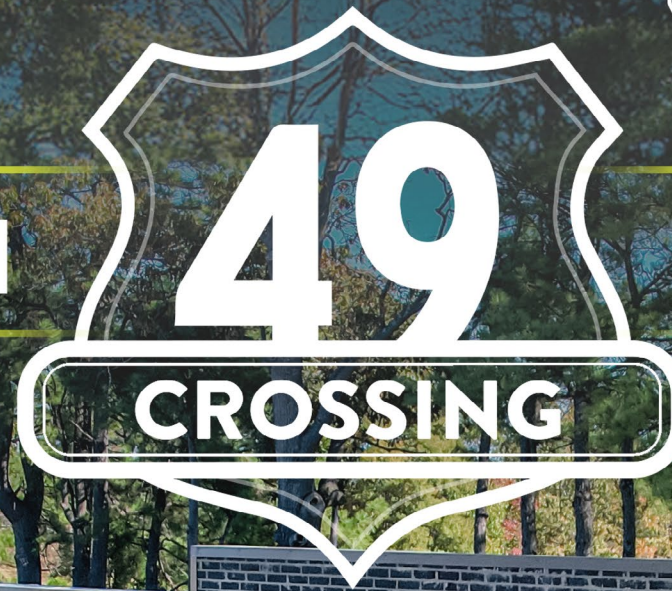


9 5900 E. JOHNSON AVE. | JONESBORO, AR

NEW CONSTRUCTION



RETAIL STRIP CENTER

LEASE SPACE AVAILABLE
UP TO 10,000 SF



HaagBrown
COMMERCIAL
Real Estate & Development



PROPERTY OVERVIEW

Over the years of economic growth in the city, we have noticed a high concentration of developments and businesses locating to the Hilltop area, right off Highway 49 (E. Johnson Avenue), which has helped spark a significant economic boom in the area. Major contributors to this boom are the recently built [NEA Baptist Memorial Hospital](#) and the [Greensboro Village Multi-use Development](#), both of which are located within 3 miles of this property. Several national franchises have chosen to locate out in this area, most recently including, but not limited to, [Marco's Pizza](#), [Guthrie's Chicken](#), [Jersey Mikes](#), [Dollar Tree](#), and [Dunkin'](#).

Jonesboro shares a strong commuter relationship with neighboring cities Brookland and Paragould, which contributes to the steady uptick in traffic counts along Highway 49, making it one of Jonesboro's busiest thoroughfares. The property sits in an area on Highway 49 known as Farville Curve, which is currently undergoing major construction of its infrastructure in preparation for [Jonesboro's new \\$60+ MM Eastern Bypass](#). The Eastern Bypass aims to provide a direct thoroughfare between Highway 49 and I-555, which will assist in relieving congestion in the city and offer a smooth traffic flow into and out of the Farville Curve area.

As you can imagine, with such rapid commercial and residential growth happening in such a concentrated area, lease space is in high demand but in short supply. That's why Haag Brown Commercial is excited to bring to market the new construction of 49 Crossing, a state-of-the-art, 50' x 200' retail center on this 1.31-acre site in the middle of it all. The development offers 10,000 square feet for lease that can be divided into up to 8 suites and features 40 parking spaces on site. Due to its direct frontage to Highway 49, the space yields [exposure to vehicle traffic ranging from 25,000 to 39,000 cars per day](#) - ideal visibility for a variety of restaurant, retail, or business users.

