

SALELEASEBACK

C-STORE & RESTAURANT

ABSOLUTE NNN

2028 N CHURCH ST | JONESBORO, AR

Haag Brown
INVESTMENTS



870.336.8000



NATHAN@HAAGBROWN.COM | ZAC@HAAGBROWN.COM



HAAGBROWN.COM



est. 2010

PROPERTY OVERVIEW

This Sale-Leaseback has been completely remodeled and uniquely serves a pocket of significant rooftops with little-to-no C-store or restaurant competition. This investment opportunity is located in the strong Jonesboro market. Situated along HWY 141 on the North side of Jonesboro, this location will experience solid traffic counts from traffic heading in & out of Jonesboro.

This facility will be a staple for C-store & restaurant business in North Jonesboro for a long time. The area is significantly underserved & this new project services & fills a gap that has been in this pocket of Jonesboro for quite some time.

HIGHLIGHTS

- Like-New Construction
- Surrounded by Rooftops
- Along a Strong North / South Highway
- Strong Market
- Bonus Depreciation Benefits

| | |
|---------------|-------------|
| PRICE | \$2,470,000 |
| NOI | \$185,250 |
| CAP RATE | 7.5% |
| LEASE TERM | 15 Years |
| LOT SIZE | 1.40 AC |
| BUILDING SIZE | 4,500 SF |



