



HaagBrown  
COMMERCIAL  
INVESTMENTS DIVISION



● A+ RETAIL INVESTMENT SALE

● ADJACENT TO **Walmart** ✨

# ±31,900 SF TRACTOR SUPPLY CO.

**FOR SALE**

📍 524 INDUSTRIAL PARK ACCESS DR | TRUMANN, AR

# Property Overview

Excellent opportunity to acquire a ± 31,934 SF free-standing Tractor Supply Company in Trumann, Arkansas, strategically positioned in an A+ retail location just off Interstate 555.

Originally developed as a build-to-suit for Orscheln Farm & Home in 2015, the property was rebranded to Tractor Supply Company in October 2022, offering investors the strength of a proven national retailer in a well-established location.

The property benefits from exceptional retail synergy, located directly adjacent to Walmart Supercenter and surrounded by other major national brands including McDonald's, Burger King, Dollar Tree, and AutoZone.

Tractor Supply Co. is one of the nation's leading rural lifestyle retailers, operating 2,300+ stores across 49 states, providing investors with the security of a recognized and expanding national brand. The offering includes more than 4 years remaining on the primary 15-year lease term, along with three (3) five-year renewal options, creating additional long-term income potential.

Structured as a NN lease with minimal landlord responsibilities, this asset presents an attractive opportunity for investors seeking stable cash flow from a high-quality single-tenant retail property.

## Highlights

- Approx. 31,934 SF Free-Standing Building in A+ Location - Just Off Interstate 555 in Trumann, Arkansas
- Originally a Build-to-Suit for Orscheln Farm & Home in 2015, the Store was Rebranded to Tractor Supply Company in October 2022
- Strong National Retailer & Brand: Tractor Supply Co. Operates 2,300+ Stores Expanding Over 49 States
- Outstanding Retail Synergy: Directly Adjacent to Walmart Supercenter with McDonald's, Burger King, Dollar Tree, & AutoZone Nearby!
- 4+ Years Remaining on Primary 15-Year Lease Term - Three (3) Five (5) Year Options Remaining
- NN Lease Structure with Minimal Landlord Responsibilities

