

PRIME INVESTMENT OPPORTUNITY IN CHRISTIAN CREEK COMMONS

📍 2524 ALEXANDER DR. | JONESBORO, AR

FOR SALE



870.336.8000



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HAAGBROWN.COM



HAAG BROWN COMMERCIAL | INVESTMENTS



PROPERTY OVERVIEW

Offered at under \$2 million, this well-positioned office property presents a rare chance to acquire a stable, income-producing asset in one of Jonesboro's most desirable professional areas.

Established Success: Located in a quiet, high-quality office development surrounded by medical and professional users, this property has a proven history of strong occupancy.

Strong Tenancy: Long-term leases in place with quality tenants provide secure, predictable income.

Attractive Returns: Offered at a compelling cap rate, this property balances cash flow and stability, making it a smart addition to any portfolio.

Prime Location: Just off the interstate, the site offers convenient access while maintaining a professional, campus-like environment.

This is a rare sub-\$2MM investment opportunity combining location, stability, and strong returns in a thriving regional market.

PRICE
\$1,950,000

NOI (● - ●)
\$140,572.15 / YR

CAP RATE
7.21%

BUILDING SIZE
9,000 SF

- Total Rent: \$159,500
- Total Expenses: \$18,927.85

Expense Breakdown
Taxes: \$9,725.26
Insurance: \$4,706.20
CAM: \$4,496.39



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Haag Brown Commercial



SUITE A

Optum Serve®

RENT COMMENCE	SPACE SIZE
2025	2,000 SF
LEASE EXPIRATION	RENT
2032	\$45,000/YR (Years 1-4; bumps to \$48,000/YR in years 5-7)
PRIMARY TERM	OPTIONS
7 YEARS	ONE, 3-YEAR <small>120 day prior written notice; option rent shall be 95% of the Fair Market Rent</small>
ALLOWANCE	LEASE TYPE
\$70,000 (\$35 PSF)	GROSS

Termination Option: One or after the 2nd anniversary of the Commencement Date and at least ninety (90) days after the date on which Landlord receives the Termination Notice. The "Termination Fee" is the unamortized amount of the Tenant Improvement Allowance and the Brokerage Fees as of the Early Termination Date (which amortization shall be performed on a straight line basis over a period of seven (7) years commencing on the Commencement Date and using an interest rate of seven percent (7%)).

RE Taxes: To be paid by the Landlord

Common Area Maintenance: To be paid by the Landlord

Insurance: To be paid by the Landlord

Maintenance, Repair & Replacement: Landlord shall be responsible for all structural, parking lot, and major mechanical repair. Tenant shall be responsible for any maintenance to the leased premises.

RE Taxes: To be paid by the Landlord

Common Area Maintenance: N/A

Insurance: To be paid by the Landlord

Maintenance, Repair & Replacement: Landlord shall be responsible for all structural, parking lot, and major mechanical repair. Tenant shall be responsible for any maintenance to the leased premises.

SUITE B & C

Continental
COMPUTERS, INC

RENT COMMENCE	SPACE SIZE
2015	5,000 SF
LEASE EXPIRATION	RENT
2030	\$82,500/YR (Begins 9/1/25)
PRIMARY TERM	OPTIONS
5 YEARS <small>(Renewed 8/20/25)</small>	N/A
SECURITY DEPOSIT	LEASE TYPE
\$6,000	GROSS

RE Taxes: To be paid by the Landlord

Common Area Maintenance: To be paid by the Landlord

Insurance: To be paid by the Landlord

Maintenance, Repair & Replacement: Landlord shall be responsible for all structural, parking lot, and major mechanical repair. Tenant shall be responsible for any maintenance to the leased premises.

SUITE D

WOOD PRIMARY CARE
HEALTHCARE ON A BETTER SCHEDULE

RENT COMMENCE	SPACE SIZE
2022	2,000 SF
LEASE EXPIRATION	RENT
2028	\$32,000/YR
PRIMARY TERM	OPTIONS
3 YEARS <small>(Renewed 6/03/25)</small>	N/A
SECURITY DEPOSIT	LEASE TYPE
\$0.00	GROSS

RE Taxes: To be paid by the Landlord

Common Area Maintenance: N/A

Insurance: To be paid by the Landlord

Maintenance, Repair & Replacement: Landlord shall be responsible for all structural, parking lot, and major mechanical repair. Tenant shall be responsible for any maintenance to the leased premises.



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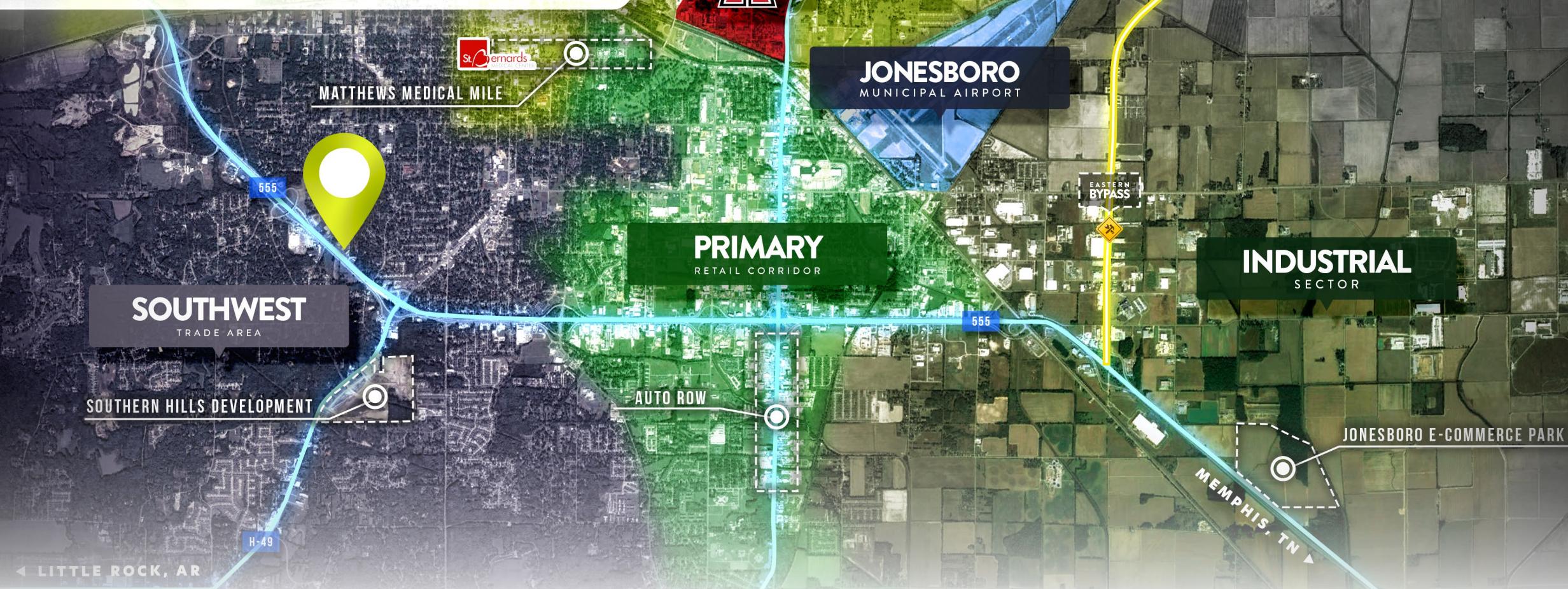


JONESBORO MARKET MAP

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.





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



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ZAC QUALLS

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

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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



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

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