

0.82 AC  505 S. ST. LOUIS ST. | BATESVILLE, AR

# FORSALE



White River  
HEALTH

BH Junior High  
Charter  
BATESVILLE SCHOOL DISTRICT

OMP  
Ozark Mountain Poultry

westrock  
ORTHODONTICS

FREC

FIRST COMMUNITY BANK  
Where community comes first.

Walmart

Arby's

McDonald's

TACO BELL

Hardee's

Advance  
Auto Parts

MAZZIOS  
PIZZA

NEWLY OPENED  
DQ

TAILEE  
CHINESE RESTAURANT

CITIZENS BANK

BATESVILLE  
POLICE

NEWLY OPENED  
SHIPLEY  
DONUTS

Dominic's  
Pizzeria


White River  
SOFTWASH  
PROFESSIONAL CLEANING  
(870) 576-0685  
Premium  
Washing &  
Softwashing



HaagBrown  
COMMERCIAL

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EST. 2010

# OVERVIEW

0.82 AC Opportunity on Highest Trafficked Street in Batesville, Arkansas

Haag Brown Commercial is excited to present this 0.82 acre lot situated on the corner of S. St. Louis & Porter St. in Batesville, Arkansas FOR SALE!

Boasting exceptional exposure to over 24,000 vehicles per day, this property offers a remarkable opportunity for retail & development ventures.

Its strategic location in close proximity to Lyon College & major national brands such as Kroger, Harbor Freight, Sonic, & Dairy Queen sets this property apart in the market, making it a prime investment opportunity for those looking to capitalize on high traffic & a strong consumer base.

**PRICE:** \$750,000

**ZONED:** C-1

**LOT SIZE:** 0.82 AC

## HIGHLIGHTS

- This site is on the most prominent thoroughfare in Batesville - S. St. Louis St.
- Corner lot with exposure to over 24,000 cars per day
- 1 mile from the campus of Lyon College (666 students for Fall 2024 enrollment)
- Surrounded by national brands such as Kroger, Harbor Freight, Dairy Queen, Mazzio's Pizza, & 7 Brew
- Less than half a mile from White River Medical Center
- Just off highest trafficked intersection in Batesville - Harrison St. & S. St. Louis St. (40,000 cars per day)

PORTER ST

LYON ST

S ST LOUIS ST

WILL DOGGETT | AGENT

WILL@HAAGBROWN.COM

JOSHUA BROWN | EXECUTIVE BROKER

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FOR SALE: 0.82 AC ON BATESVILLE'S MOST PROMINENT THOROUGHFARE



01010

Jonathan's FINE JEWELERS

BUMPER BUMPER KENT'S Service Inc.

