

NEWLY REDEVELOPED CENTER | 2200 RED WOLF BLVD, JONESBORO, AR

# FOR LEASE

1,906 SF



Stanton  
OPTICAL

Bonchon  
KOREAN FRIED CHICKEN

2200 RED WOLF BLVD



Stanton  
OPTICAL

BOGO  
BUY ONE  
GET ONE

FRAMES & LENSES

INCLUDES  
EYE EXAM

TWO PAIRS 79  
+ FREE EYE EXAM



EST. 2010

HaagBrown  
COMMERCIAL

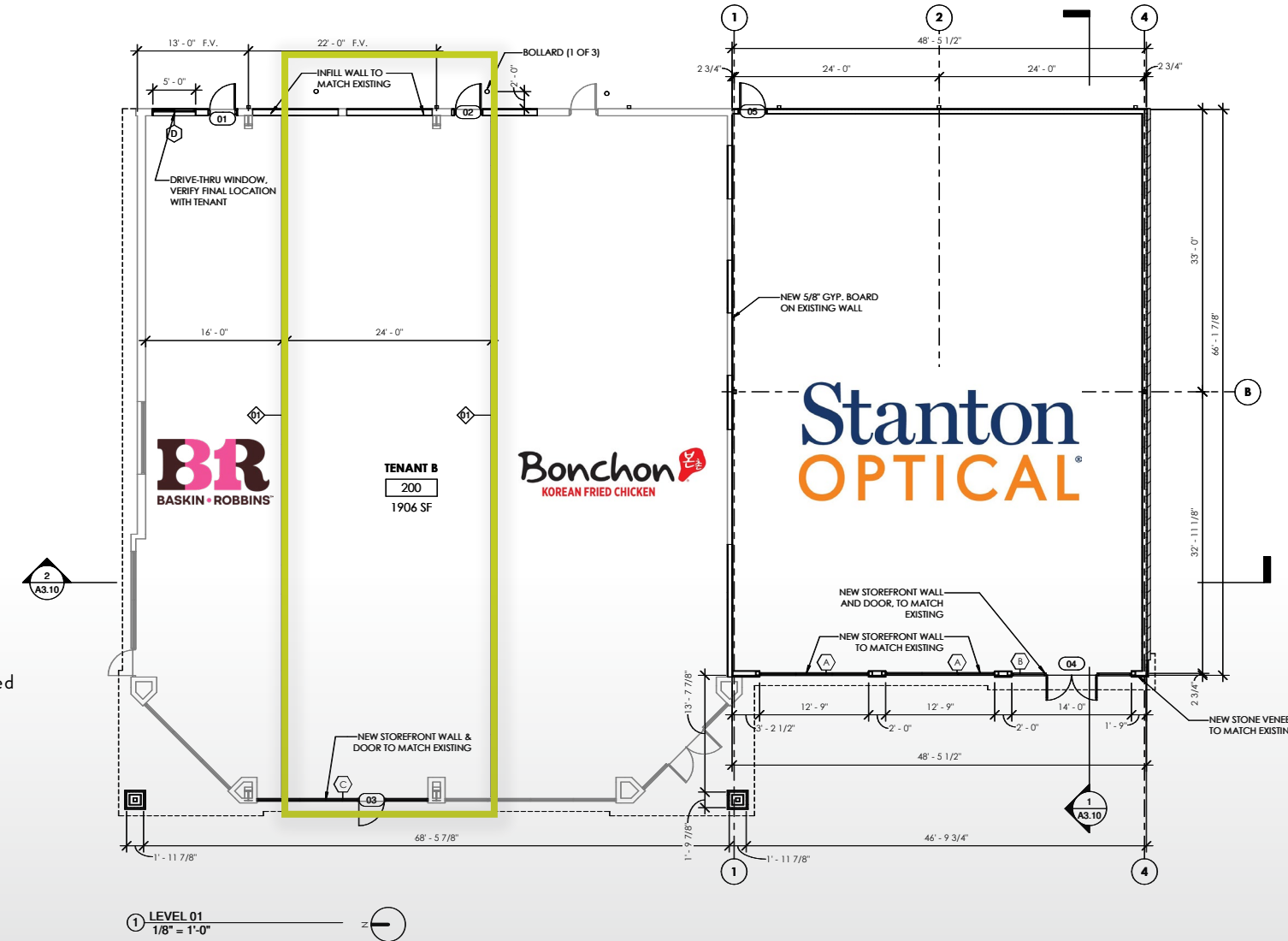
ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM

# opportunity

High-Profile Redevelopment Along Red Wolf Blvd.!

