



870.336.8000



NATHAN@HAAGBROWN.COM
NATHAN ELLER | EXECUTIVE BROKER

ZAC@HAAGBROWN.COM
ZAC QUALLS | EXECUTIVE BROKER



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2.69⁹ UNLEADED
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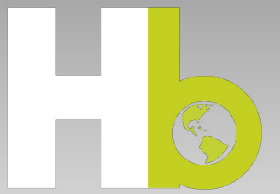
THE SOUTHERN CHEF

The Southern Chef

ABSOLUTE NNN 15 YEAR SALE-LEASEBACK

Pilot[®] TRAVEL CENTER

5750 COMMERCE SQUARE | JONESBORO, AR



est. 2010

TROPHY ASSET OPPORTUNITY: PILOT TRAVEL CENTER SALE-LEASEBACK IN JONESBORO, AR

We are excited to present a rare opportunity to acquire the real estate of a Pilot Travel Center in Jonesboro, AR. This highly sought-after asset is secured by a 15-year Absolute NNN Lease, providing long-term, stable income with zero landlord responsibilities.

■ Prime Location in a Growing Market

Jonesboro is ideally positioned at the crossroads of St. Louis, Memphis, and Little Rock, making it a prime location for trade and pass-through traffic. Over the past 20 years, the Jonesboro market has experienced exceptional growth and continues to expand at a rapid pace. This site offers a unique opportunity to own real estate in a market that shows no signs of slowing down.

■ Strategic Positioning Along I-555

Located along I-555 at the entrance to a booming industrial park, this Pilot Travel Center is strategically positioned for maximum visibility and accessibility. The closest competing Pilot locations are over one hour away, giving this site a competitive advantage in the region.

■ Surrounding Area Development

The area surrounding the Pilot Travel Center is seeing significant new developments, including major players such as Amazon, FedEx, Hytrol, Equipment Share, and more forthcoming announcements. These new industrial facilities are driving demand for jobs and commercial services in the area, further solidifying the location's strategic value.

■ A Well-Positioned Asset for Long-Term Growth

This Pilot Travel Center is situated in the heart of a rapidly growing industrial hub, making it an ideal asset for long-term investment. With its prime location, stable tenant, and long-term lease, this opportunity offers both immediate and future potential in one of the most dynamic markets in the region.

OFFERING OVERVIEW

PRICE \$9,250,000

NOI \$624,375

CAP RATE 6.75%



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[CLICK TO VIEW ORIGINAL SITE PLAN](#)

