



Mid-South Nursery
& Greenhouses

DOLLAR GENERAL



0102

10,000 CPD

DAN AVE.

2,900 CPD

2,000 CPD
1-555 CRD

4.57 AC
FOR SALE



PROPERTY OVERVIEW

This 4.57 Acre tract of land is available for Sale. With visibility and easy access from I-555, this property makes for a solid location for a restaurant, C-store, hotel, or auto dealership.

Neighboring businesses include: Mi Casa Mexican Food, Jordan's Kwik Stop, Jimmy Sanders, J&N Barbeque, Dollar General, Ron's Catfish Buffet, and many others.

FOR SALE

PRICE:

\$600,000

LOT SIZE:

4.57 ACRE

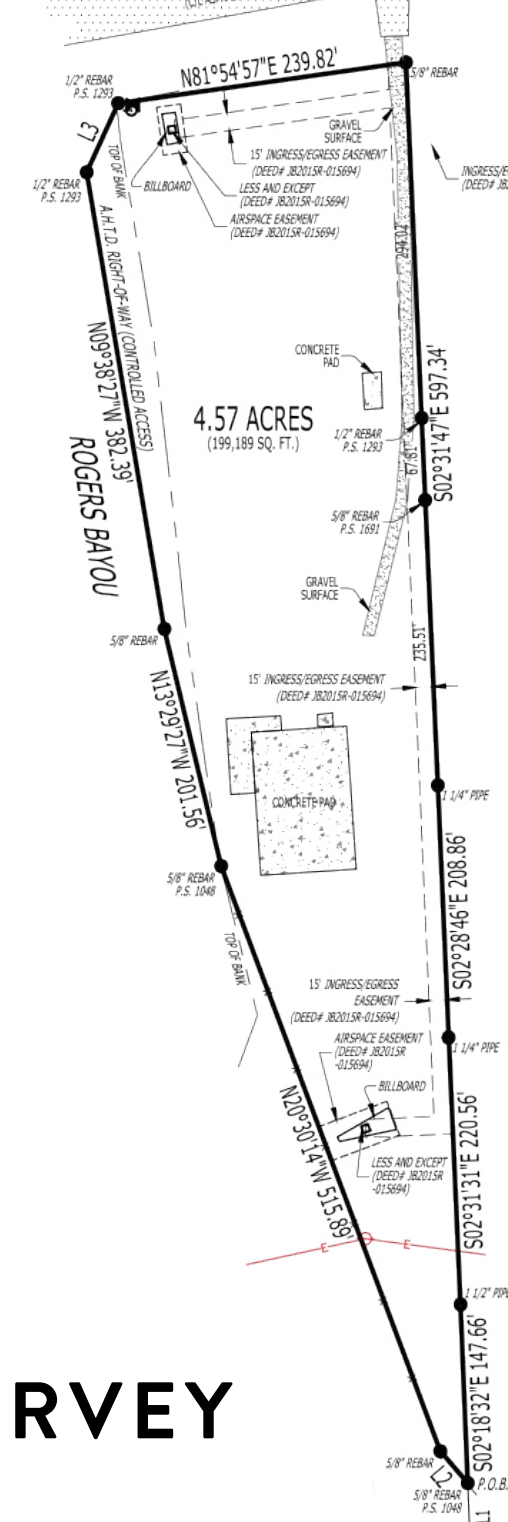
HIGHLIGHTS

- I-555 Visibility
- Easy Access to & From I-555 and Dan Avenue
- 32,000 CPD Exposure



FOR SALE: 4.57 ACRES OF LAND

ARKANSAS HIGHWAY NO. 91 & 63B
DAN AVENUE (CUL-ASPHALT SURFACE)



LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	N02°18'32"W	56.07'
L2	N40°45'46"W	34.82'
L3	N24°30'49"E	62.65'

LEGEND:

- FOUND MONUMENT (AS NOTED)
- UTILITY POLE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- E- OVERHEAD ELECTRIC LINE
- x- EXISTING A.H.T.D. RIGHT-OF-WAY FENCE

