



HIGHLAND DR



PARKWOOD RD



FAIR PARK BLVD



HAAG BROWN DEVELOPMENT

# TOWNSHIP CENTRE

FAIR PARK BLVD & PARKWOOD RD | JONESORO, AR



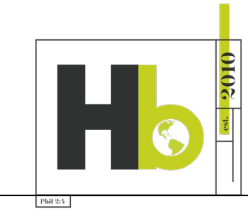
# o p p o r t u n i t y OVERVIEW

This **AMAZING RETAIL LOCATION** sits along Red Wolf Boulevard between Interstate 555 and the Mall at Turtle Creek. In fact, the site is situated at the epicenter of Jonesboro's main retail sector and has been the focal point of the city's growth for the past 10 years. Dozens of new restaurants and retailers have flocked to the area and encompass the site including Academy Sports, Cheddar's Casual Cafe, Panera Bread, Men's Wearhouse, Qdoba, The Refinery, Orange Theory Fitness, Sissy's Log Cabin, Starbucks, Ashley Furniture, Plato's Closet, Uncle Maddio's, Gigi's Cupcakes, Aspen Dental, 1812 Pizza and Wings to Go.

The site is development ready with major infrastructure and commercial zoning already in place. The site has excellent exposure on Red Wolf Boulevard with traffic counts reaching **34,000 CARS PER DAY**, as well as, Race Street where traffic counts total **11,000 CARS PER DAY**.



FAIR PARK BLVD





**LOT 1 | For Sale**

PRICE : \$790,000

LAND : 1.02 AC

SIZE : 44,644 SF

**Phase 1 | Building 1**

PRICE : \$35/SF

SIZE : 8,000 SF

**Phase 1 | Building 2**

PRICE : \$30/SF

SIZE : 11,750 SF

**Phase 2 | Building 3**

PRICE : \$26/SF

SIZE : 9,300 SF





2024



RED WOLF BLVD  
29,000 CPD

FAIR PARK BLVD

PARKWOOD RD

available

available

# highlights

- Most Exciting **BIG BOX DEVELOPMENT** in Northeast Arkansas Trade Area
- Back of Property is in Front of **MAJOR BIG BOX RETAILER**
- Visibility on Jonesboro's Primary North/South and East/West Arteries
- Signalized Access from Multiple Points
- Traffic Counts Exceeding **32,000 CARS PER DAY**