LEASE DETAILS

Lease Term: 15 Years

Lease Type: Absolute NNN

Rent Increases: 5% Every 5 Years

Tenant: DMN Market Place, LLC

Guarantor: DMN Market Place, LLC (corporately), and Personal Guaranty

PROPERTY DETAILS

Brand: Pilot Travel Center

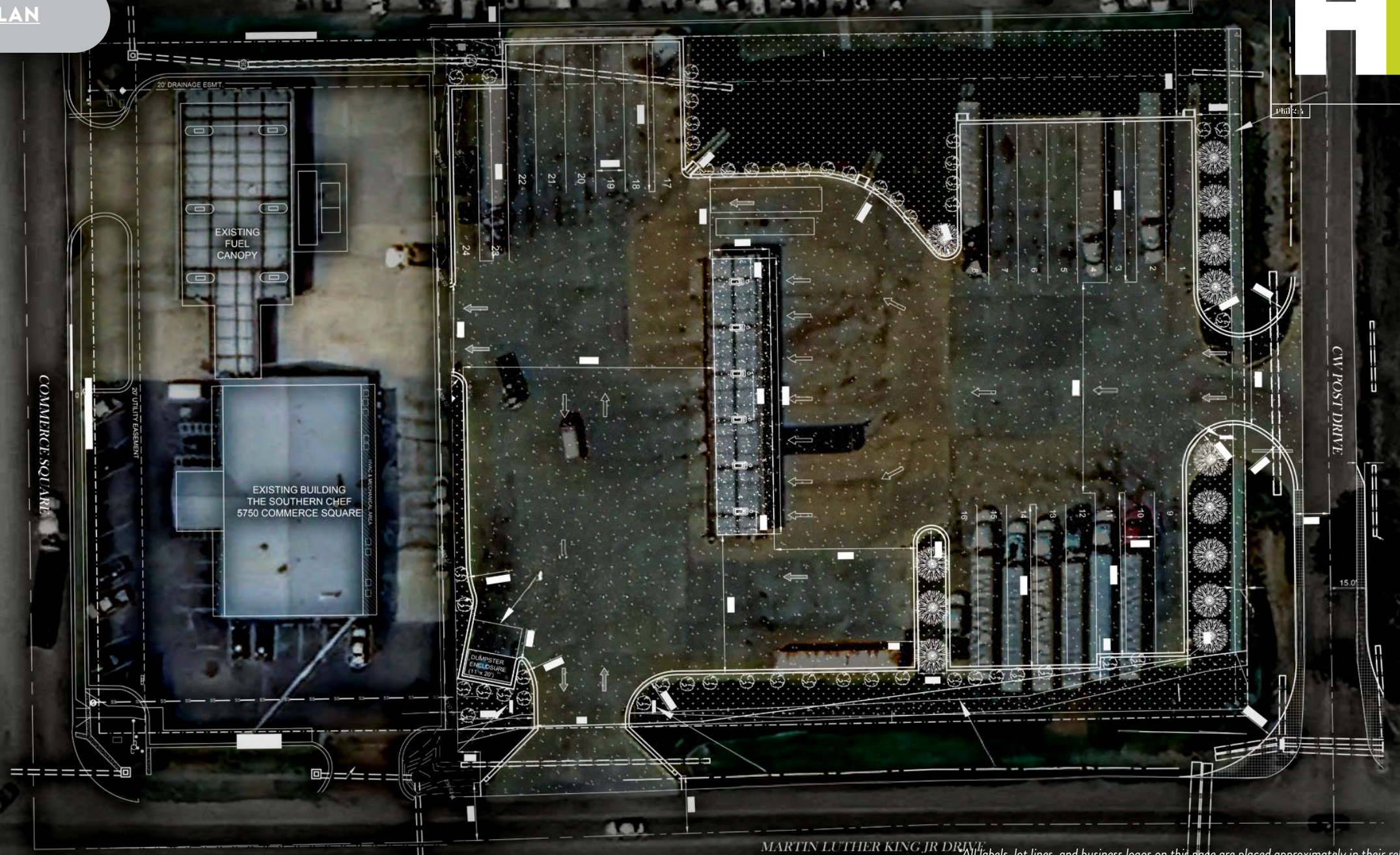
Lot Size: 3.34 Acres

Fuel Dispensers: 10

Fuel Provider: Home Service Oil Company

Building Size: 7,134 SF

Restaurant: The Southern Chef



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.

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DR. MARTIN LUTHER KING JR. DRIVE

CW POST RD

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UNDER CONSTRUCTION: EASTERN BYPASS

The Site is located along the up-and-coming Eastern Bypass, which will be an extension of Dr. MLK Jr. Dr. (Formerly Commerce Dr.). The Eastern Bypass, which is currently under construction, will be a direct connection between Highway 49 and I-555. This new bypass will drastically change the way people traverse the area, and will cause a major uptick in traffic flow by the site. The strategic location of the site takes full advantage of the new traffic patterns that will emerge from the Eastern Bypass and is the perfect landing spot for any users seeking high-visibility and convenience.

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

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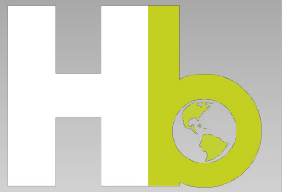
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CLICK TO VISIT THEIR WEBSITE

We are a growth company focused on innovative solutions across our retail, energy, and logistics operations.

Our vast network of more than 800 retail and fueling locations provide travelers with convenient stops that offer an incredible variety of amenities and products to make road travel easier. The Pilot Flying J travel center network includes locations in 44 states and 5 Canadian provinces with more than 790 restaurants and offers truck maintenance and tire service with Southern Tire Mart at Pilot Flying J. The One9 Fuel Network connects a variety of fueling locations to provide smaller fleets and independent professional drivers with everyday value, convenience, credit and perks.

We supply more than 14 billion gallons of fuel per year with the third largest tanker fleet in North America. Our sourcing infrastructure, strong market presence and expertise in energy and logistics optimizes the distribution of fuel, DEF, bio and renewables. Our fleet also provides critical hauling and disposal services in our nation's busiest basins.