The former +/- 5,450 SF Premier Auto building is currently under redevelopment to create a modern, multi-tenant retail center along one of Jonesboro's most highly trafficked thoroughfares, Red Wolf Blvd. The center sits on approximately 1.50 acres with multiple access points including Red Wolf Blvd., Sun Ave., & Parkwood Dr. A 3,000 SF addition will be made to the existing building & will be occupied by Stanton Optical - the remaining +/- 5,450 SF will be demised & offered for lease. The center sits within the epicenter of Jonesboro's retail trade market & is neighbored by multiple national users including Verizon Wireless, McDonald's, Five Guys, Panera Bread, Academy Sports, Men's Wearhouse, Aspen Dental, Cheddar's Scratch Kitchen, Pet Smart, & T-Mobile.

This is a **RARE LEASE SPACE** opportunity along a retail corridor that has experienced radical retail growth with minimal vacancy. **LOCATION LOCATION LOCATION!!**



## for lease

**TENANT B :: 1,906 SF AT \$35 PSF NNN**

**TOTAL BUILDING SIZE :: 8,352 SF**

## highlights

- **RARE** Multi-Tenant Strip Center Redevelopment Along Red Wolf Blvd.
- 3,000 SF Addition will be Home to Stanton Optical
- Remaining 1,906 SF Offered For Lease
- Excellent Curb Appeal
- Exposure to 29,000+ Cars Per Day Along Red Wolf Blvd.
- Corner Lot With Access From Red Wolf Blvd., Sun Ave., & Parkwood Dr.





*before*



*after*



Kroger

LOWE'S

Ashley HOMESTORE

KOHL'S

Once upon a child

Orangetheory

The Good Feet Store  
America's Arch Support Experts

BOHO  
LUXURY FOR A LIVING

Academy  
SPORTS + OUTDOORS

COLD STONE  
CREAMERY

Honey & Spice

T.J. Maxx

FIZZ  
FACIAL BAR

chiji's

target

JCPenney

ULTA

Kirklands  
Bring Your Own Home

SKYCHERS

PETCO

FIVE GUYS

McDonald's

verizon

State Farm

sleep number

WEAVER  
ORTHODONTICS

PIER 88

SHIPLEY  
DONUTS

Domino's  
Pizza

SONIC

FOCUS  
BANK

DISCOUNT  
TIRE

the everyday  
CHEF

Starbucks

Bank OZK  
MEN'S WEARHOUSE

QDOBA  
MEXICAN EATS

GNC  
LIVE WELL

TOSTITOS

TACOS & LIFE

CHICKEN SALAD  
ORICK

TEMPLE JONESBORO

Battery  
Outfitters

TSC TRACTOR  
SUPPLY CO

\*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.