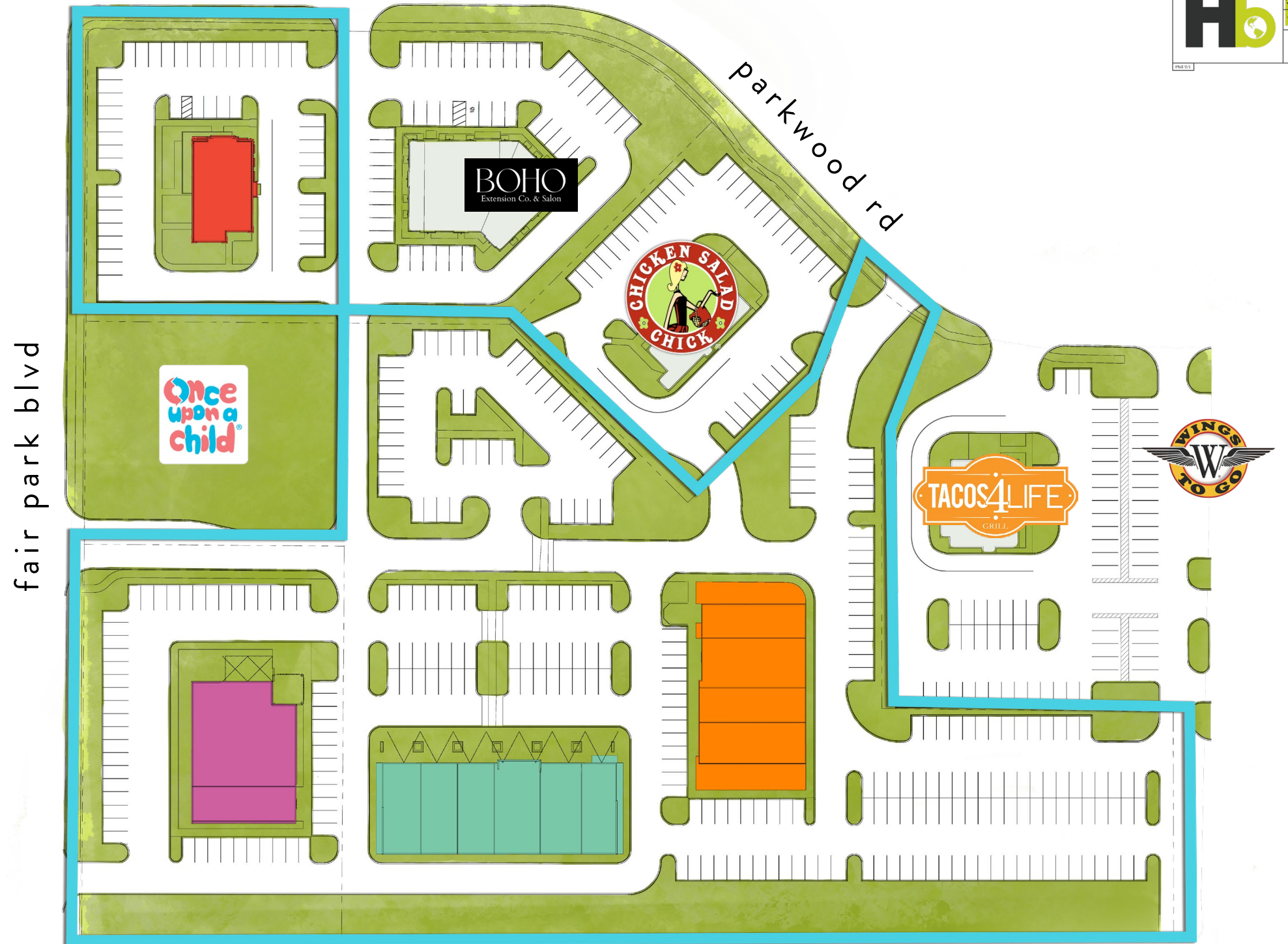


# proposed LAYOUT

## Build-to-Suit Opportunities:

- up to 3,500 SF Stand-Alone
- up to 8,000 SF Restaurant / Retail
- up to 11,750 SF Retail
- up to 9,300 SF Retail