SURVEY



0102 2024

Joe Mack
Campbell Park



Mid-South Nursery
& Greenhouses

DOLLAR GENERAL

DAN AVE

I-555





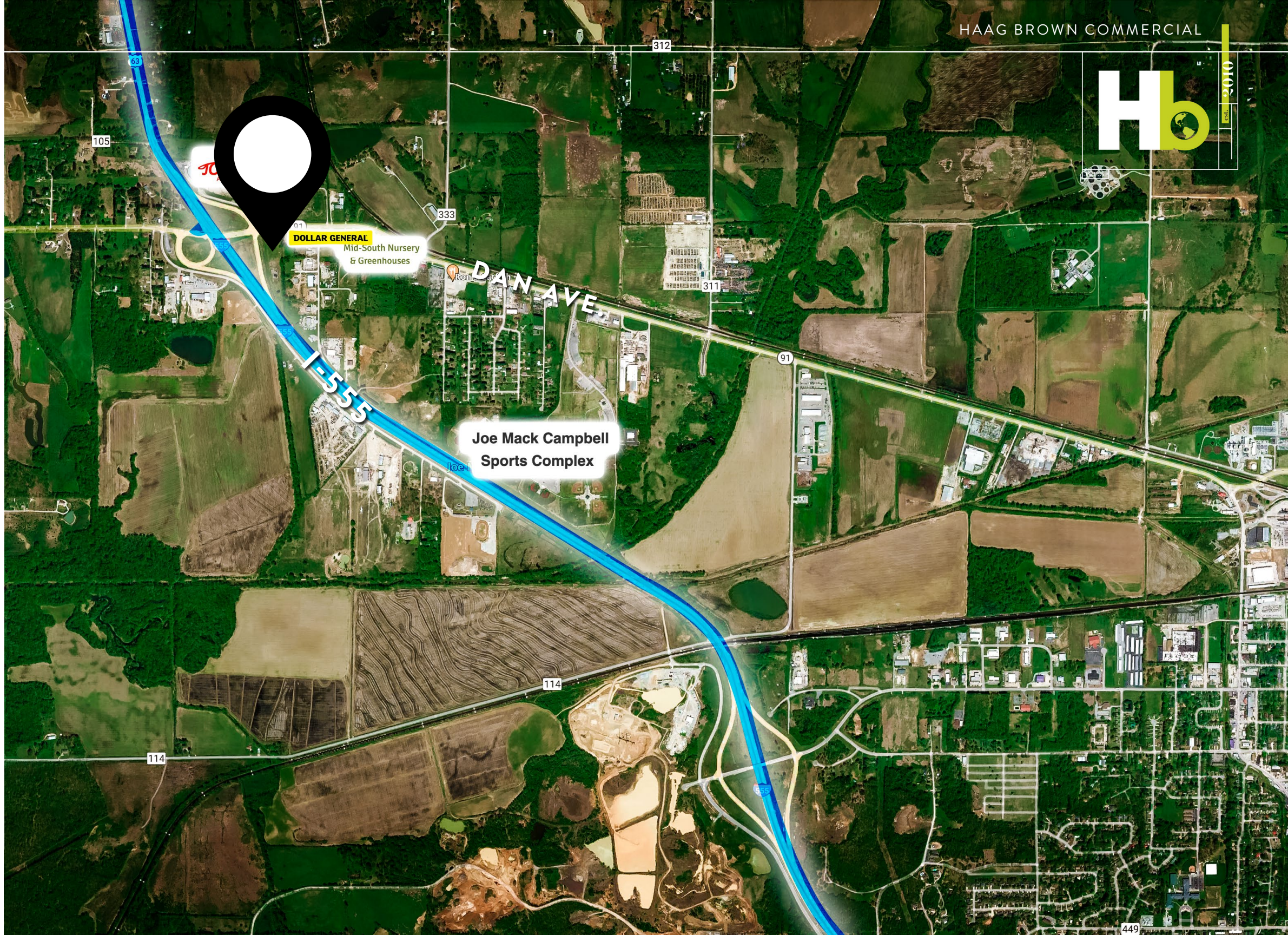
CONTACT

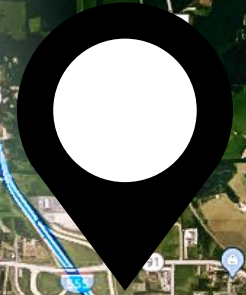
COREY FUHRMAN
EXECUTIVE BROKER
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CONTACT

JOSHUA BROWN, CCIM
PRINCIPAL
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josh@haagbrown.com





