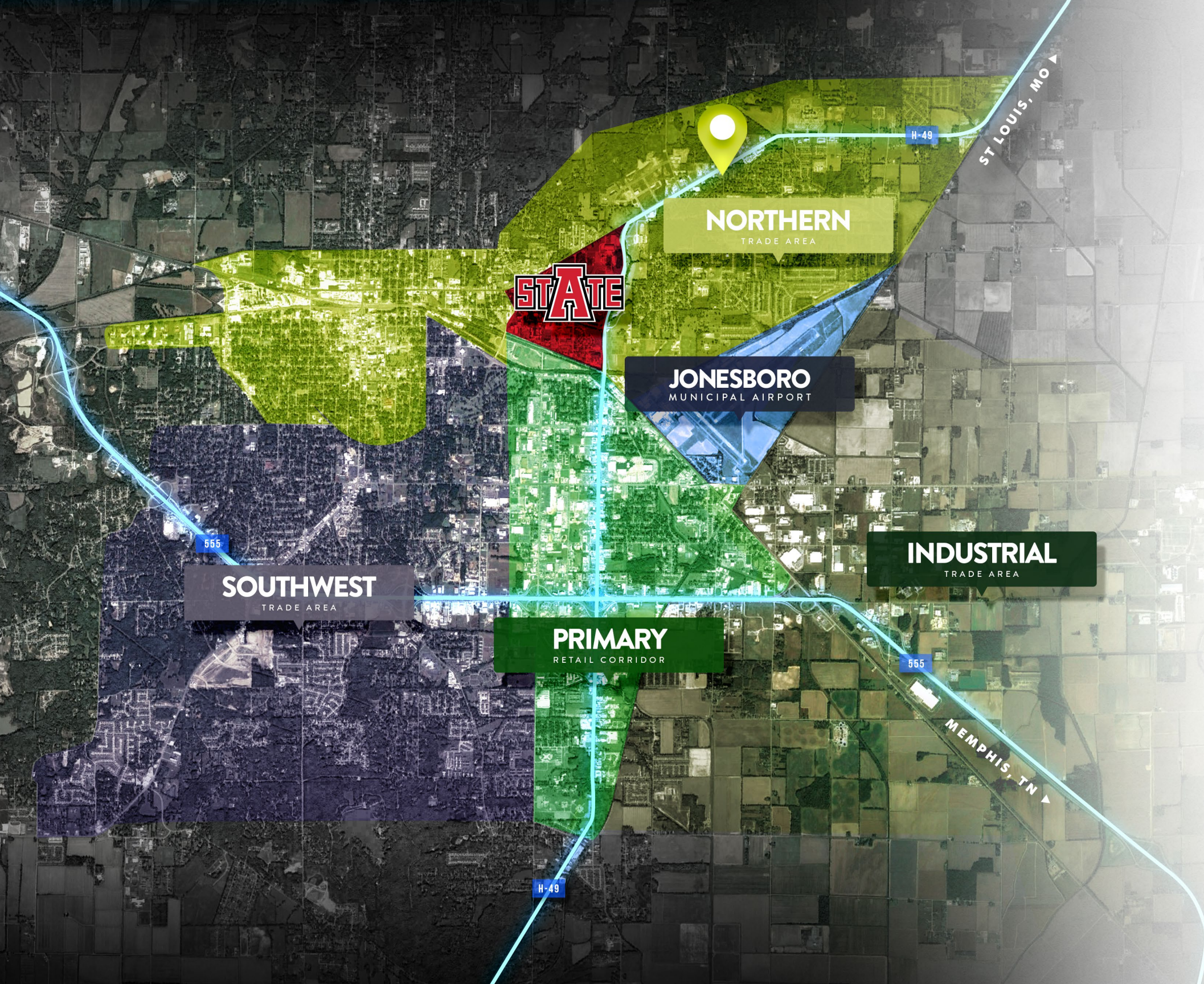


IN THE
NEWS

[KAIT8](#)

[STARBUCKS](#)

[DOLLAR TREE](#)



