

📍 4610 W. KINGSHIGHWAY | PARAGOULD, AR

# FOR SALE

COMMERCIAL LOT ADJACENT TO BUSY MCDONALD'S



Haag Brown  
COMMERCIAL



870.336.8000



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## POTENTIAL SITE PLAN

\*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.



## PROPERTY OVERVIEW

This 1.32 acre lot is the best piece of commercial real estate available in Paragould's most rapidly expanding residential area. Situated at the signalized intersection of US Highway 412 and South Rockingchair Road, the property has a combined exposure of 29,800 cars per day.

This potential development site is the midway point between Crowley's Ridge College, a small but nationally recognized institution, and the market's \$100+MM producing Wal-Mart Super Center. It shares the intersection with 3 brand new development projects including the 2,200 square foot NEA Baptist Clinic expansion, the adjacent freestanding McDonald's, and a newly opened Kum-N-Go.

The property is also in close proximity to Greene County Tech Primary, Greene County Tech's K-8 campuses, Crowley's Ridge Academy, the Rocking Chair Village shopping center, Phillips Funeral Home and Dollar General.

With frontage on two major thoroughfares, multiple points of access and utilities already in place, the location is primed for development and can accommodate a building with up to 8,500 square feet.

2010  
est.

## SALE PRICE

\$500,000

## LOT SIZE

1.32AC

## HIGHLIGHTS

- BEST COMMERCIAL REAL ESTATE IN EXPANDING RESIDENTIAL AREA
- LOCATED AT MAJOR SIGNALIZED INTERSECTION
- ADJACENT TO NEW MCDONALD'S
- BETWEEN CROWLEY'S RIDGE COLLEGE AND THE WAL-MART SUPER CENTER
- SURROUNDED BY SEVERAL NEW DEVELOPMENT PROJECTS
- EXPOSURE TO 29,800 CPD
- CAN ACCOMMODATE UP TO 8,500 SF
- UTILITIES IN PLACE





DRONE FACING NORTHWEST

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2010  
est.



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DRONE FACING SOUTHEAST

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est. 2010

Phil Sch



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DRONE FACING SOUTH

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DRONE FACING EAST

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2010  
EST.

Philipp



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DRONE FACING NORTHWEST

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Photo

2010  
EST.



1.32<sub>AC</sub>

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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.

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# MASONCOY

Listings Coordinator & Agent



[mason@haagbrown.com](mailto:mason@haagbrown.com)

870.336.8000

As the Listings Coordinator at Haag Brown Commercial, Mason brings over a decade of expertise in accounting and banking to the dynamic world of commercial real estate. With a meticulous approach, he excels in analyzing property listings and market trends. Mason's background equips him to navigate complex transactions and provide clients with accurate financial insights. His dedication to excellence makes Mason a valuable asset at Haag Brown Commercial, contributing to the firm's success and client satisfaction.

Mason's prior experience in banking further enhances his understanding of financial structures, lending practices, and economic indicators giving him a perspective that benefits both clients and the Haag Brown Commercial team.

Mason enjoys spending time with his wife Meredith and their daughter.

## ROLES

- Manage Property Listings
- Ensure Accurate & Up-to-date Listing Information
- Facilitate Leases & Transactions
- Implement Marketing Strategies



# 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, Warehouseing & 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.*

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