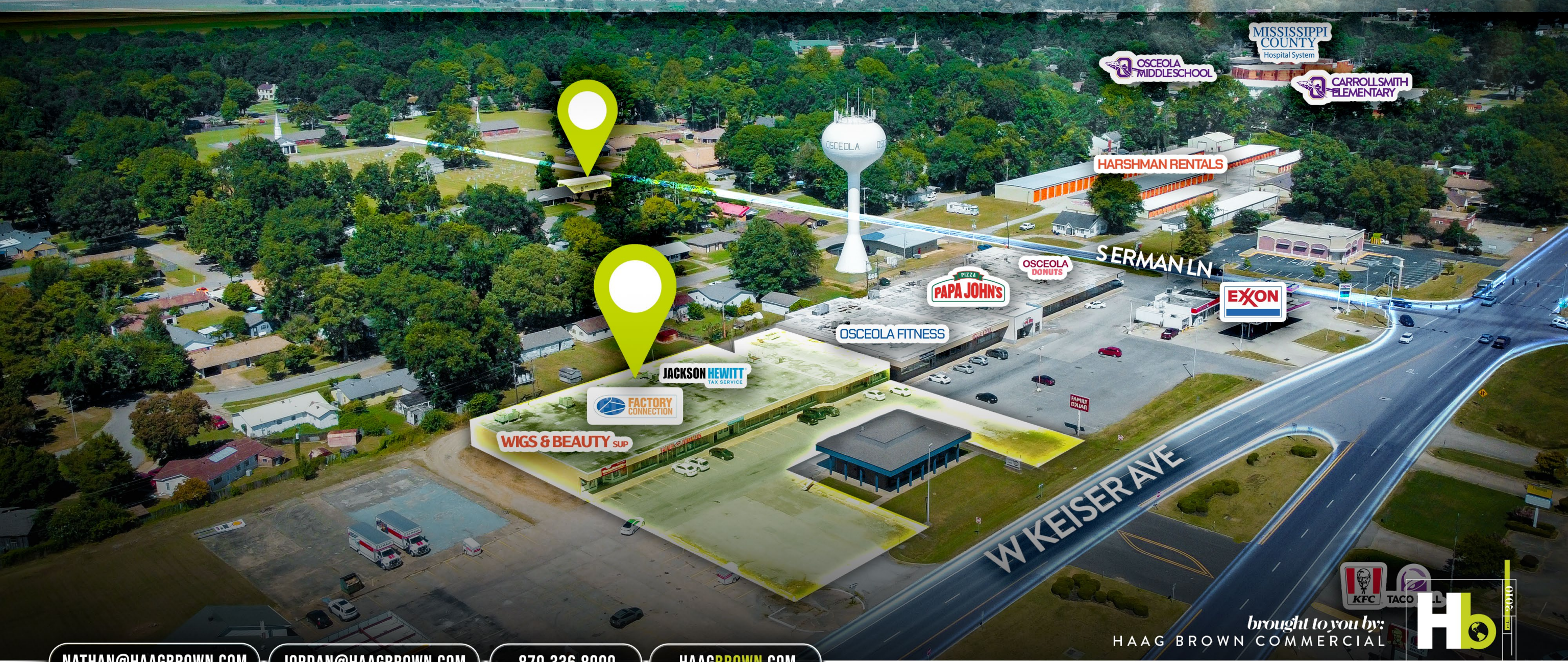


# +/- 27,450 SF PRIME INVESTMENT OPPORTUNITY

GATEWAY SHOPPING CENTER & REVENUE OFFICE • OSCEOLA, AR



MISSISSIPPI COUNTY  
Hospital System

OSCEOLA MIDDLESCHOOL

CARROLL SMITH  
ELEMENTARY

HARSHMAN RENTALS

SERMAN LN

PIZZA  
PAPA JOHN'S

OSCEOLA  
DONUTS

EXXON

OSCEOLA FITNESS

JACKSON HEWITT  
TAX SERVICE

FACTORY  
CONNECTION

WIGS & BEAUTY SUP

W KEISER AVE

KFC TACO BELL

brought to you by:  
HAAG BROWN COMMERCIAL

Hb

EST. 2010

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JORDAN@HAAGBROWN.COM  
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## purchase **OVERVIEW**

<b>PRICE:</b>	\$983,800
<b>BUILDING SIZE:</b>	27,450 SF
<b>PRICE/SF:</b>	\$35.84/SF
<b>NOI:</b>	\$93,368
<b>CAP RATE:</b>	9.5%

Haag Brown Commercial is excited to present a combination investment package of the Gateway Shopping Center, a prime retail property located along West Keiser Avenue, Osceola's main retail thoroughfare, and the State Revenue Office. These properties are a combined +/- 27,450 square feet.