***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.

NATHAN ELLER
EXECUTIVE BROKER
870.336.8000
nathan@haagbrown.com



ZAC QUALLS
EXECUTIVE BROKER
870.336.8000
zac@haagbrown.com



JOSHUA BROWN, CCIM
PRINCIPAL
870.336.8000
josh@haagbrown.com

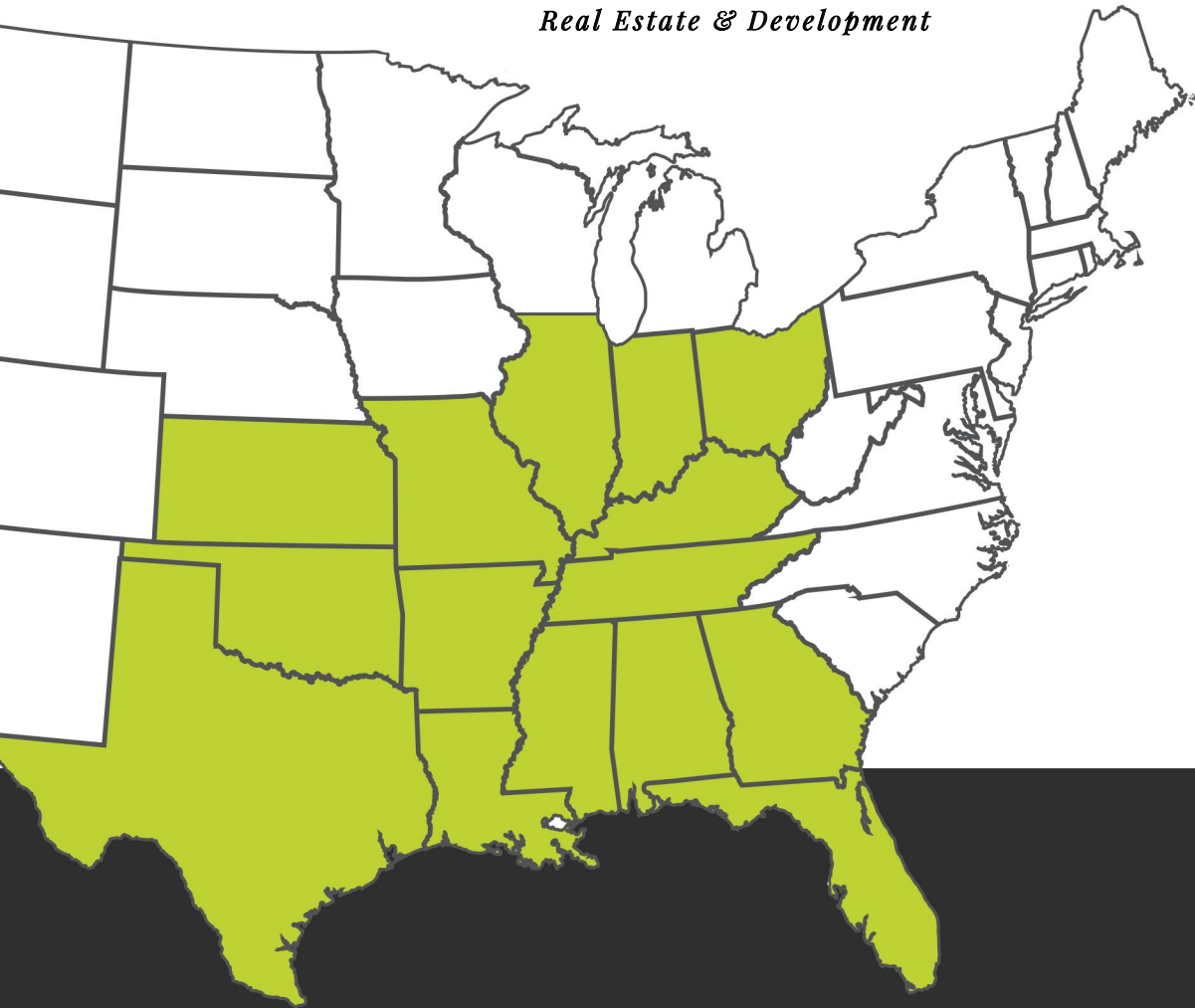


CONTACT

Haag Brown

C O M M E R C I A L

Real Estate & Development



“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. You should also be aware that Haag Brown 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 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 for advising on commercial real estate investments.

2221 HILL PARK CV.
JONESBORO, AR

OFFICE 870.336.8000

EFAX 888.561.4917

HAAGBROWN.COM



ALABAMA :: ARKANSAS :: FLORIDA :: ILLINOIS :: INDIANA :: KENTUCKY :: KANSAS ::
LOUISIANA :: MISSISSIPPI :: MISSOURI :: OHIO :: OKLAHOMA :: TENNESSEE :: TEXAS



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

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



JESUS



MY FAMILY



COFFEE



RIDING BIKES



FISHING



GREERS FERRY LAKE



HIKING



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



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

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



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

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



\$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.



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

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 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

JOSH@HAAGBROWN.COM

870.336.8000

HAAGBROWN.COM