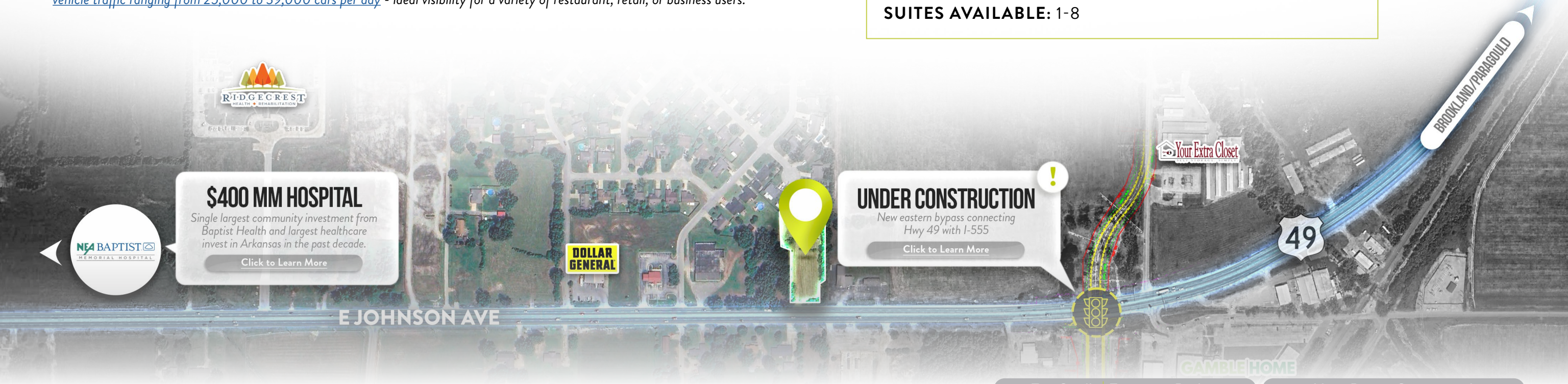
HIGHLIGHTS

- New Construction Retail Center
- Located on 1.30 Acres of Prime Commercial Land
- Between NEA Baptist Health System Campus and New Eastern Bypass
- Direct Frontage on Highway 49 N
- Exposure to Over 25,000 Cars Per Day
- 10,000 SF Available for Lease
- Building Can be Divided into Multiple Suites

PRICE: \$30 PSF (GROSS)

SIZE: 10,000 SF (50' x 200')

SUITES AVAILABLE: 1-8



\$400 MM HOSPITAL

Single largest community investment from Baptist Health and largest healthcare invest in Arkansas in the past decade.

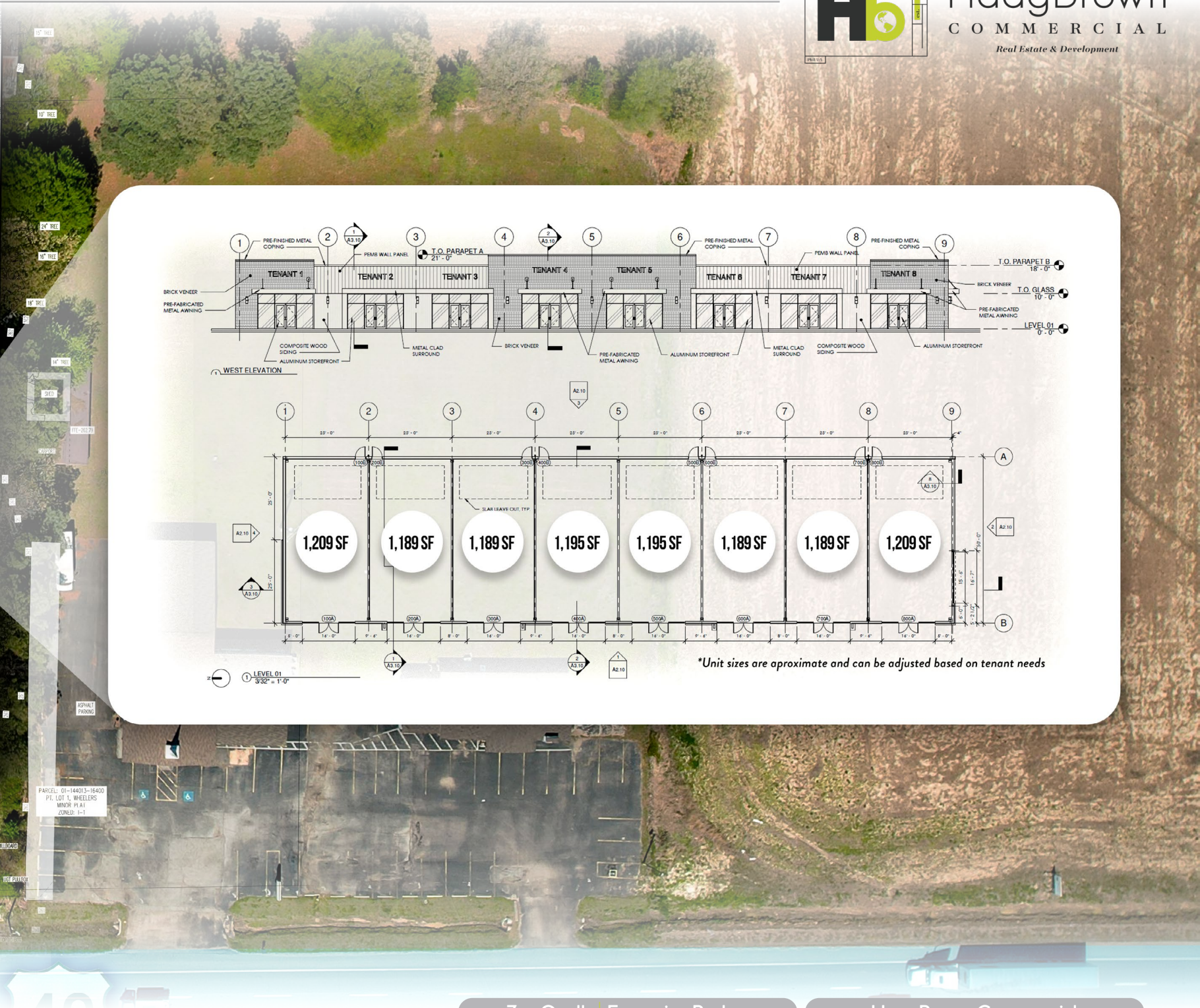
[Click to Learn More](#)

