



3301 S CARAWAY RD | JONESBORO, AR

LEASE OR SALE

15,600 SF OFFICE+WAREHOUSE BUILDING



870.336.8000



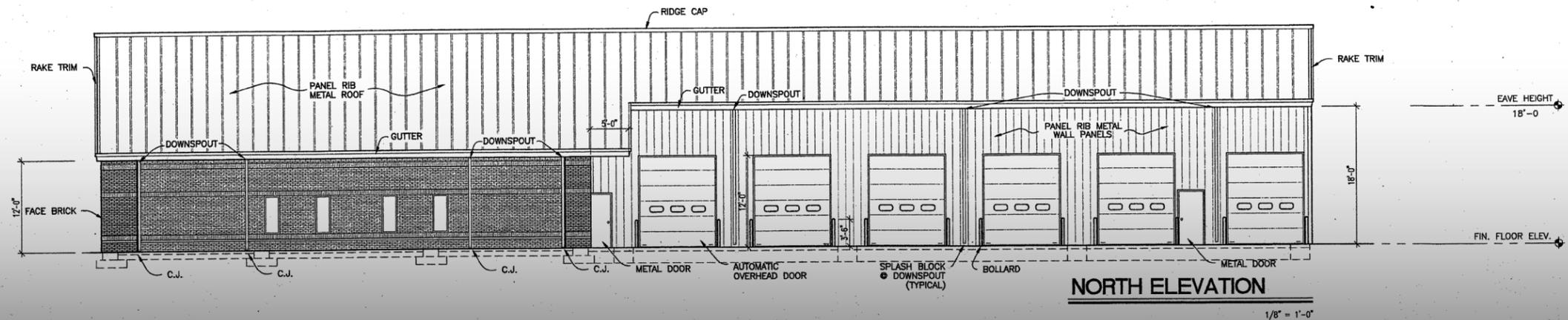
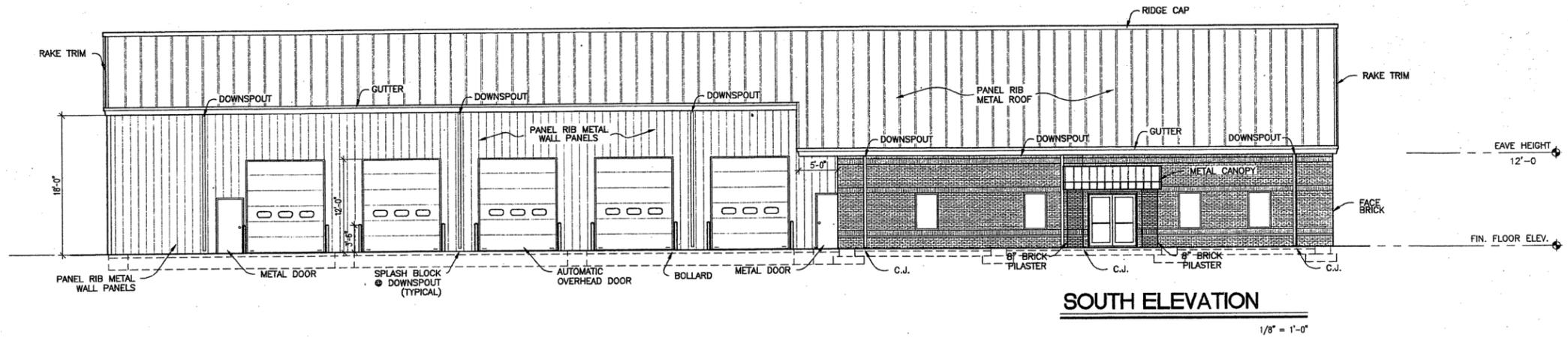
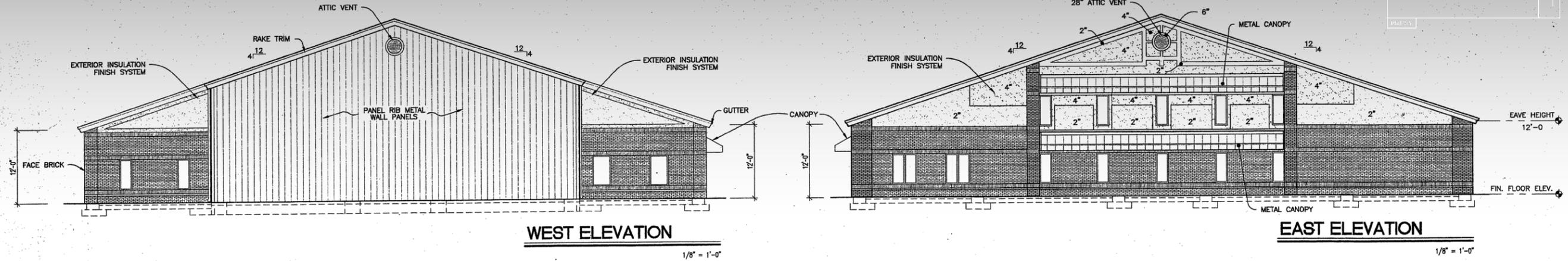
ZAC@HAAGBROWN.COM



