

2,500+ SF STAND-ALONE BUILDING @ HILLTOP

# SALE OR LEASE



HaagBrown  
COMMERCIAL  
*Real Estate & Development*

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



# PROPERTY OVERVIEW

Exceptional commercial property available in the HIGH-DEMAND Hilltop area just outside of the Jonesboro city limits!

This 2,500+ SF building is strategically located on the well-trafficked Highway 49, providing unparalleled visibility & accessibility. The property features a welcoming brick storefront, ample parking for customers & staff, as well as a practical roll-up door for deliveries & inventory management.

The building is being offered as both FOR SALE & FOR LEASE!

Don't miss this opportunity to establish your presence in a THRIVING & BOOMING area!

**SALE PRICE :: \$450,000**

**LEASE PRICE :: \$16 PSF NNN**

**BUILDING SIZE :: 2,520 SF**

**LOT SIZE :: 0.24 AC**

## HIGHLIGHTS

- 2,500+ SF stand-alone building in the BOOMING Hilltop area just outside of Jonesboro, Arkansas
- Excellent visibility & access to Highway 49, a HIGHLY-TRAFFICKED thoroughfare
- Welcoming brick storefront & ample parking
- Roll-up door for loading & unloading inventory, etc.
- Within minutes to Jonesboro's primary retail trade area, Brookland, & Paragould
- Building is being offered as both FOR SALE & FOR LEASE!

\*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.

\*Billboard is not owned by seller.



EST. 2010

**GAMBLE HOME**  
Shop Local Park

TO I-555 COMMERCE DR EXTENSION



LAZBOY

**GAMBLE HOME**

TO JONESBORO



TO BROOKLAND

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**NORTHERN**  
TRADE AREA

NEA BAPTIST  
MEMORIAL HOSPITAL

GREENSBORO DEVELOPMENT

**STATE**

**JONESBORO**  
MUNICIPAL AIRPORT

**PRIMARY**  
RETAIL CORRIDOR

**INDUSTRIAL**  
SECTOR

**SOUTHWEST**  
TRADE AREA

MATTHEWS MEDICAL MILE

St. Bernards

SOUTHERN HILLS DEVELOPMENT

AUTO ROW

JONESBORO E-COMMERCE PARK

← LITTLE ROCK, AR

H-1

H-49

555

555

H-49

EASTERN BYPASS

EASTERN BYPASS



ST LOUIS, MO

**ZAC QUALLS**

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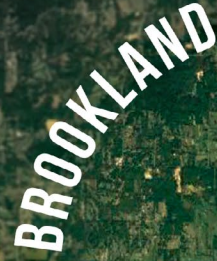
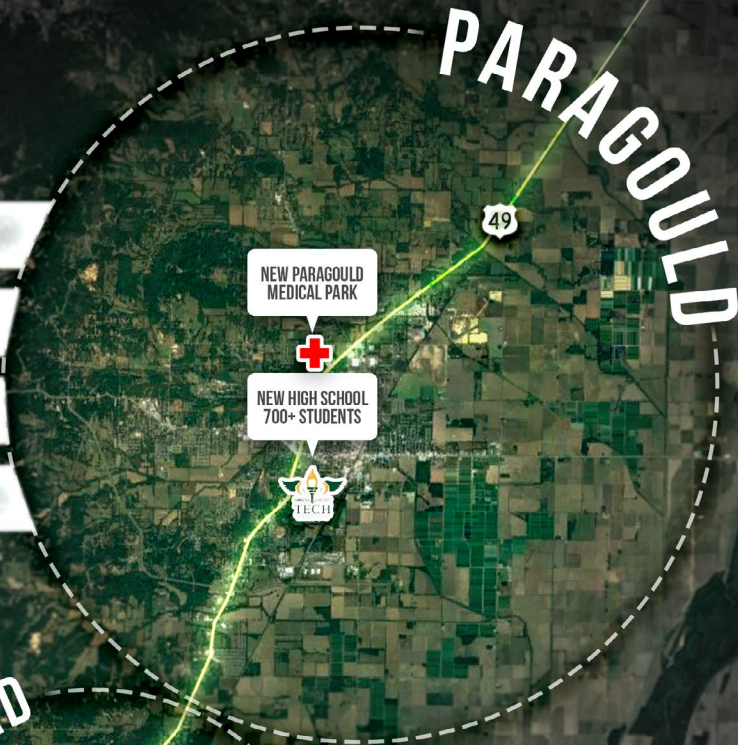
MEMPHIS, TN

PARAGOULD HAS COMPLETED A NEW HIGH SCHOOL FOR GREENE COUNTY TECH, SERVING OVER 700 STUDENTS, GRADES K-12

SEVERAL INFRASTRUCTURE IMPROVEMENTS HAVE BEEN MADE, INCLUDING A BYPASS FOR U.S. HIGHWAY 412 AND AN 8-MILE TRAIL CONNECTIVITY PLAN

A NEW MEDICAL PARK HAS BEEN COMPLETED JUST OFF OF HIGHWAY 49

PARAGOULD IS ALSO HOME TO A BRAND NEW, 4-STORY HOTEL, THE HAMPTON INN



CITY HAS EXPERIENCED CONSISTENT GROWTH

HOME TO ONE OF THE FASTEST GROWING SCHOOL DISTRICTS IN ARKANSAS

LOCATED BETWEEN JONESBORO AND PARAGOULD WITH HIGH COMMUTER PRESENCE



CAMPUS EXPANSION WITH NYIT COLLEGE OF OSTEOPATHIC MEDICINE

NEW \$400 MM HEALTH CAMPUS

NEWLY COMPLETED \$400 MM HEALTH CAMPUS FOR NEA BAPTIST

JONESBORO IS RANKED AS THE 14TH CITY IN THE U.S. FOR ECONOMIC GROWTH IN ALL 384 METROPOLITAN AREAS AND FOURTH AMONG SMALL METROPOLITAN AREAS

ARKANSAS STATE UNIVERSITY HAS SEEN CONTINUED GROWTH, INCLUDING THE NEW NYIT COLLEGE OF OSTEOPATHIC MEDICINE

A LARGE AMOUNT OF DEVELOPMENT IN NORTHEAST ARKANSAS IS OCCURRING IN JONESBORO, WITH MOST OF THAT DEVELOPMENT BEING SEEN IN THE NORTHSIDE OF THE CITY



“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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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](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