**Text from pilotcompany.com*

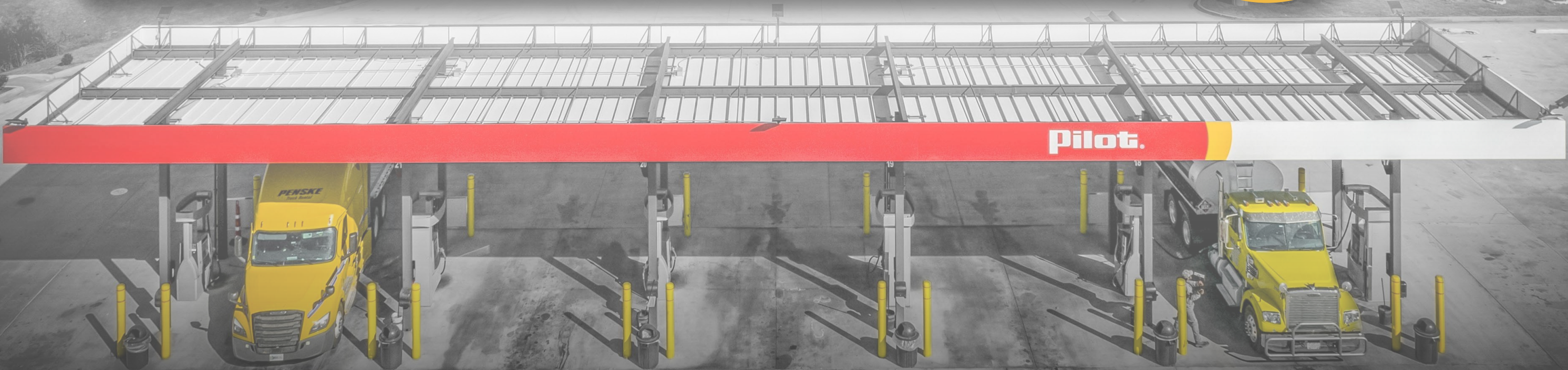
COMPANY FACTS:

STARTED WITH 1 LOCATION IN 1958.