HAAGBROWN.COM



2010



HIGHLIGHTS

- RARE Flex Space in Jonesboro, AR
- Warehouse Space with Ground Level Overhead Doors
- Beautiful Updated Interior :
Paint, Flooring, Lighting, etc.



est. 2010



INTERIOR OFFICE





INTERIOR OFFICE





est. 2010



INTERIOR WAREHOUSE





2010



HARBOR FREIGHT

Hijinx

Upper Crust PIZZA CO.

sam's club

TOOLCENTRAL

INTERSTATE 555

OFF RAMP

ON RAMP

PARKER RD

CARAWAY RD

LATOURETTE DR

ALDI

GATEWAY

LOWE'S

KOHL'S

Academy

Hilton Garden Inn

Residence INN

enterprise

urbantech

Casey's

Comfort

FIVE ONE

LAQUINTA INNS & SUITES

BW Best Western PLUS

Holiday Inn

LEXINGTON

CANDLEWOOD SUITES

BAYMON INN & SUITE

Wendy's

PURELL

PARKER RD

Steak 'n Shake

Kandela GRILL

COLTON'S Steak House & Grill

MALCO THEATRES

Valero

Checkers

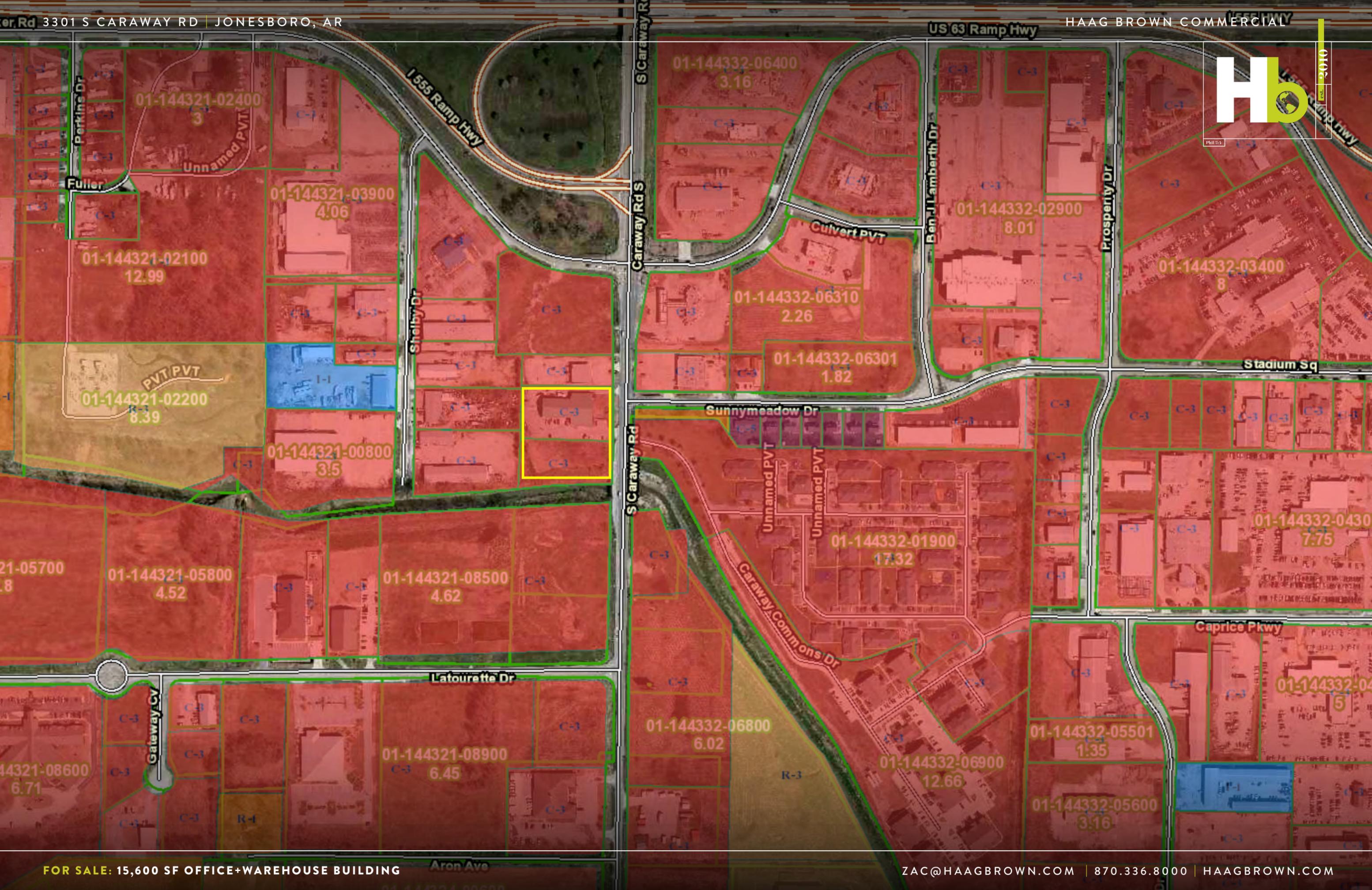
DELTA

HONG KONG CHINESE RESTAURANT

BILLBOARD AVAILABLE 336.3300



2010



01-144321-02400
3

01-144321-03900
4.06

01-144321-02100
12.99

