

HaagBrown  
COMMERCIAL  
*Real Estate & Development*



SOUTHSIDE  
SOFTBALL COMPLEX

FOR SALE

2.94 AC TRACT ADJACENT TO SOUTHSIDE SOFTBALL COMPLEX

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM 📍 5195 S STADIUM BLVD., JONESBORO, AR, 72401





# OPPORTUNITY overview

This 2.94 acre tract sits at the intersection of S. Stadium Boulevard & Apartment Drive, just south of Interstate 555 & directly adjacent to the Southside Softball Complex.

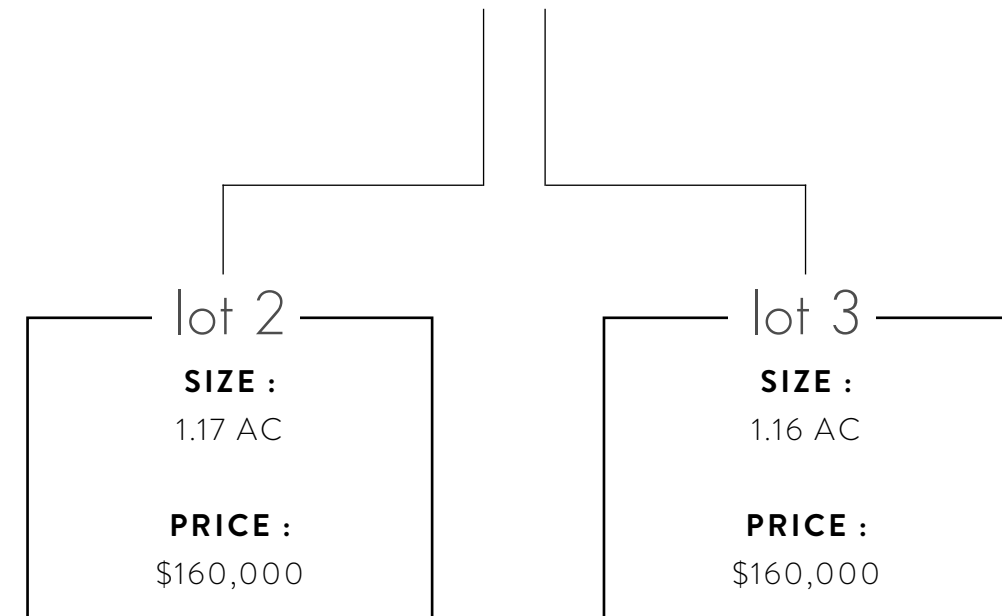
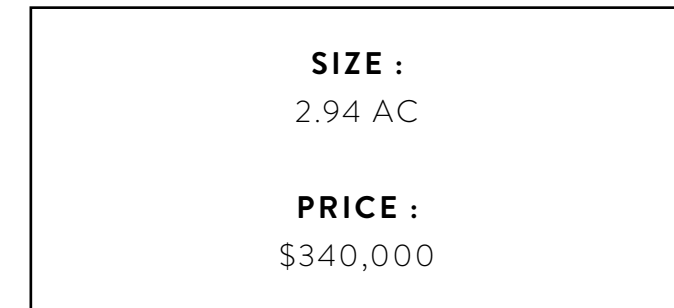
The property, zoned C-3, is currently being offered as one *(1) whole tract* (2.94 AC) but can also be *split into two (2) smaller tracts* - 1.17 AC & 1.16 AC.

The location makes this land a prime opportunity for a diverse mix of uses including a c-store or retail.

## highlights

- + 2.94 AC Tract Zoned C-3 Within Minutes to I-555
- + Owner Willing to Divide the Lot into Two (2) Smaller Tracts
- + Immediately Adjacent to the Southside Softball Complex
- + Excellent Visibility & Access from S. Stadium Blvd.
- + Excellent Opportunity for a Diverse Mix of Uses

for sale





# entire lot or split **SURVEY**



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**SOUTHSIDE**  
SOFTBALL COMPLEX





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SOFTBALL COMPLEX



**Bill's**



S STADIUM BLVD

APT DR





**CRAIGHEAD**  
FOREST PARK

CARAWAY RD

CENTRAL

TOYOTA

CAVENAUGH KIA

HYUNDAI

DOLLAR GENERAL

JOHN DEERE GREENWAY

Bill's

ARcare

Craighead Electric  
Cooperative Corporation  
Your Touchstone Energy® Cooperative

**N**

FOX MEADOW  
ELEMENTARY SCHOOL

MIRACLE  
LEAGUE  
ARKANSAS

SOUTHSIDE  
SOFTBALL COMPLEX

S STADIUM BLVD

HARRISBURG RD

**SITE**





3,000+ multifamily units

AUTO row

CRAIGHEAD  
FOREST PARK



SOUTHSIDE  
SOFTBALL COMPLEX

SITE

S STADIUM BLVD

HWY 1

BUSINESS parks



# JONESBORO MARKET MAP

NORTHERN  
TRADE AREA

NEA BAPTIST  
MEMORIAL HOSPITAL

GREENSBORO DEVELOPMENT

STATE

JONESBORO  
MUNICIPAL AIRPORT

MATTHEWS MEDICAL MILE

St. Matthews

PRIMARY  
RETAIL CORRIDOR

SOUTHWEST  
TRADE AREA

SOUTHERN HILLS DEVELOPMENT

AUTO ROW

INDUSTRIAL  
SECTOR

JONESBORO E-COMMERCE PARK

← LITTLE ROCK, AR

H-1

H-49

EASTERN  
BYPASS

ST LOUIS, MO

555

555

H-49



## CONTACT

**ZAC QUALLS**  
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# 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





“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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