CURRENTLY HAVE 870+ LOCATIONS

44 STATES

6 CANADIAN PROVINCES



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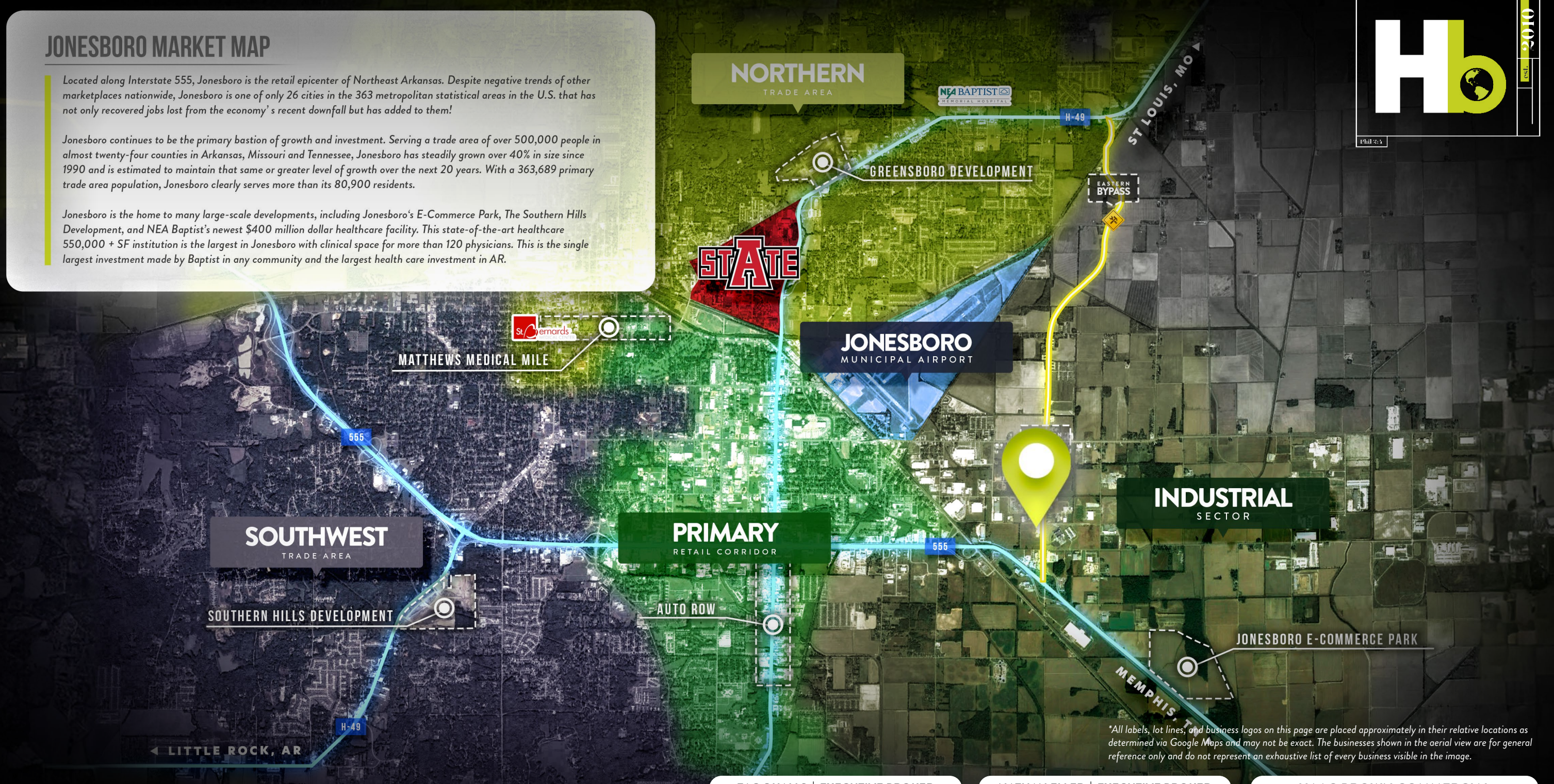
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JONESBORO MARKET MAP

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 80,900 residents.

Jonesboro is the home to many large-scale developments, including Jonesboro's E-Commerce Park, The Southern Hills Development, and NEA Baptist's newest \$400 million dollar healthcare facility. This state-of-the-art healthcare 550,000 + SF institution is the largest in Jonesboro with clinical space for more than 120 physicians. This is the single largest investment made by Baptist in any community and the largest health care investment in AR.



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HaagBrown INVESTMENTS

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“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



OFFICE 870.336.8000
EFAX 888.561.4917
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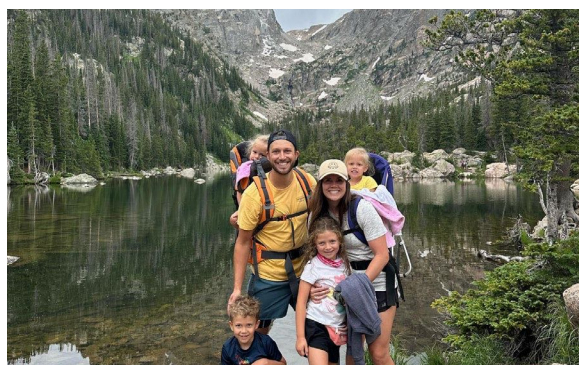
NATHAN ELLER

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

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

ZACQUALLS

Executive Broker - Leasing & Brokerage



Zac Qualls is an executive broker with more than a decade of experience at Haag Brown Commercial. He excels in leasing, brokerage, and tenant representation, with particular expertise in client relationship management.



Zac's in-depth market knowledge allows him to identify prime locations for prospective tenants, ensuring optimal site selection. His robust network of industry contacts provides valuable connections for both landlords and tenants.

Zac consistently demonstrates integrity, dedication, hard work, reliability, and a personal commitment to every deal. He prioritizes your interests, ensuring a high level of professionalism and service in every collaboration.

Outside of work, Zac enjoys spending time with his wife Hilary, and two daughters, Campbell and Turner.

"Be careful how you think; your life is shaped by your thoughts." Proverbs 4:23

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, 2023

Double Diamond Award : (\$14MM+ in Volume) - 2021

Platinum Level Award : (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007