

2839 RACE ST | JONESBORO, AR

FOR SALE

NEWLY LICENSED AMERICAN FREIGHT W/ 5-YEAR LEASE



870.336.8000



ZAC@HAAGBROWN.COM



HAAGBROWN.COM

PROPERTYOVERVIEW

HB Investments is excited to offer a rare investment opportunity for a newly licensed NN American Freight with a new 5-year lease!

This freestanding building was initially constructed for FFO Home in 2014 & is situated along Race St. in Jonesboro, Arkansas. This property enjoys a strategic location at the heart of Jonesboro’s bustling retail trade area. Positioned directly across from the Fairgrounds Re-Development, home to a mix of local & national retail establishments like Academy Sports, Sissy’s Log Cabin, The Everyday Chef, Aspen Dental, & Men’s Wearhouse, this property is at the center of retail activity. The surrounding dining options, including Panera Bread, Q’doba, Uncle Maddio’s, Gigi’s Cupcakes, Starbucks, Tacos 4 Life, Wings to Go, & Cheddar’s Casual Cafe, further enhance the property’s allure & potential foot traffic.

With visibility from Red Wolf Boulevard, which sees over 32,000 cars pass by daily, this freestanding building yields prime exposure to a high-traffic area. Convenient access to the signalized intersection of Race St. & Red Wolf Blvd. enhances visibility & makes the property easily reachable from both major roads.

American Freight has a new 5-year lease beginning March 27, 2025 with two, 5-Year Options. There is a 5% rent bump at each option. This investment property offers an NOI of \$240,000/YR & a CAP rate of approx. 8.5%.

HIGHLIGHTS

- RARE 26,750 SF STAND-ALONE BUILDING JUST OFF RED WOLF BLVD.
- DIRECT ACCESS & VISIBILITY FROM 2 MAJOR THOROUGHFARES - RACE ST. & RED WOLF BLVD.
- LOCATED WITHIN JONESBORO’S PRIMARY RETAIL TRADE AREA
- EXPOSURE TO OVER 32,000 CARS PER DAY
- 1.96 AC WITH 37 TOTAL PARKING SPACES
- NEW 5-YEAR NN AMERICAN FREIGHT LEASE IN PLACE AS OF MARCH 27, 2025