The properties boast a highly advantageous position at the major signalized intersection of State Hwy 140 (W. Keiser) and US Hwy 61, directly across from Walgreens. Its central location places it at the heart of Osceola's commercial activity, with the Osceola School System, SMC Regional Medical Center, a variety of restaurants and retailers, and American Greetings—Mississippi County's largest employer—all nearby. This area enjoys the highest traffic count in the city, with 19,300 cars passing daily.

The Gateway Shopping Center has a strong history of full occupancy with stable, long-term tenants. Recent updates include a recently refreshed facade, enhancing its appeal. Given its excellent location, tenant track record, and investment potential, this property represents a solid investment opportunity for the foreseeable future.



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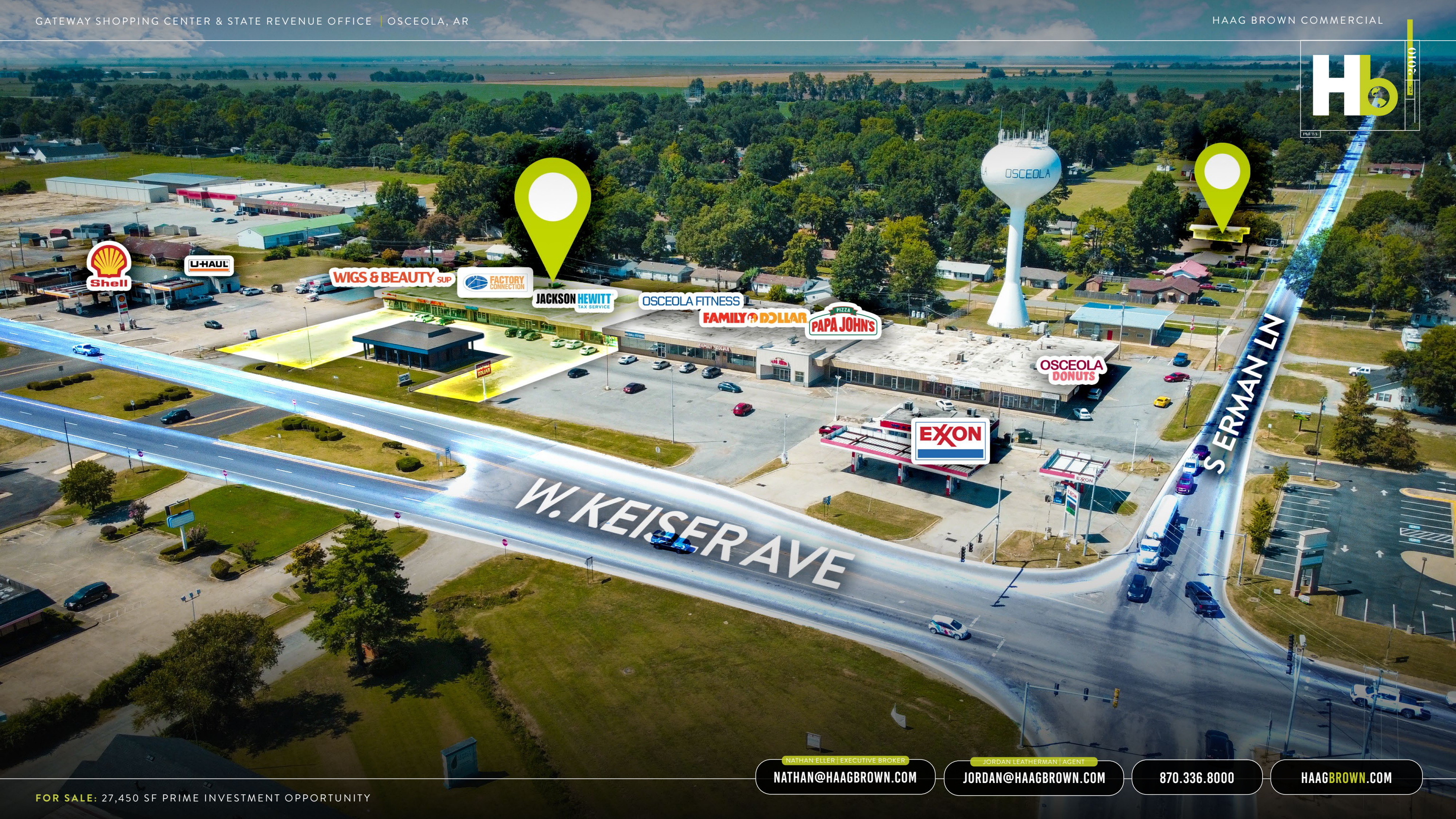
# RENTROLL