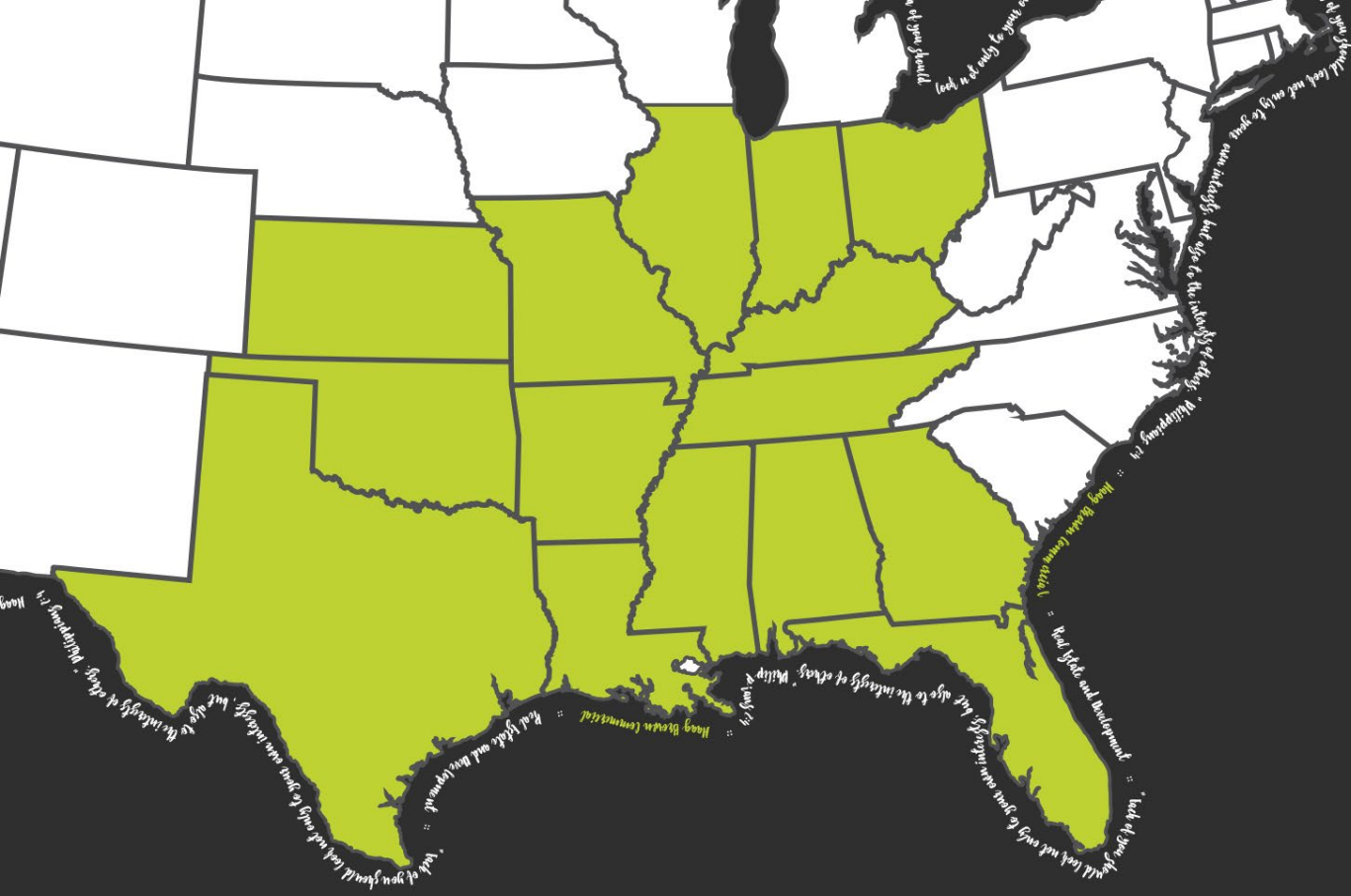
DAN AVE.

I-555



FOR SALE: 4.57 ACRES OF LAND

COREY@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



Haag Brown

COMMERCIAL

Real Estate & Development

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



“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 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



Arkansas Business Named 2015 Small Business of the Year

STATE ARKANSAS STATE UNIVERSITY Named Arkansas State University College of Business “2015 Business Executives of the Year”

COREY FUHRMAN

Executive Broker



Corey Fuhrman is focused on Retail & Healthcare Real Estate in Arkansas. He has been active throughout Arkansas in site selection and development of new locations. His goal is to be top of mind as a resource for growing companies & health systems, to give them an expert at the table to help implement a real estate strategy.