SALE PRICE

\$2,823,530

BUILDING SIZE

26,750sf

LEASE TERM REMAINING

NEW 5-YEAR RENEWAL

NN

*expiring March 27, 2030

OPTIONS

TWO (2) FIVE (5) YEAR OPTIONS W/ RENT BUMPS

BUILDING SIZE

26,750 SF

NOI

\$240,000

CAP RATE

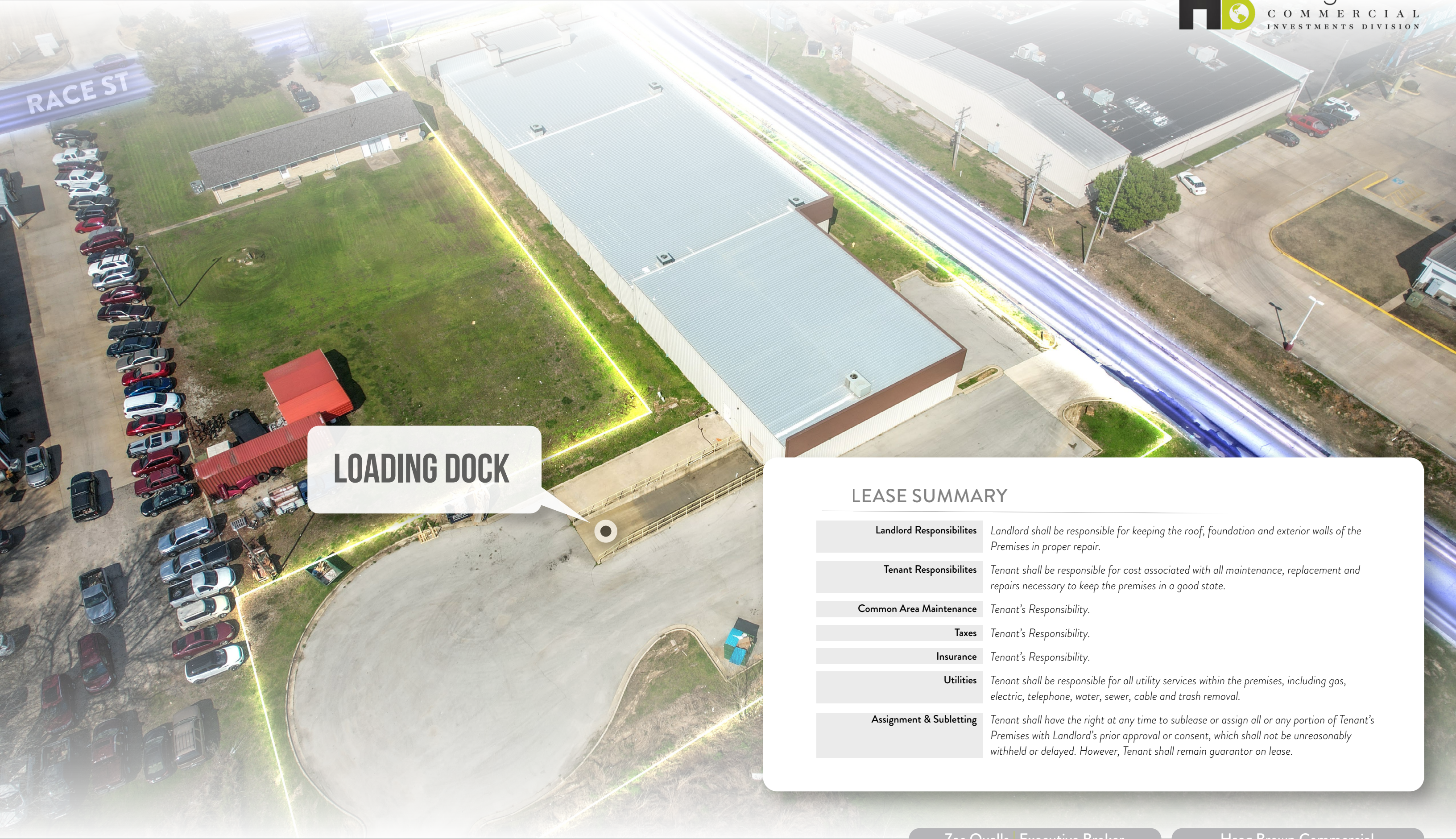
8.5%



Zac Qualls | Executive Broker

Haag Brown Commercial

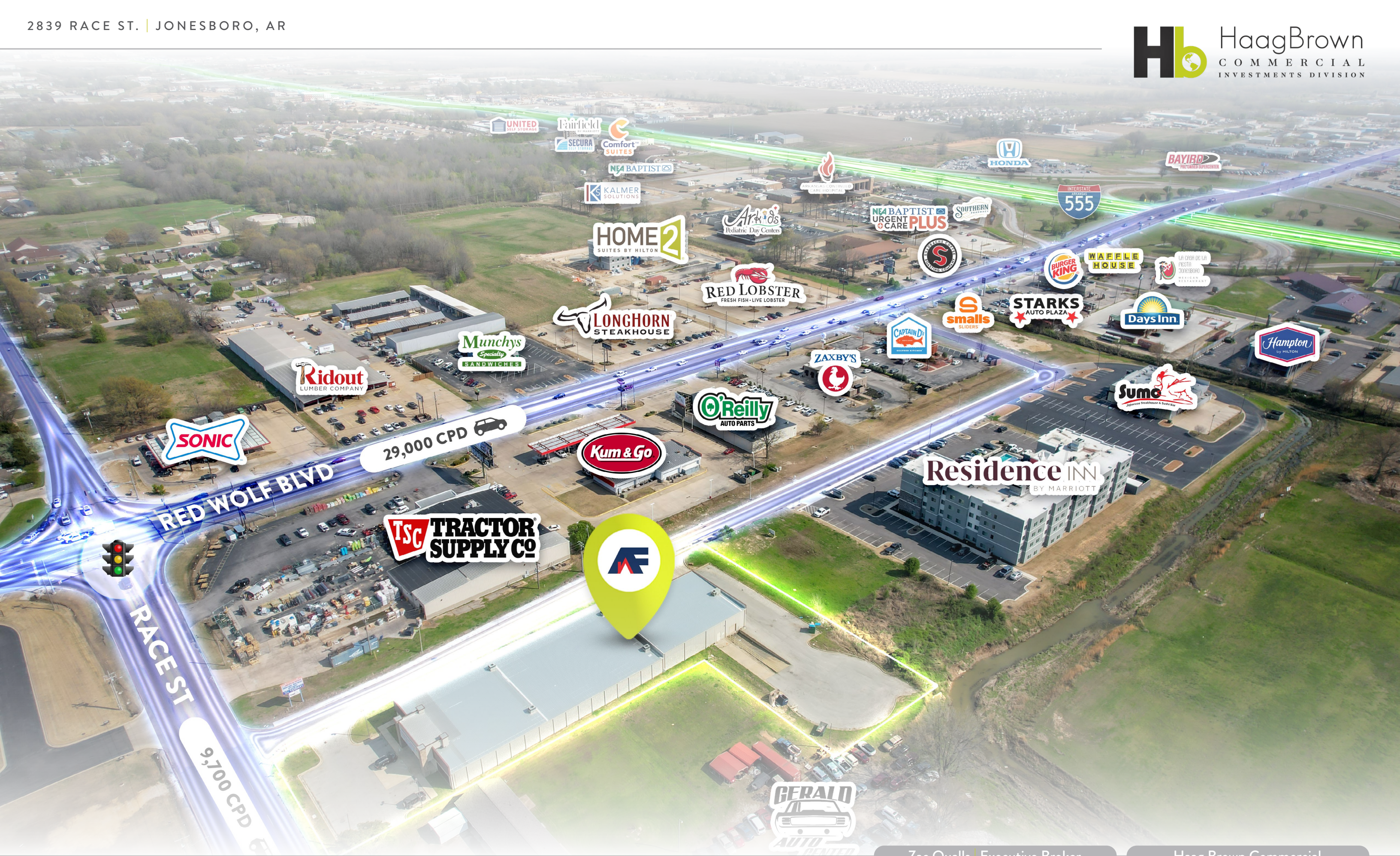
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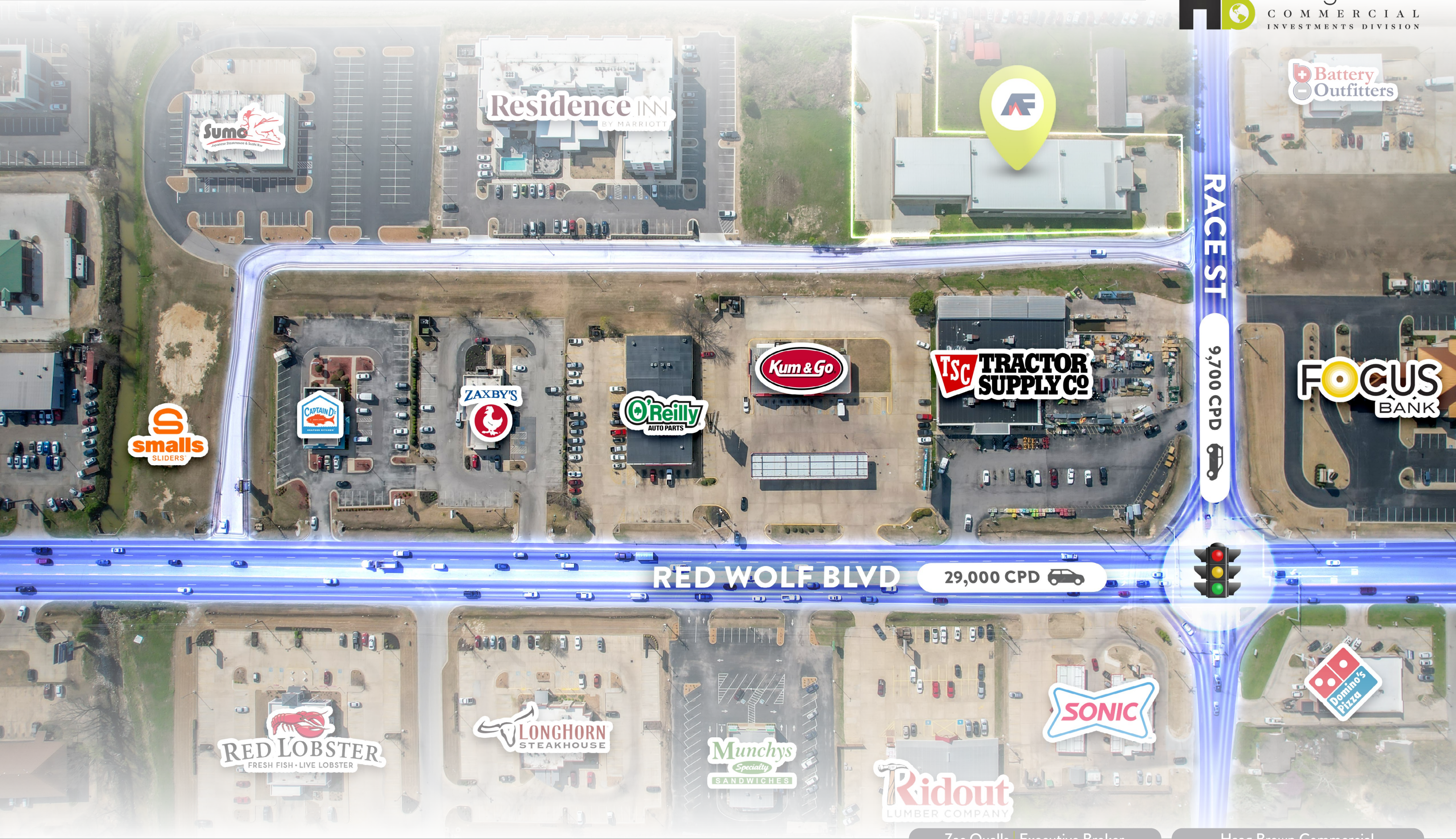
LOADING DOCK

LEASE SUMMARY

Landlord Responsibilites	Landlord shall be responsible for keeping the roof, foundation and exterior walls of the Premises in proper repair.
Tenant Responsibilites	Tenant shall be responsible for cost associated with all maintenance, replacement and repairs necessary to keep the premises in a good state.
Common Area Maintenance	Tenant's Responsibility.
Taxes	Tenant's Responsibility.
Insurance	Tenant's Responsibility.
Utilities	Tenant shall be responsible for all utility services within the premises, including gas, electric, telephone, water, sewer, cable and trash removal.
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.