01-144321-02200
8.39

01-144321-00800
3.5

01-144332-06400
3.16

01-144332-06310
2.26

01-144332-06301
1.82

01-144332-02900
8.01

01-144332-03400
8

01-144332-01900
17.32

01-144321-08500
4.62

01-144321-05800
4.52

01-144332-0430
7.75

01-144332-06800
6.02

01-144321-08900
6.45

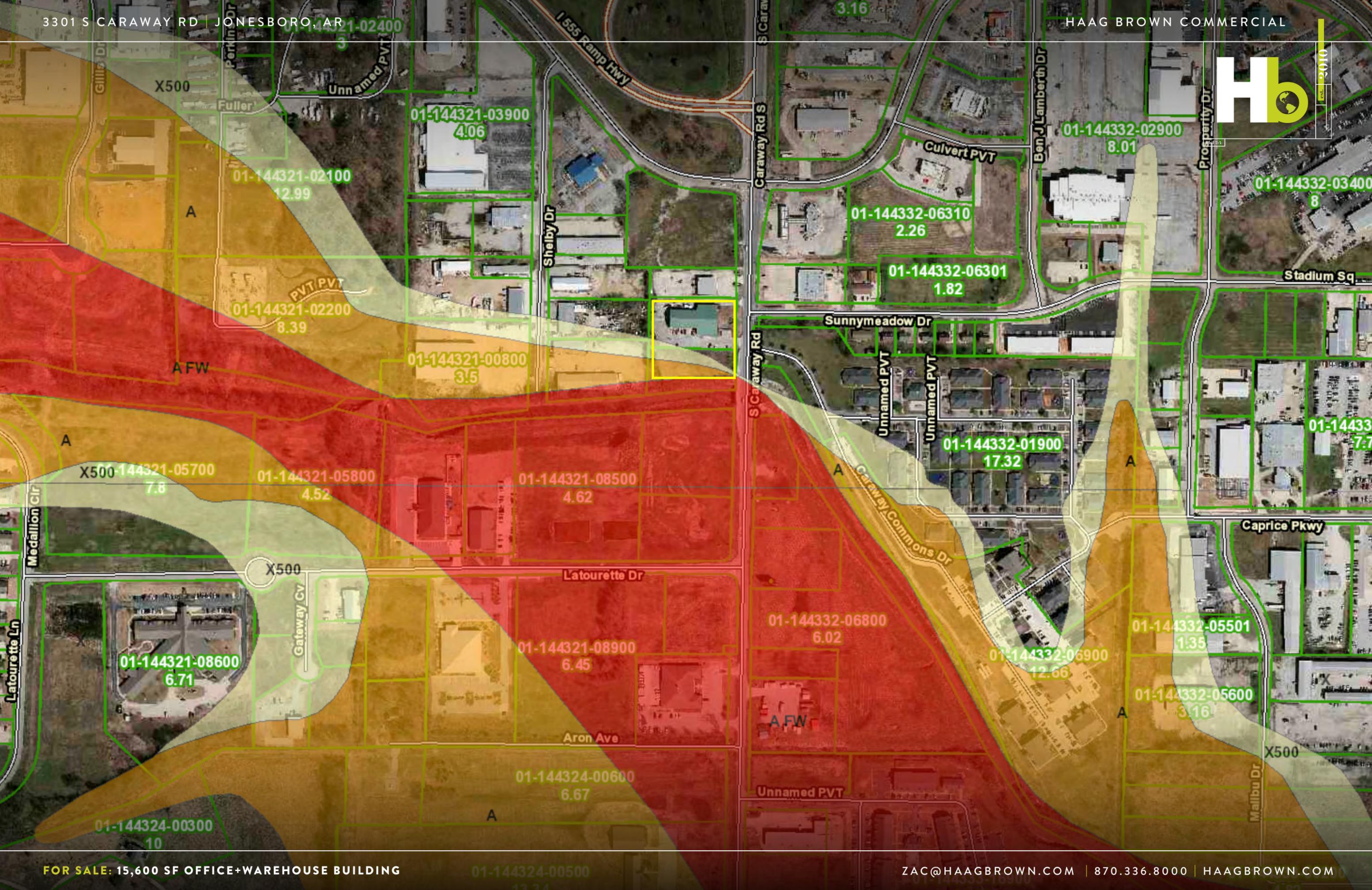
01-144332-06900
12.66

01-144332-05501
1.35

01-144332-05600
3.16



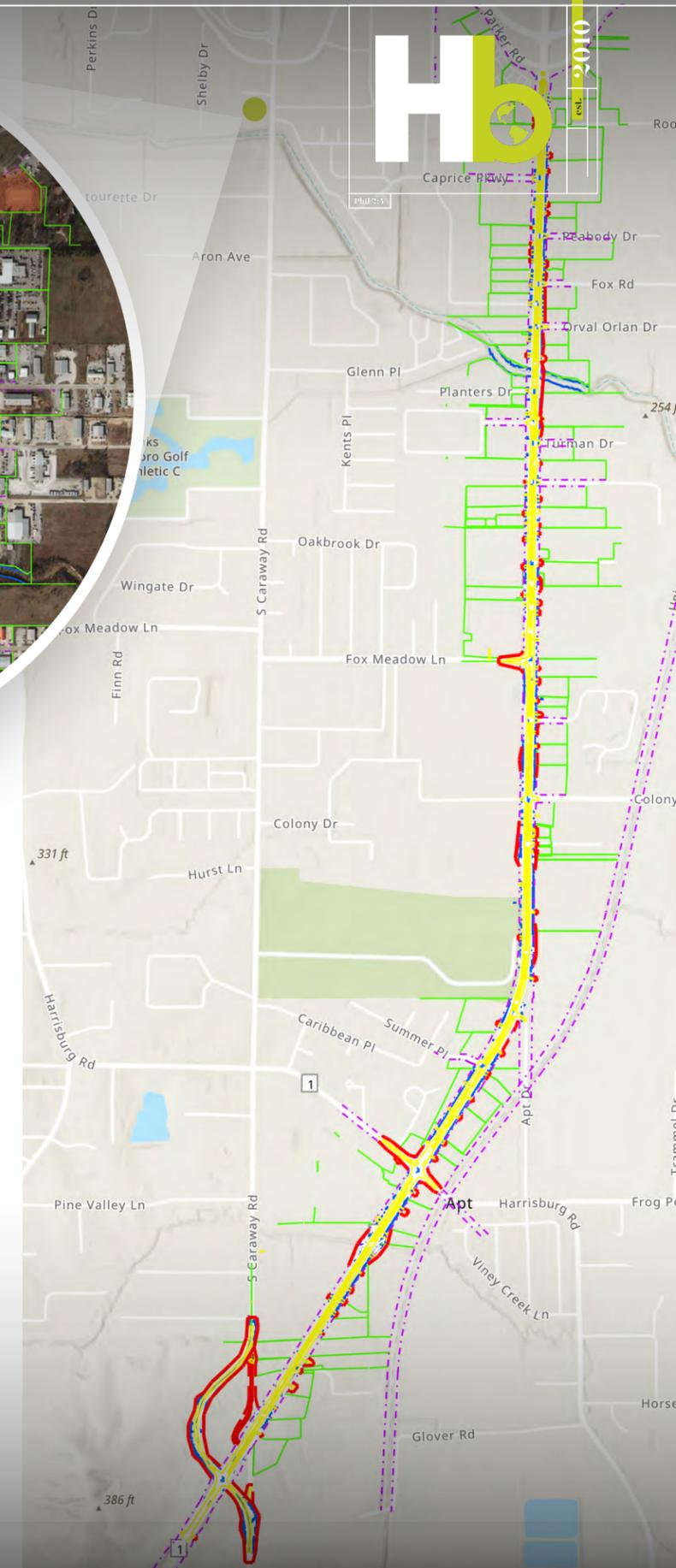
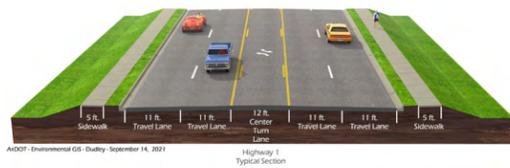
2010