Kroger

HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES

OLLIE'S GOOD STUFF CHEAP

S ST LOUIS ST

PORTER ST

Randy Reichardt Insurance

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1010



HOBBY LOBBY

ARcare

Auto Zone

CASEY'S

White River HEALTH

Batesville

BH Junior High Charter BATESVILLE SCHOOL DISTRICT

Pharmacy

westrock ORTHODONTICS

Auto Parts

F&C

Walgreens

FIRST COMMUNITY BANK

Flowers BAKING CO

Southern

COLTON'S

McDonald's

AUTO MAFIA

Freddy's

SUBWAY

Advance Auto Parts

Hardee's

DO

TAILEE

CITIZENS BANK

THE BULL

SHIPLEY DONUTS

BATESVILLE POLICE

Randy Reichardt Insurance

OLLIE'S GOOD STUFF CHEAP

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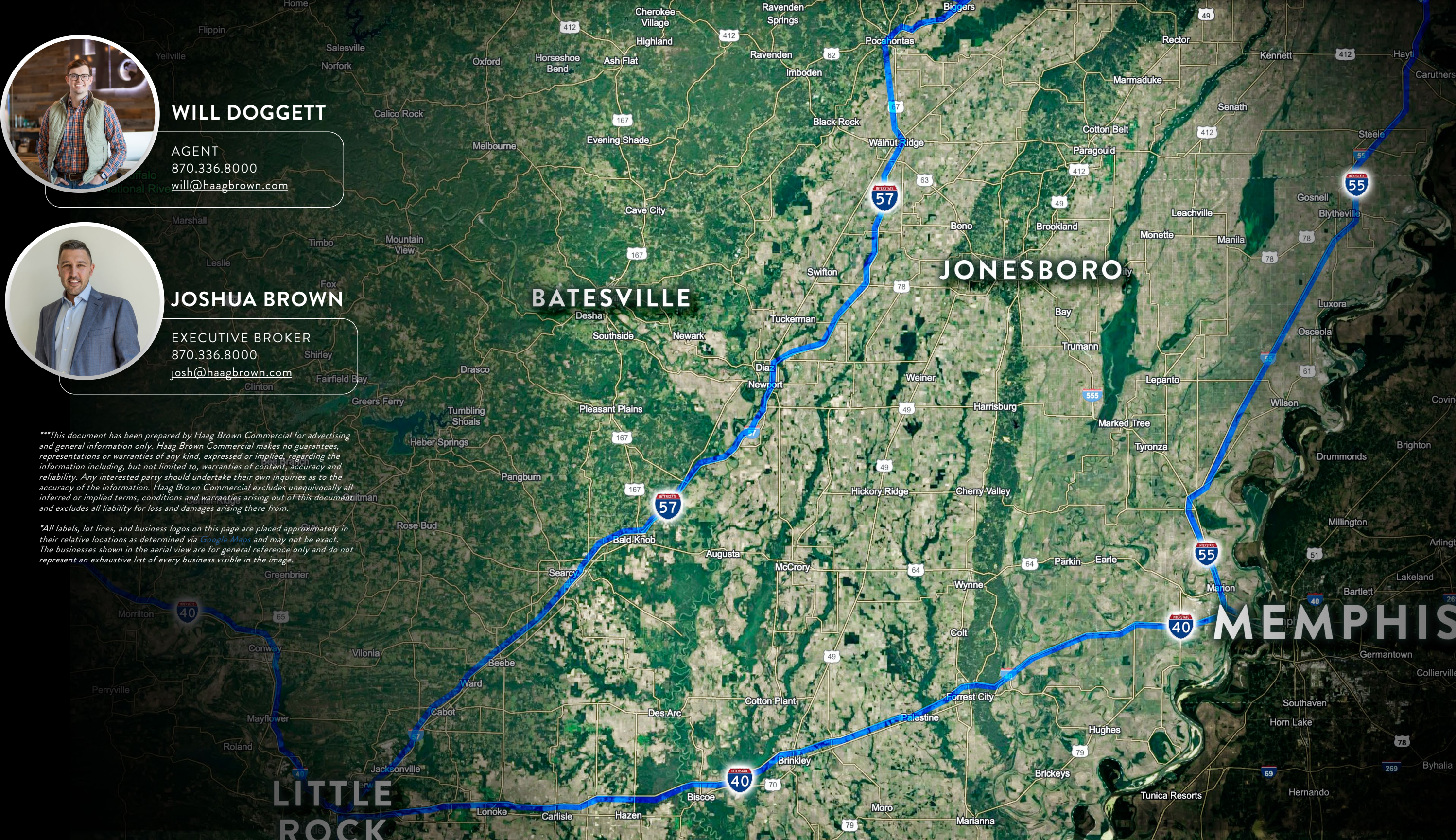


**JOSHUA BROWN**

EXECUTIVE BROKER  
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\*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.





HaagBrown  
COMMERCIAL  
*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. 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



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HAAGBROWN.COM



# MEET OUR TEAM



## JOSHUA BROWN

CO-FOUNDER, EXECUTIVE BROKER, CCIM

Joshua has 16 years of real estate development, investment and brokerage experience, covering a wide variety of sectors including retail, agriculture, medical and office. Due to his **EXTENSIVE INVOLVEMENT IN PROJECTS ACROSS VARIOUS MARKETS**, he has taken retailers, such as BWW, Starbucks, Tacos 4 Life, and Slim Chicken's, through an entire state in a quick time frame. Acting as the virtual extension of his clients' real estate department, Joshua has produced multiple high-volume locations for Tommy's Express Car Wash, Dairy Queen, Freddy's Frozen Custard & Steakhburgers and many more. The firm has fingerprints on multiple shopping re-developments, like The Uptown, a contemporary retail destination located on the site of the old Indian Mall and anchored by Gearhead Outfitters, as well as, several medical developments like The Reserve at NEA. Joshua has received many highly sought after business awards including "The New Influentials, 20 in Their 20's," "Arkansas Business' 40 under 40," "Arkansas State University College of Business Executive of the Year," "Arkansas Money & Politics Top 100 Professionals," and was a finalist for "Arkansas Business' Executive of the Year." He led Haag Brown to be named "Arkansas Business' Small Business of the Year" and has been the top commercial broker in sales volume in Northeast Arkansas for the past 11 years, accumulating over \$750MM in total brokerage volume.

ONE OF THE TOP  
COMMERCIAL  
BROKERS IN THE  
SOUTHERN U.S.

Arkansas  
Business  
Business of the Year

STATE  
ARKANSAS STATE  
UNIVERSITY  
COLLEGE OF BUSINESS  
Business Executive of the Year

40 UNDER  
40RTY

THE NEW  
INFLUENTIALS  
20  
IN THEIR 20'S



## WILL DOGGETT

LEASE AGENT

Will, an Arkansas native with a background in banking, excels in facilitating lease agreements that cater to the needs of both tenants and landlords. His expertise ensures seamless transactions and successful lease negotiations, making him a valuable asset to the Haag Brown Commercial team.