After graduating from Arkansas State University with his B.S in Finance, he began his real estate career at the age of 21. He gained experience servicing development pipelines of companies opening multiple stores per year.

When not at the office, Corey enjoys traveling, cycling, and spending time with his amazing wife, Madison. Corey enjoys serving the Lord through serving others, and putting others' needs before his own. He takes pride in making his client's goals his own and working hard to achieve them.

Often real estate decisions are reactive rather than proactive. Corey's goal at Haag Brown is to create a trusted strategic partnership and implement a proactive strategy that aligns with your core mission.

ACHIEVEMENTS



Platinum Award Winner for Total Transaction Volume : 2020

Executive Broker Designation

CCIM Candidate : Certified Commercial Investment Member

Arkansas State University, 2017 : B.S. in Finance, Emphasis in Management

corey@haagbrown.com

870.336.8000  

CLIENTS REPRESENTED

Tacos 4 Life

Radiant Eyecare

Ozark Comprehensive Dentistry

Smoothie King

Fazoli's

Slim Chickens

Tommy's Express Carwash

Jonesboro Pediatric Dentistry

Farmer's Insurance

Austism in Motion

STG International

Alleviant Health Centers

Premiere Family Practice

Miller Commerce

The Learning Center

Neurology Associates

Speedy Wolf Express

Elite Senior Care

Jamie's Restaurant

SIGNIFICANT TRANSACTIONS

11,800 SF MEDICAL SALE LEASEBACK SOLD: Jonesboro, AR

1 AC WAL-MART CARVE OUT SOLD: Cabot, AR

1 AC WAL-MART CARVE OUT SOLD: Jacksonville, AR

15,100 SF MEDICAL SPACE LEASED: Jonesboro, AR

2,600 SF RESTAURANT BUILDING LEASED: North Little Rock, AR

2 AC HARD CORNER ON HWY. 49 SOLD: Jonesboro, AR

14,070 SF MEDICAL OFFICE SOLD : Jonesboro, AR

11,500 SF WAREHOUSE OFFICE SOLD: Jonesboro, AR

2,000 SF LONG-TERM MEDICAL LEASE: Rogers, AR

14,000 SF WAREHOUSE/OFFICE BUILDING SOLD: Jonesboro, AR

1.5 AC CORNER OF ALCOA RD. & HWY 5 SOLD: Benton, AR

2,000 SF MEDICAL EYECARE LEASE: Springdale, AR

FORMER SEARS BUILDING SOLD: Searcy, AR

2,800 SF RESTAURANT SPACE LEASED: Paragould, AR

1 AC CORNER OF OZARK & SOUTHWEST DRIVE SOLD: Jonesboro, AR

1,700 SF END CAP WITH DRIVE THRU LEASED: West Little Rock, AR

5,000 SF DENTAL OFFICE LEASED: Jonesboro, AR

6 AC OF LAND ON HWY 49 SOLD: Jonesboro, AR

7,500 SF MEDICAL OFFICE SOLD: Jonesboro, AR

6,200 SF MEDICAL BUILD-TO-SUIT: Conway, AR

CLIENT TESTIMONIALS

"It has been a pleasure to work with Corey Fuhrman to locate sites for our future car wash projects. This has been a very successful partnership and I could not be happier with the results of this, and other sites that Corey has helped me identify for our next locations. With Corey's help, we were able to meet all deadlines which had been imposed on us by the sellers who wanted quick action as a condition to selling this Benton location. Corey has facilitated a Letter of Intent already for the next site and located the next two options to proceed from there. Thanks Corey!" -Franchisee, Tommy's Carwash Systems

"Corey was amazing to work with throughout the process! He drove from Jonesboro multiple times to show us locations and even to show us this one for a third time to seal the deal when we made our decision to plant our roots right here in Har-Ber. Thankful to now call him a friend after he walked us through this venture. Give him a call if you are looking for commercial real estate!" -Owner, Radiant Eye Care

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.

 SLIM CHICKENS
  Starbucks
  Panera BREAD
  CHIPOTLE MEXICAN BOWL
  Freddy's FROZEN CUSTARD STEAKBURGERS

 **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**

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