N CHURCH ST





N CHURCH ST

PARKER PARK COMMUNITY CENTER

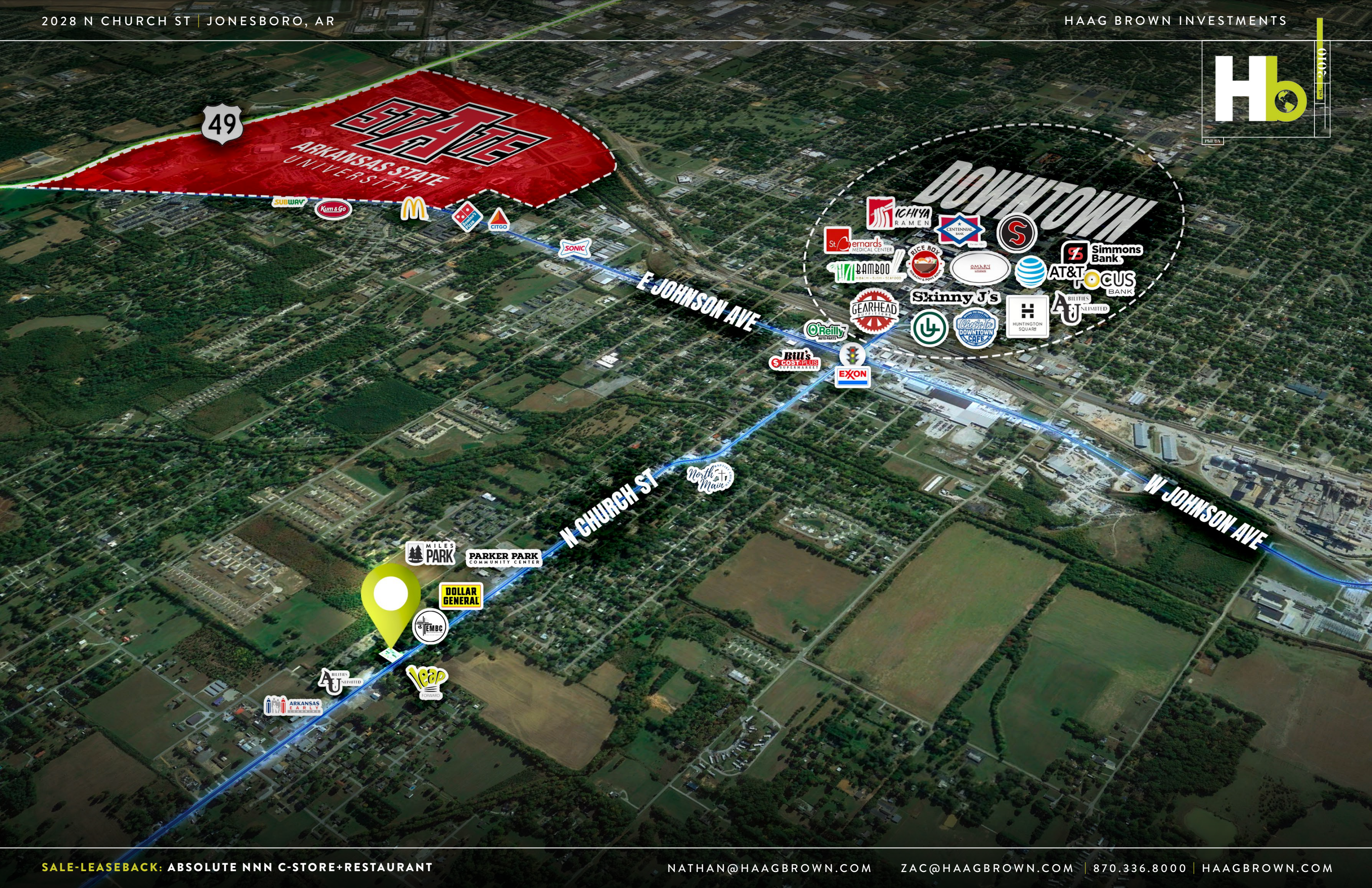
DOLLAR GENERAL

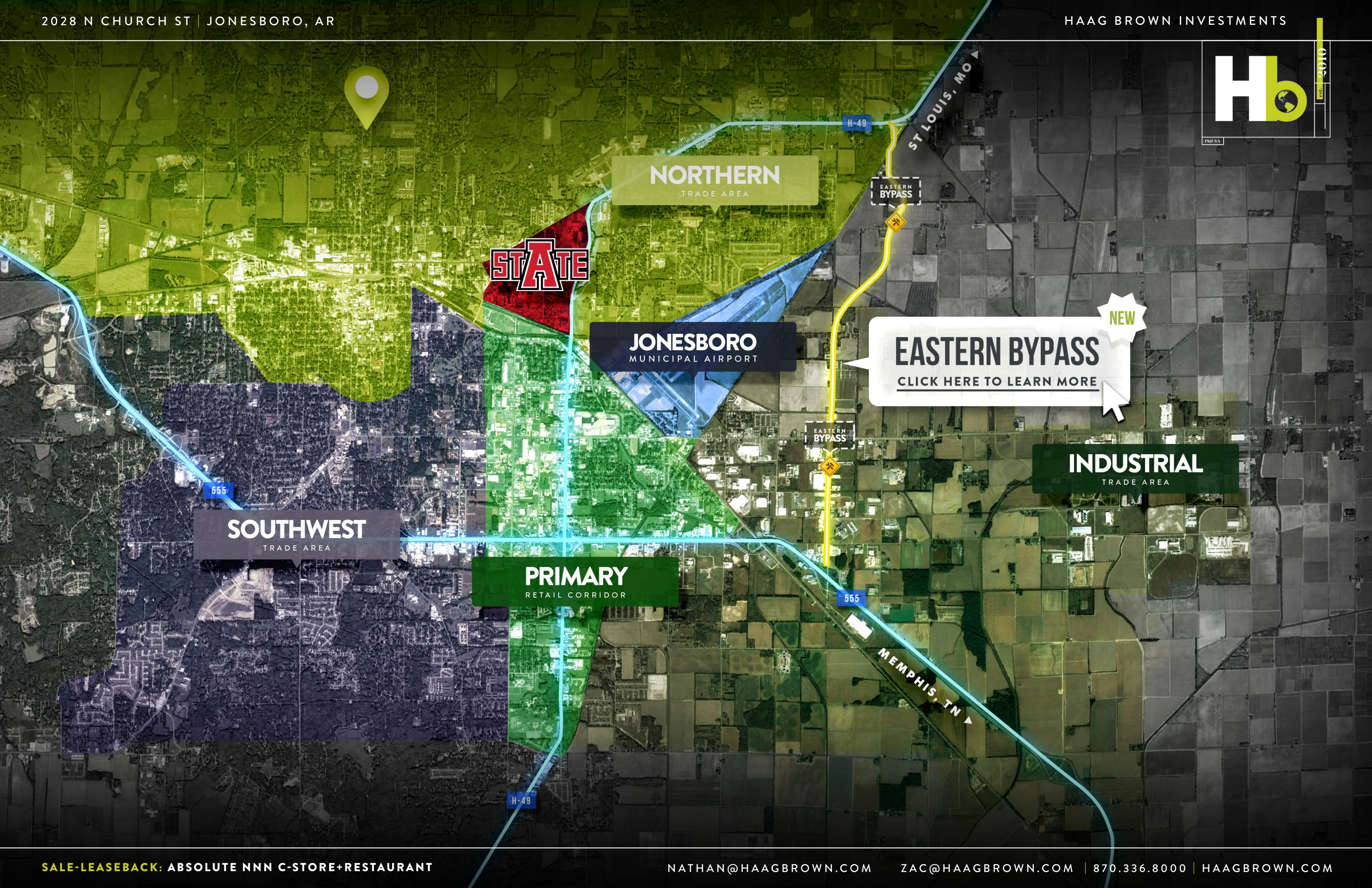
MILES PARK





EST. 2010





NORTHERN
TRADE AREA

STATE

JONESBORO
MUNICIPAL AIRPORT

EASTERN BYPASS
[CLICK HERE TO LEARN MORE](#)

NEW

INDUSTRIAL
TRADE AREA

SOUTHWEST
TRADE AREA

PRIMARY
RETAIL CORRIDOR



PARAGOULD HAS COMPLETED A NEW HIGH SCHOOL FOR GREENE COUNTY TECH, SERVING OVER 700 STUDENTS, GRADES K-12

SEVERAL INFRASTRUCTURE IMPROVEMENTS HAVE BEEN MADE, INCLUDING A BYPASS FOR U.S. HIGHWAY 412 AND AN 8-MILE TRAIL CONNECTIVITY PLAN

A NEW MEDICAL PARK HAS BEEN COMPLETED JUST OFF OF HIGHWAY 49

PARAGOULD IS ALSO HOME TO A BRAND NEW, 4-STORY HOTEL, THE HAMPTON INN

NEW PARAGOULD MEDICAL PARK

NEW HIGH SCHOOL 700+ STUDENTS

BROOKLAND

ONE OF THE FASTEST GROWING CITIES IN THE STATE OF ARKANSAS

HOME TO THE FASTEST GROWING SCHOOL DISTRICT IN ARKANSAS

LOCAL TACO BELL, SONIC, AND DOLLAR GENERAL STORES EXCEED STANDARD SALES

FASTEST GROWING SCHOOL IN ARK.

JONESBORO

NEW \$500 MM HEALTH CAMPUS

NEA BAPTIST MEMORIAL HOSPITAL

STATE ARKANSAS UNIVERSITY

CAMPUS EXPANSION WITH NYIT COLLEGE OF OSTEOPATHIC MEDICINE

NEWLY COMPLETED \$500 MM HEALTH CAMPUS FOR NEA BAPTIST