\*SF listed for reference only. Adjustment available to meet tenant specs





# potential RENDERINGS





**CHEDDAR'S SCRATCH KITCHEN**  
DEVELOPED IN 2011

**PANERA BREAD CO.**  
DEVELOPED IN 2011

**SISSY'S LOG CABIN**  
DEVELOPED IN 2011



**QDOBA CENTER**  
DEVELOPED IN 2013

**THE EVERYDAY CHEF**  
DEVELOPED IN 2013

**ASPEN DENTAL CENTER**  
DEVELOPED IN 2014



**ACADEMY SPORTS**  
DEVELOPED IN 2012

**STARBUCKS CENTER**  
DEVELOPED IN 2012

**ANITA'S PARK**  
DEVELOPED IN 2012

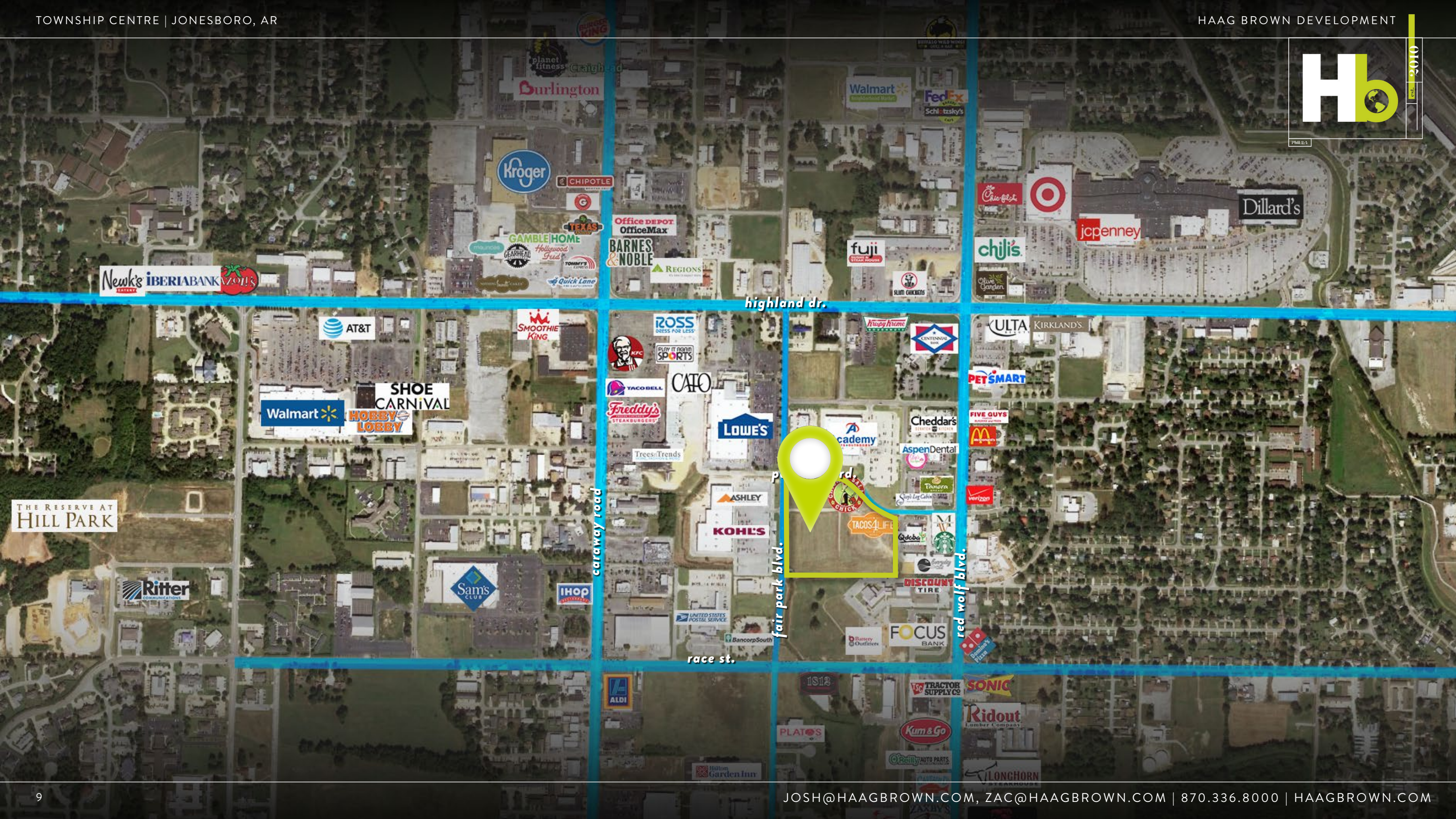


**TACOS 4 LIFE**  
DEVELOPED IN 2017

**CHICKEN SALAD CHICK**  
DEVELOPED IN 2018

**OFFICE/RETAIL CENTER AT  
2801 PARKWOOD RD**  
DEVELOPED IN 2021





Newk's IBERIABANK

Kroger

CHIPOTLE

GAMBLE HOME

Office DEPOT OfficeMax

BARNES & NOBLE

REGIONS

fuji

chiji's

jcpenny

Dillard's

highland dr.

AT&T

SMOOTHIE KING

KFC

ROSS DRESS FOR LESS

YACOBELL

CATO

Freddy's STEAKBURGERS

LOWE'S

Krispy Kreme

CENTENNIAL BANK

ULTA

KIRKLAND'S

PET SMART

Walmart

SHOE CARNIVAL

HOBBY LOBBY

Trees Trends

ASHLEY

KOHL'S

Academy

Cheddar's

FIVE GUYS

McDonald's

THE RESERVE AT HILL PARK

Ritter COMMUNICATIONS

Sam's CLUB

IHOP

United States POSTAL SERVICE

BancorpSouth

Starbucks

AspenDental

Verizon

race st.

fair park blvd.

red wolf blvd.

