

# FOR SALE

321 SOUTHWEST DRIVE, JONESBORO, AR | HIGGINBOTHAM FAMILY DENTAL



NATHAN@HAAGBROWN.COM, JORDAN@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM

NATHAN ELLER | EXECUTIVE BROKER

JORDAN LEATHERMAN | LISTING AGENT



# PROPERTY OVERVIEW

This project is located on Southwest Drive where we have seen a substantial growth in new development. Located just a quarter mile from one of the most important intersections in Jonesboro, this property has exposure to over 20,000 cars per day.

Higginbotham Dental is the current tenant with 2.5+ years remaining on the initial term lease. New neighborhood developments include CVS, Dairy Queen, McDonald's, and Starbucks. The property is also surrounded by Firehouse Subs, Shipley's Donuts, The Medicine Shoppe, First Security Bank, and Pizza Inn.

This is a quality long-term investment with a great tenant.

PRICE :: \$833,000  
BUILDING SIZE :: 3,200 SF  
LOT SIZE :: 0.33 AC

## INVESTMENT DETAILS

LEASE COMMENCE :: 12/4/2017

LEASE EXPIRATION :: 12/31/2027

NOI :: \$50,000

CAP RATE :: 6.0%

OPTIONS :: Two, 5-Years

INCREASES :: 5% every option

## HIGHLIGHTS

- Exposure To More Than 20,000 CPD
- Strong Medical & Professional Tenant Mix
- Great Access To The Property
- Cross Parking For The Entire Development
- Surrounded By A Surge Of New Development

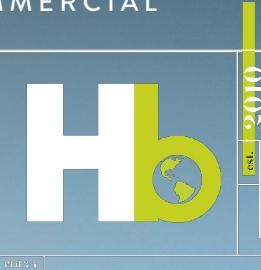


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*\*All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact. The businesses shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image.*

FOR SALE: 3,200 SF LONG-TERM INVESTMENT PROPERTY ON SOUTHWEST DRIVE

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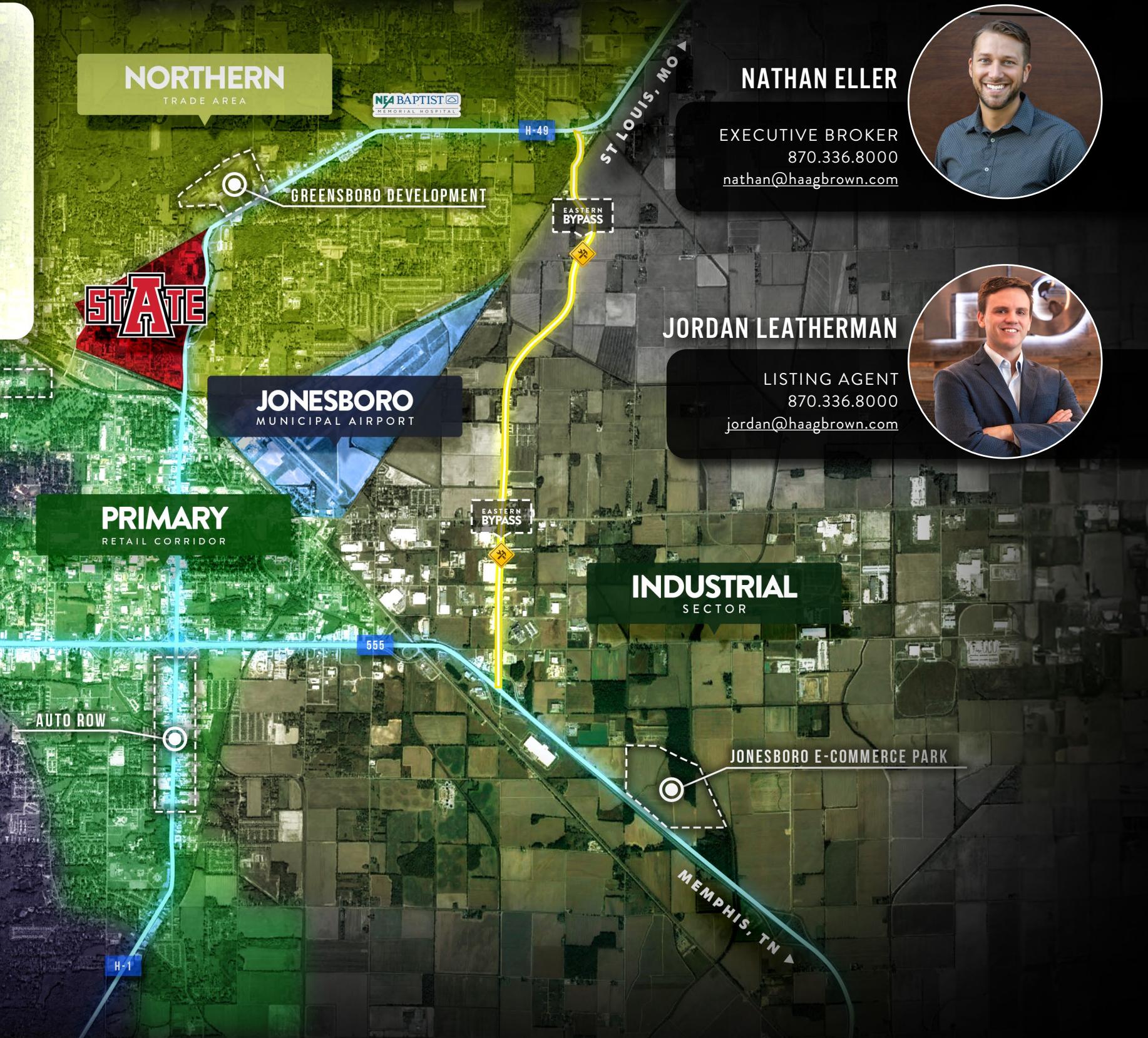


## JONESBORO MARKET MAP

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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870.336.8000  
[jordan@haagbrown.com](mailto:jordan@haagbrown.com)





# HaagBrown C O M M E R C I A L

*Real Estate & Development*

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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





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)

870.336.8000  

## 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

### FREDDY'S :

Siloam Springs, AR

### SKETCHERS CENTER :

Jonesboro, AR

### ASPEN DENTAL :

Russellville, AR

### TACOS 4 LIFE :

Jackson, TN  
Little Rock, AR  
Jonesboro, AR  
Benton, AR

### BENJAMIN EDWARDS :

Jonesboro, AR

### PETSMART CENTER :

Jonesboro, AR

### AT&T :

Fayetteville, AR  
Malvern, AR  
Stuttgart, AR

### FEDEX :

Fayetteville, 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

**Listing Agent & Leader of Haag Brown Ag Division**



*Jordan Leatherman is a commercial agent and leader of HB Ag, a division of Haag Brown Commercial that is focused on listing and selling Agricultural properties. With a diverse portfolio of commercial and recreational properties, Jordan handles a wide variety of listings ranging from retail/office space to farm and hunting land.*

*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.*

*With his portfolio expanding to a wide range of commercial listings and his extensive experience in agriculture and business management, Jordan's skill has helped usher in a successful career in commercial real estate.*

*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**

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870.336.8000 