CARAWAY TO I-555 ROAD WIDENING

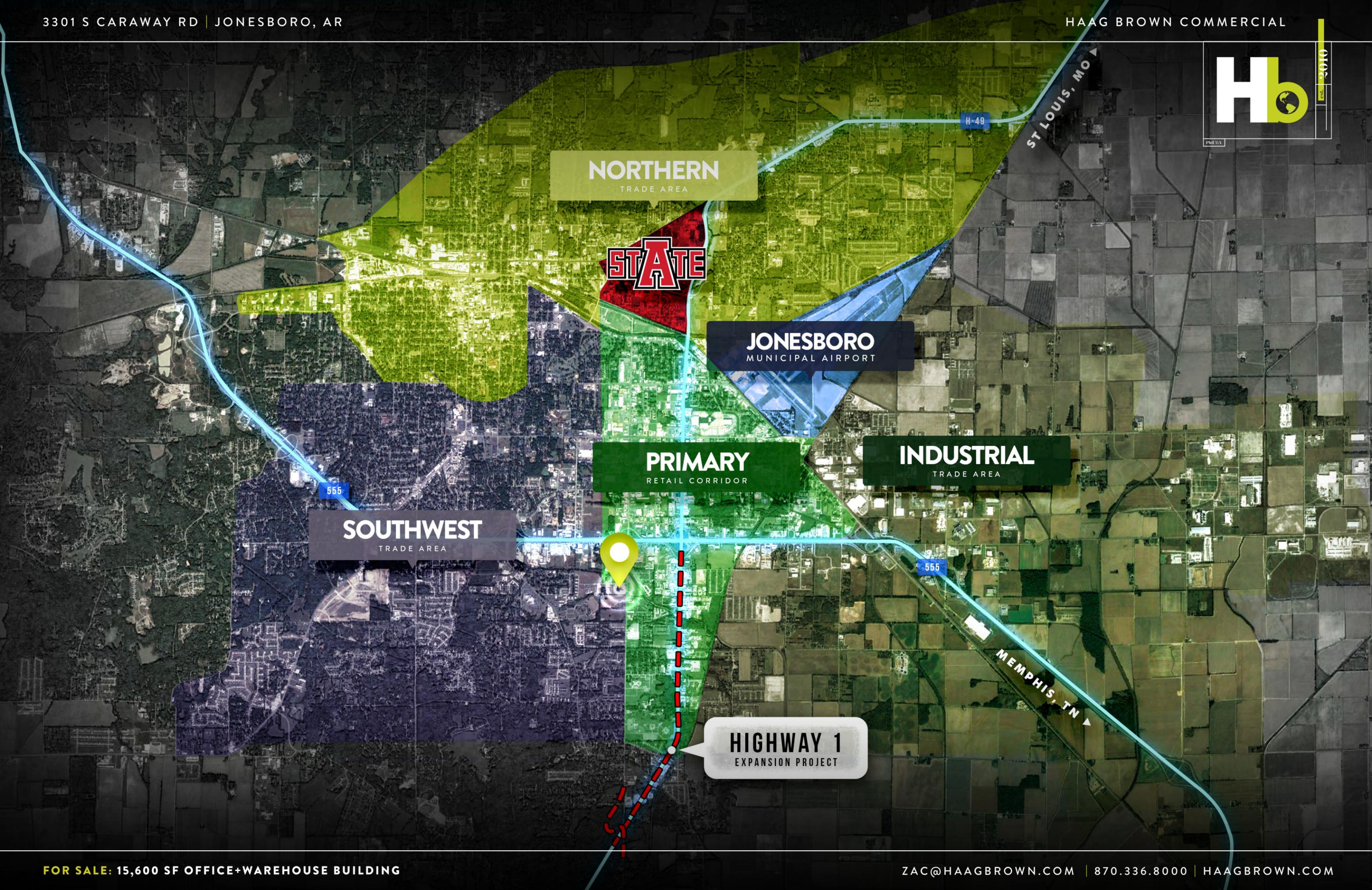
The city of Jonesboro will be undertaking a road-widening project that will expand Highway 1 from 3 lanes to 5 lanes. The highly trafficked road, which runs parallel with Caraway Road, see's an average of 15,000 cars per day and has steadily increased over the years. The project was proposed in 2019 and, as of Q4 2023, funding has been dedicated to the expansion through the cvapital improvements budget. Construction is estimated to begin in 2024.

[CLICK HERE FOR MORE INFO ▶](#)





2010



NORTHERN
TRADE AREA

STATE

JONESBORO
MUNICIPAL AIRPORT

PRIMARY
RETAIL CORRIDOR

INDUSTRIAL
TRADE AREA

SOUTHWEST
TRADE AREA

HIGHWAY 1
EXPANSION PROJECT



****This document has been prepared by Haag Brown Commercial for advertising and general information only. Haag Brown Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Haag Brown Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.*

“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



OFFICE 870.336.8000
EFAX 888.561.4917
HAAGBROWN.COM



ZACQUALLS

Executive Broker - Asset Management & Tenant Rep.



As the leader of the Asset Management and Leasing team for Haag Brown Commercial, Zac Qualls oversees the management of some of the most prominent assets in Jonesboro, including the 2400 Building, The Highlands, Urbantech, Southwest Drive Center, and Turtle Creek Crossing. His role within the company is also to advise clients through the process of disposition and acquisition of investment real estate as well as represent a range of commercial tenants.

Zac plays a pivotal role in assisting Haag Brown Development with numerous redevelopment initiatives. He aids in advancing the national expansion program, which has led to introducing over 100+ national restaurants and retailers to the Northeast Arkansas region.

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 are evident since he was a former banker and member of the Financial Industry Regulatory 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 a broad range of investment products.

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

Double Diamond Award : (\$14MM+ in Volume) - 2021

Platinum Level Award : (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007