JONESBORO'S RESIDENTIAL MARKET IS SEEING CONTINUED GROWTH, ESPECIALLY IN THE NORTHSIDE OF THE CITY

ARKANSAS STATE UNIVERSITY HAS SEEN CONTINUED GROWTH, INCLUDING THE NEW NYIT COLLEGE OF OSTEOPATHIC MEDICINE

THE LARGEST AMOUNT OF DEVELOPMENT IN NORTHEAST ARKANSAS IS OCCURING IN JONESBORO, WITH THE MOST DEVELOPMENT BEING SEEN IN THE NORTHSIDE OF THE CITY



HaagBrown

INVESTMENTS

“Our mission at Haag Brown Investments 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 Investments is the region’s authority on listing & selling income producing commercial property in Jonesboro and Northeast Arkansas. HB remains one of the top options in the region for Portfolio Diversification, Buyer & Seller Representation, Sale Leasebacks, 1031 Tax Exchanges & Investment Advising. We have the experience, expertise, and information to help clients make the most informed decision with the upmost value. 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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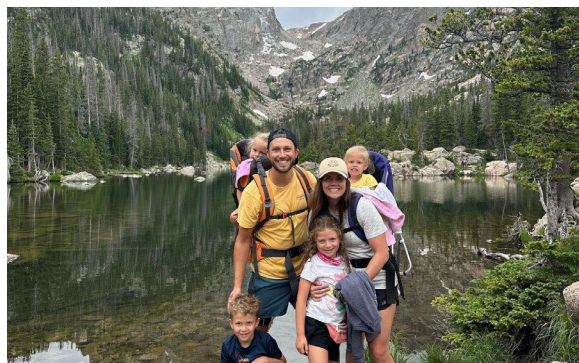
NATHAN ELLER

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

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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

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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