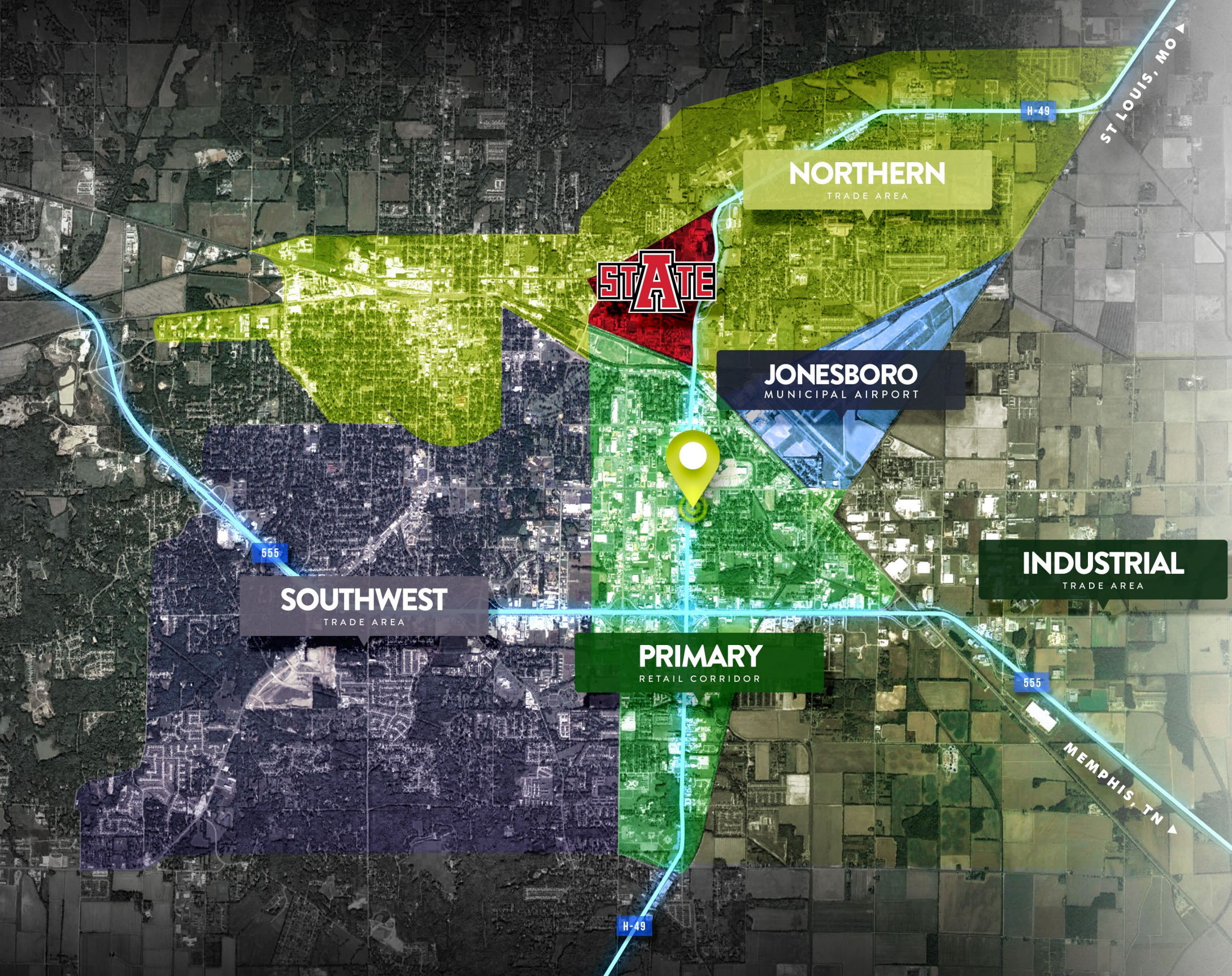


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SITE IS CONSIDERED TO BE AMONG ONE OF JONESBORO'S MOST HIGHLY-TRAFFICKED THOROUGHFARES & AT THE EPICENTER OF JONESBORO'S RETAIL TRADE MARKET.

RED WOLF BLVD	30,000+ CPD
E HIGHLAND DR	22,000+ CPD
RACE ST	9,700+ CPD
CARAWAY RD	22,000+ CPD



**NORTHERN**  
TRADE AREA

**STATE**

**JONESBORO**  
MUNICIPAL AIRPORT

**INDUSTRIAL**  
TRADE AREA

**SOUTHWEST**  
TRADE AREA

**PRIMARY**  
RETAIL CORRIDOR



**ZAC QUALLS**  
EXECUTIVE BROKER  
870.336.8000  
[zac@haagbrown.com](mailto:zac@haagbrown.com)



**JOSHUA BROWN**  
PRINCIPAL  
870.336.8000  
[josh@haagbrown.com](mailto:josh@haagbrown.com)

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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 - 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](mailto:zac@haagbrown.com)

870.336.8000  

## 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

# 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** | Arkansas Money & Politics **Top 100 Professionals**



CLICK OR SCAN TO LISTEN

The Paragould Podcast with Jared Pickney  
Featuring Joshua Brown



# 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

# 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

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

# 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, Warehousing & Digital Fulfillment Park On 250+ AC In Jonesboro, AR

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

\$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.



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

# 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 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

# 2023

co-FOUNDER

## HAAG BROWN AG

Regional expert on advising and representing buyers and sellers of agricultural real estate & land investments across Arkansas.

JOSH@HAAGBROWN.COM

870.336.8000

HAAGBROWN.COM