## Financial Overview

**BUILDING SIZE** :: ±31,934 SF

**SALE PRICE** :: \$3,500,000

**CAP RATE** :: 5.83%

**RENT COMMENCEMENT** :: April 17, 2015

**REMAINING TERM** :: 49 months (4 years, 1 month)

**LEASE EXP.** :: April 16, 2030

### RENTS

Year 1-15 : \$204,058.26 /yr

**OPTION 1** :: Year 16-20 : \$216,831.86 /yr

**OPTION 2** :: Year 21-25 : \$231,202.16 /yr

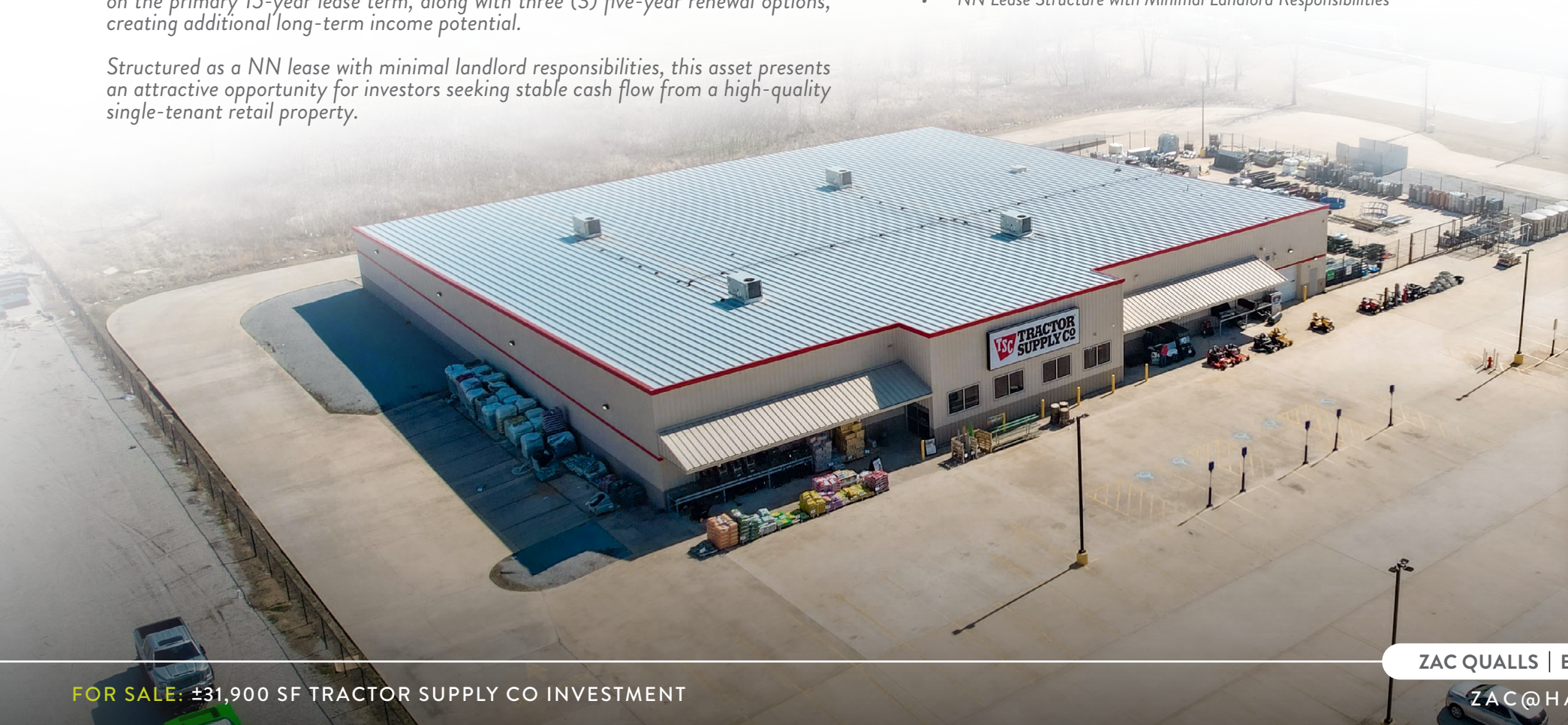
**OPTION 3** :: Year 26-30 : \$247,169.16 /yr