ALDI

1513

TRACTOR SUPPLY CO

SONIC

PLATO'S

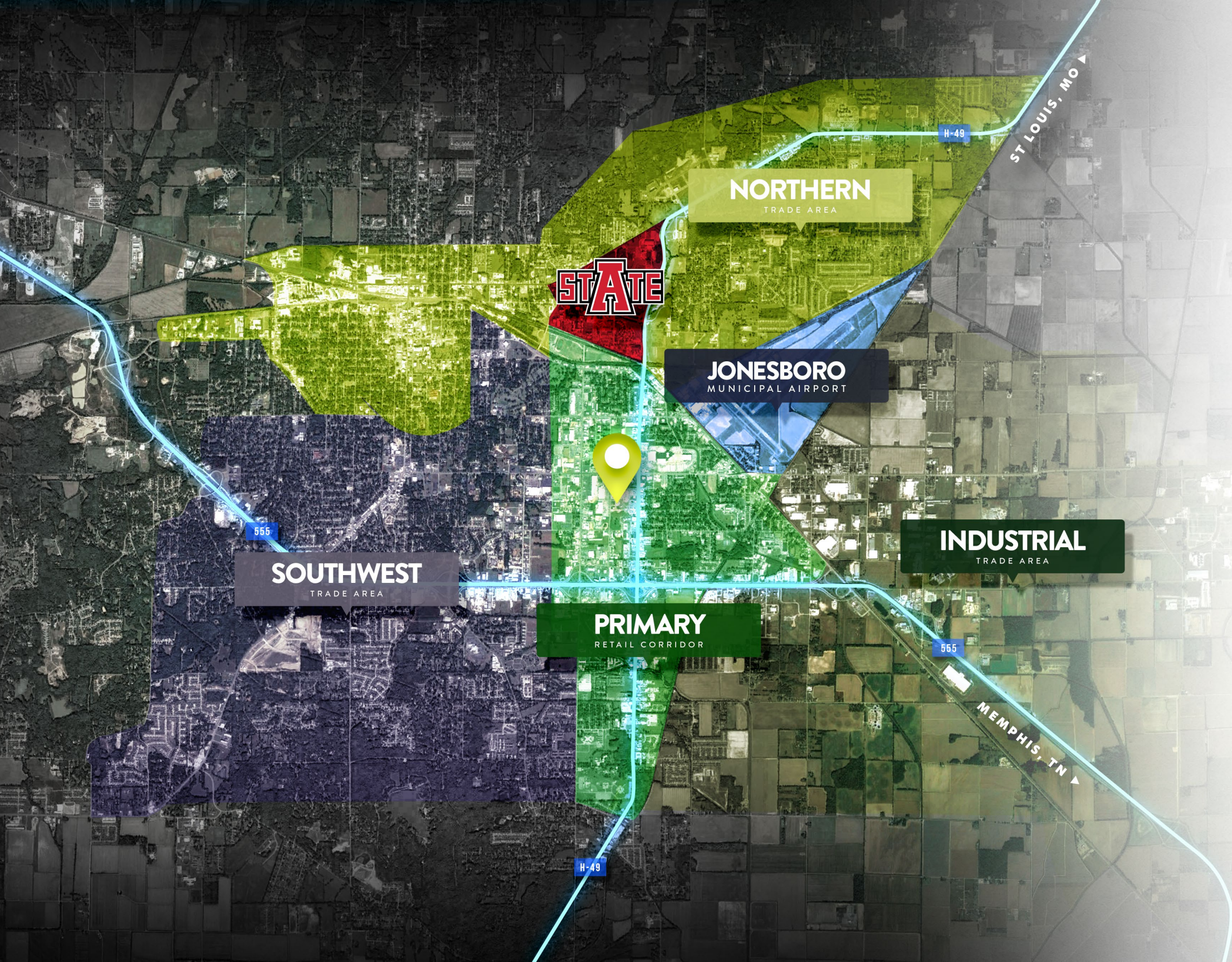
Kum & Go

Ridout Lumber Company

Hilton Garden Inn

O'Reilly AUTO PARTS

LONGHORN STEAKHOUSE



**ZAC QUALLS**

EXECUTIVE BROKER  
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**JOSHUA BROWN**