TENANT	SUITE #	SF	ANNUAL RENT	LEASE EXPIRATION
<b>BUILDING 1</b>				
Grocery Shop	918	3,000	\$11,400	2026
Grocery Shop	920	3,000	\$11,400	2026
Ice Cream Shop	922	2,000	\$9,000	2028
Hubbard & Hoke	924	6,250	\$15,300	2025
Jackson Hewitt Tax	926	2,000	\$7,800	2025
Factory Connection	928	6,500	\$26,808	2025
2 U Beauty Supply	930	3,000	\$8,400	2025
<b>TOTAL</b>		25,750	<b>\$90,108</b>	
<b>BUILDING 2</b>				
State Revenue Office	550 S Erman Ln	1,700	\$16,056	2026
<b>TOTAL ANNUAL RENT</b>			<b>\$106,164</b>	
Bank Service Charges			\$96	
Property Taxes			\$4,500	
Insurance			\$6,700	
Maintenance			\$1,500	
<b>TOTAL NOI</b>			<b>\$93,368</b>	





2010



WIGS & BEAUTY SUP



JACKSON HEWITT TAX SERVICE

OSCEOLA FITNESS

FAMILY DOLLAR



OSCEOLA DONUTS



W. KEISER AVE

SERMAN LN

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FOR SALE: 27,450 SF PRIME INVESTMENT OPPORTUNITY





SERMAN LN

W KEISER AVE

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FOR SALE: 27,450 SF PRIME INVESTMENT OPPORTUNITY





2010

# MAJOR EMPLOYERS

Mississippi County enjoys diverse industrial growth year over year. The Steel industry may bring global acclaim, but other industries are solidly growing because of Mississippi County's advantages for manufacturing. Our history of evolving from a resource-based economy to present day is all rooted in ingenuity and industriousness of making quality products. Check out the tool below to get a snapshot of the major employers throughout our county.

[Cotton to Steel | Click to View List](#)

# OSCEOLA

REGARDED AS ONE OF THE MOST  
ADVANCED STEEL MILLS IN THE WORLD

[Arkansas Business | Click to Read](#)



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# ARKANSAS

# TENNESSEE

JONESBORO

BLYTHEVILLE

OSCEOLA

MEMPHIS

WEST MEMPHIS

## DISTANCE

**OSCEOLA ► JONESBORO**  
52 MILES (68 MIN)

**OSCEOLA ► BLYTHEVILLE**  
16.5 MILES (21 MIN)

**OSCEOLA ► WEST MEMPHIS**  
48.2 MILES (48 MIN)

**OSCEOLA ► MEMPHIS**  
54.7 MILES (53 MIN)

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# JONESBORO

# MISSISSIPPI COUNTY

# MARKED TREE

# MEMPHIS

STEEL INDUSTRY

EVT  
STEEL INDUSTRY

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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](https://www.google.com/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.*





“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.

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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](mailto: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

### 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

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



# JORDAN LEATHERMAN

Land Agent :: Ag Division Brokerage



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Jordan Leatherman leads HB Ag, a division of Haag Brown Commercial that is focused on listing and selling Agricultural properties. With the goal of being the top Ag brokerage team in Arkansas, HB Ag will exclusively list and sell farm, ranch, & recreational properties.

Jordan was born and raised on a diversified row crop and livestock farm, spending his earliest years with his grandpa on the tractor, working the fields, and checking cows. Since then, his deep passion for the world of agriculture grew into a professional career where he has spent the last 10+ years managing his own livestock merchandising company based out of Northeast Arkansas.

His deep-rooted connections and experience in the Ag world allow him to easily identify and meet the needs of clients looking to sell or acquire agricultural properties.

Jordan enjoys spending time with his wife, Katie, and their four kids. They enjoy being outdoors on the family farm, traveling the state and country attending youth livestock shows, and being active in their church.

## ACHIEVEMENTS

Owner - Final Drive Genetics, LLC : 2012-2023

Arkansas Farm Bureau - Farm Family of the Year : (Greene County) 2020

Huntington University : B.S. in Entrepreneurial Small Business Management - Class of 2009