ZAC QUALLS | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

FOR SALE: ±31,900 SF TRACTOR SUPPLY CO INVESTMENT

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM





INDUSTRIAL PARK ACCESS DR





Walmart

DOLLAR TREE

BURGER KING

McDonald's

Exxon

Shell

Spokane

Days Inn

TRABACCHI COFFEE

SUBWAY

SPEEDWAY ST

MURPHY USA

UB Unico Bank

NEA BAPTIST CLINIC

Arkids  
Pediatric Day Centers

PLATINUM  
TRAILER GROUP

INDUSTRIAL PARK ACCESS DR

INTERSTATE  
ARKANSAS  
555

*\*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.*

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# About Trumann, AR

## TRUMANN SCHOOL DISTRICT

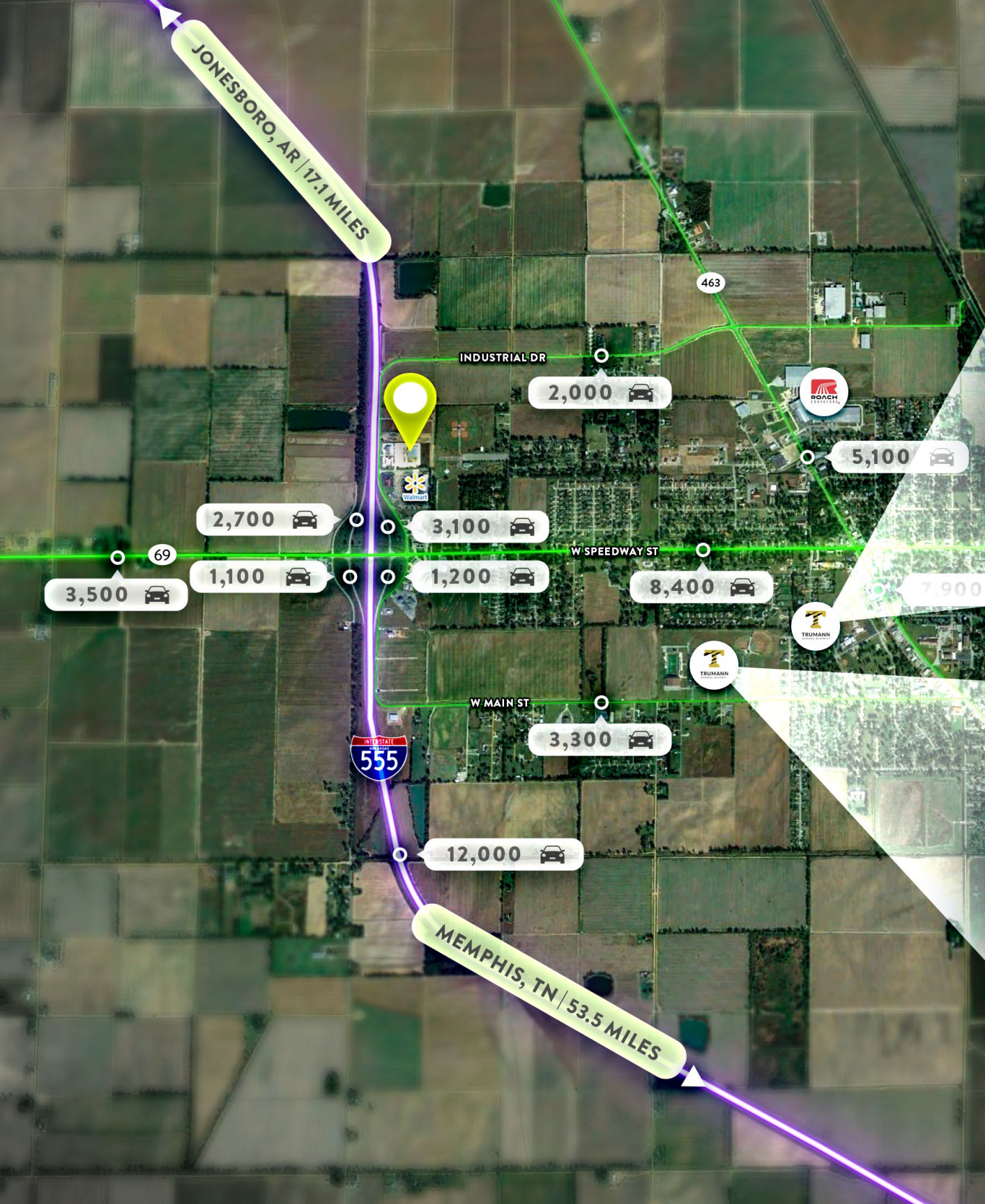
The city of Trumann has received two brand new schools, Trumann Elementary School and Trumann High School, within the past 15 years, totaling over \$30 Million.

Trumann, Arkansas has roots in the mid-1800s, when hardwood forests and seasonal flooding defined the landscape. The timber industry gave rise to major employers like Poinsett Lumber (later Singer Sewing Machine Cabinet Company) and Springfield Cooperage. As land was cleared, agriculture took hold – cotton, soybeans, rice, wheat, and corn – supported by the Saint Francis and Mississippi levee systems. Though Singer closed in 1982, Trumann maintains a diverse economic base today.

Ideally situated on I-555, Trumann is 12 miles southeast of Jonesboro and 45 miles northwest of Memphis, offering small-town living with easy access to larger cities' education, healthcare, and entertainment. Residents enjoy a library, museum, 7 parks, recreation facilities, a splash pad, disc golf, and a private golf course. The nearby St. Francis Sunken Lands Wildlife Management Area spans 30+ miles and is nationally recognized for waterfowl hunting and fishing.

Educationally, the Trumann School District operates three campuses – Cedar Park Elementary (2018), Trumann Intermediate, and Trumann High School (2008) – and was the first in Arkansas to offer one-to-one technology through an Apple partnership. Higher education is accessible via ASU-Newport locally, Arkansas State University in Jonesboro, and the University of Memphis an hour away.

Backed by its Industrial Development Commission and Chamber of Commerce, Trumann has been ranked among Arkansas's most affordable places to live (#5, HomeSnacks 2019) and best places to work (#8, Zippia 2017) – truly a great place to live, work, and play. [\(Source\)](#)



## ZAC QUALLS

EXECUTIVE BROKER  
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# ARKANSAS