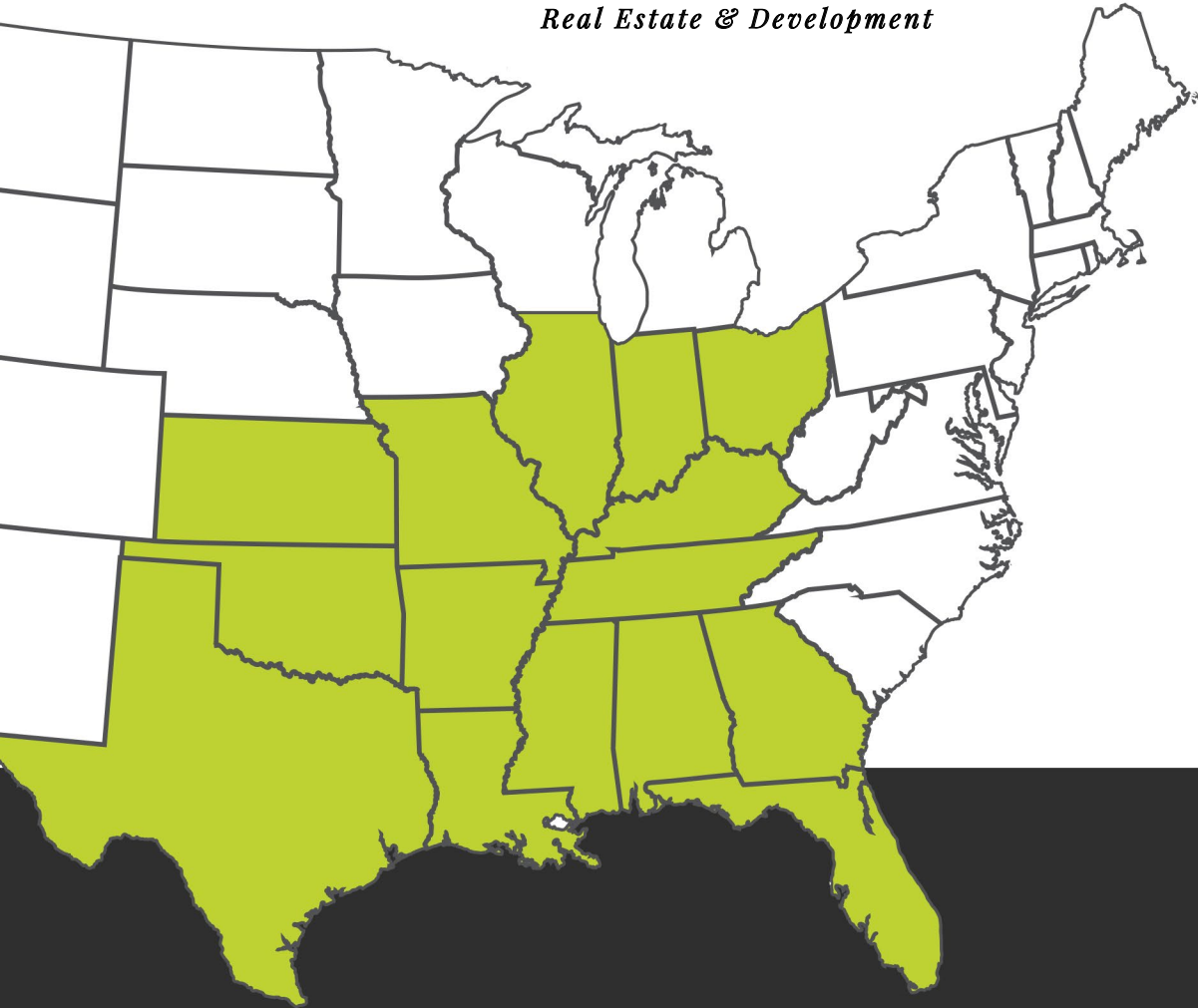
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# Haag Brown

C O M M E R C I A L

*Real Estate & Development*



“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. You should also be aware that Haag Brown 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 utmost 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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HAAGBROWN.COM



ALABAMA :: ARKANSAS :: FLORIDA :: ILLINOIS :: INDIANA :: KENTUCKY :: KANSAS ::  
LOUISIANA :: MISSISSIPPI :: MISSOURI :: OHIO :: OKLAHOMA :: TENNESSEE :: TEXAS



# ZACQUALLS


Executive Broker



Coming from a background of multiple million dollar institutions, Zac Qualls maintains seven plus years of extensive financial expertise and is highly equipped to adapt and communicate with a variety of business leaders. His determination, hard work ethic and skill level is evident since he was a former banker and member of the Financial Industry Regulator Authority (FINRA), which covers a broad range of investments including stock, bonds, options, limited partnerships and investment company products. Having held the series 7 and 66 licenses, the most comprehensive of several security licenses

that permit an agent to communicate with retail investors, Zac demonstrates an extensive knowledge of broad range investment products. His role within the company is to advise clients through the process of disposition and acquisition of investment real estate as well as provide up-keep on multiple high-end commercial properties. Zac, a northeast Arkansas local, received his Bachelor's of Finance degree from Arkansas State University in 2007.

[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

Arkansas State University - Bachelors of Science in Finance - 2007

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

# 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



## 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

**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

## 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

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

## 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

\$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.*



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

## 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 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