UNDER CONSTRUCTION

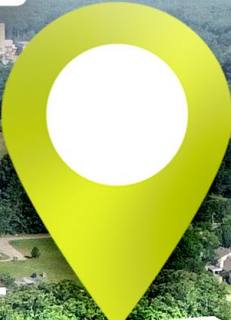
New eastern bypass connecting Hwy 49 with I-555

[Click to Learn More](#)

E JOHNSON AVE







UNDER CONSTRUCTION
*New eastern bypass connecting
Hwy 49 with I-555*
[Click to Learn More](#)





FOR LEASE: 49 CROSSING-NEW RETAIL STRIP CENTER

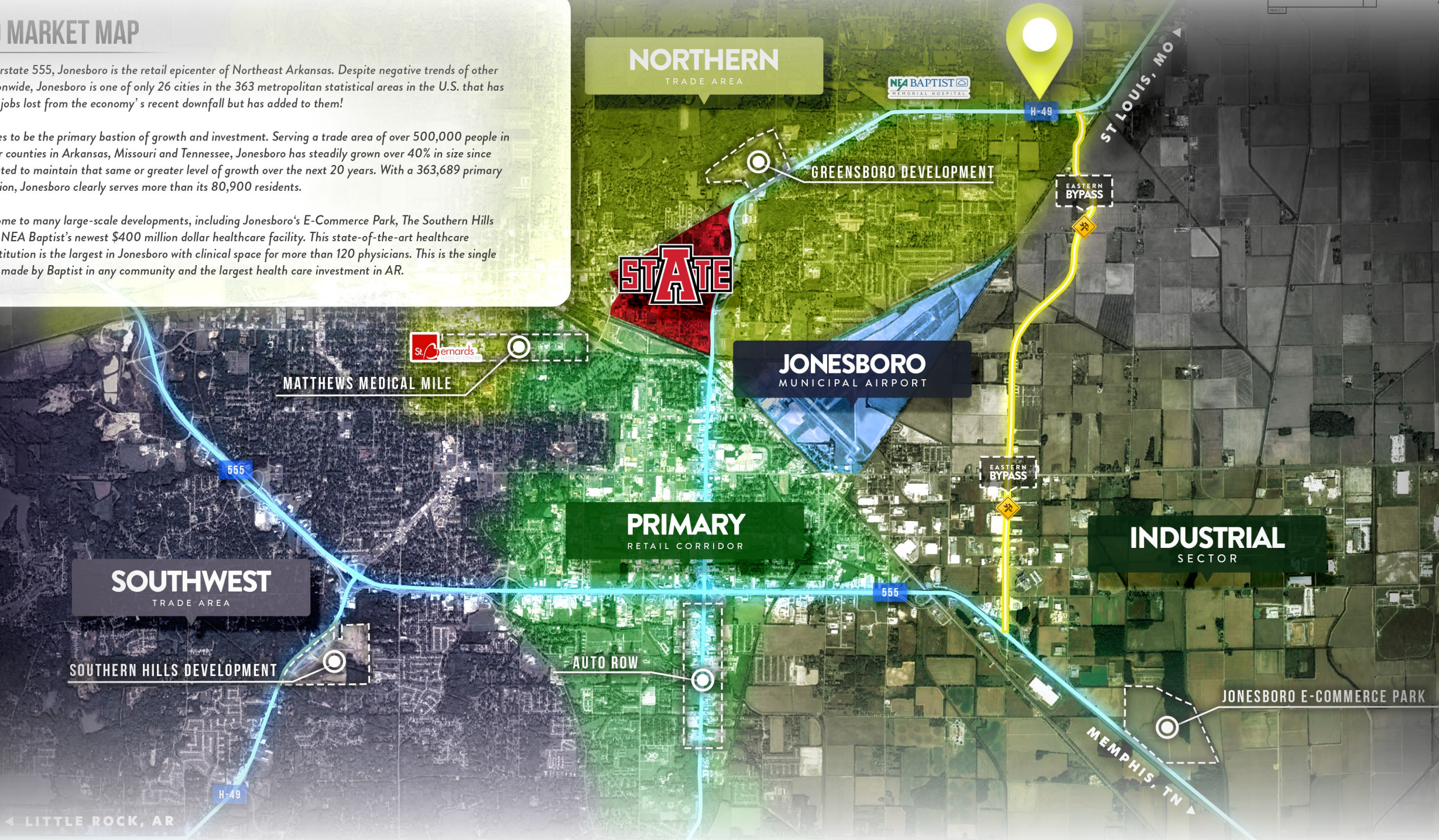


JONESBORO MARKET MAP

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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“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

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