# TENNESSEE

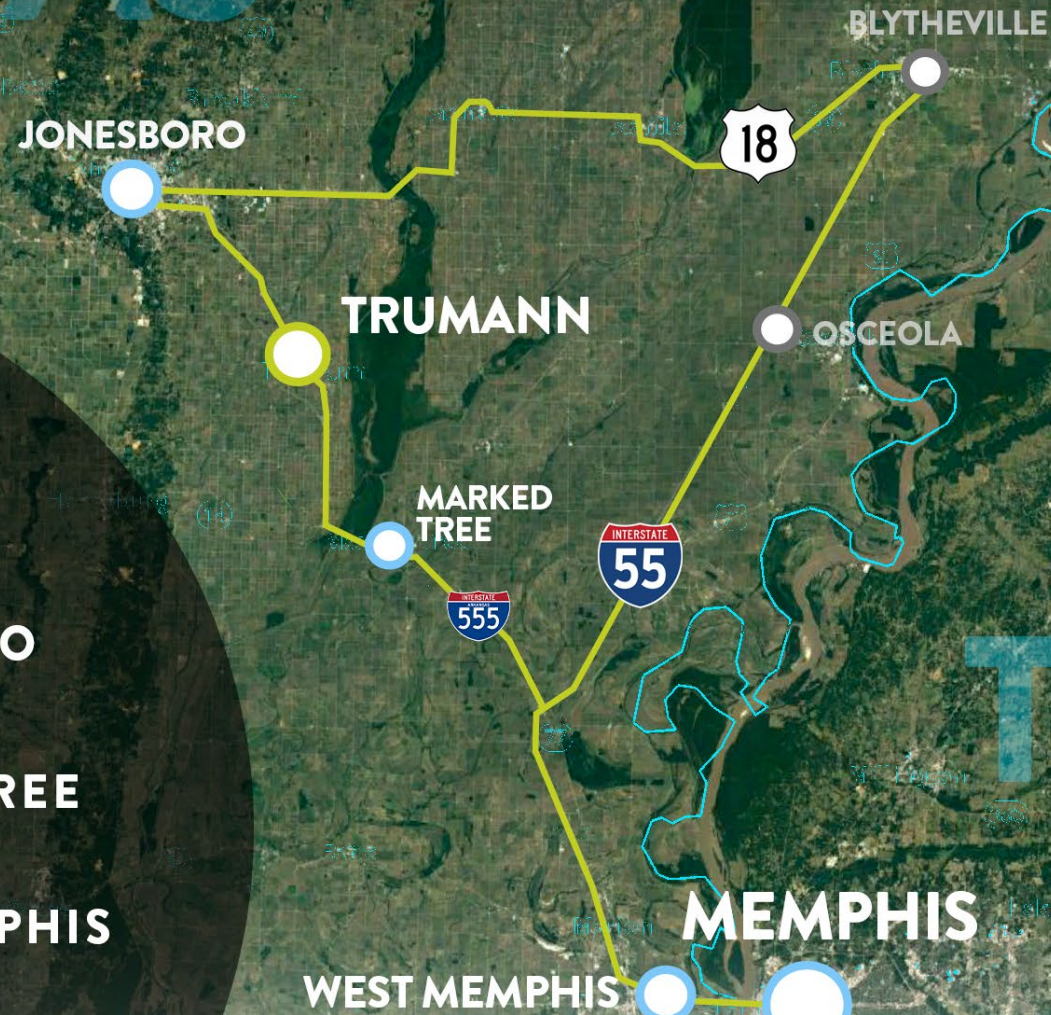
## DISTANCE

**TRUMANN ► JONESBORO**  
19.6 MILES (30 MIN)

**TRUMANN ► MARKED TREE**  
10.9 MILES (11 MIN)

**TRUMANN ► WEST MEMPHIS**  
42.2 MILES (41 MIN)

**TRUMANN ► MEMPHIS**  
48.7 MILES (45 MIN)



# 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. We strive to place 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 a full-service commercial real estate and development firm specializing in the listing, sale, & development of properties throughout Arkansas and the surrounding region. Founded in 2010 by Greg Haag and Joshua Brown, HB was founded on a hands-on, client-first approach and have grown into a trusted partner for businesses and investors navigating complex real estate decisions.

With more than 60 years of combined experience in real estate investment, brokerage, and development, our team brings practical insight and steady guidance to every project. We act as a true extension of our clients’ real estate departments, working closely alongside them from strategy and site selection through execution and delivery. Serving national and regional clients across Arkansas, Tennessee, Florida, Mississippi, Missouri, Kentucky, Alabama, Texas, and Oklahoma, we pair local market knowledge with a broad regional perspective.

To better serve our clients, we have expanded to include dedicated Industrial, Medical, and Agricultural divisions and operate offices in both Northeast and Northwest Arkansas — allowing us to deliver specialized expertise and tailored solutions across every sector we represent.

NEA OFFICE  
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