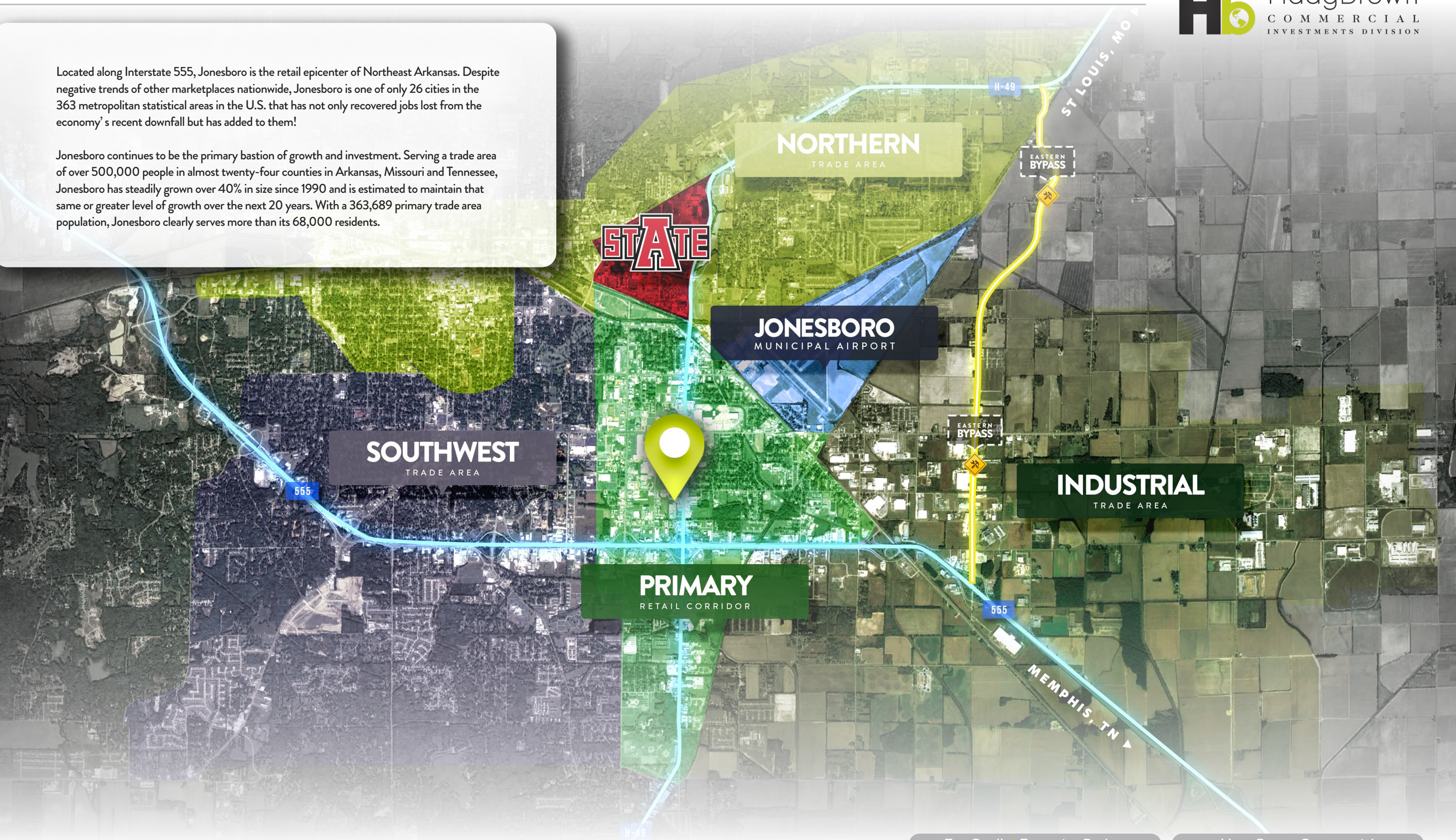






Located along Interstate 555, Jonesboro is the retail epicenter of Northeast Arkansas. Despite negative trends of other marketplaces nationwide, Jonesboro is one of only 26 cities in the 363 metropolitan statistical areas in the U.S. that has not only recovered jobs lost from the economy's recent downfall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





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“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



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.

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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