



HaagBrown
COMMERCIAL
Real Estate & Development

Whitten Creek
APARTMENTS

Brookland School Rd W

Connection Point
BAPTIST CHURCH

Craighead 741 Rd

1.59 ACRES | BROOKLAND, AR

U STORAGE

FOR SALE

870.336.8000

NATHAN@HAAGBROWN.COM
NATHAN ELLER | EXECUTIVE BROKER

JORDAN@HAAGBROWN.COM
JORDAN LEATHERMAN | LAND AGENT

HAAGBROWN.COM



PROPERTY overview

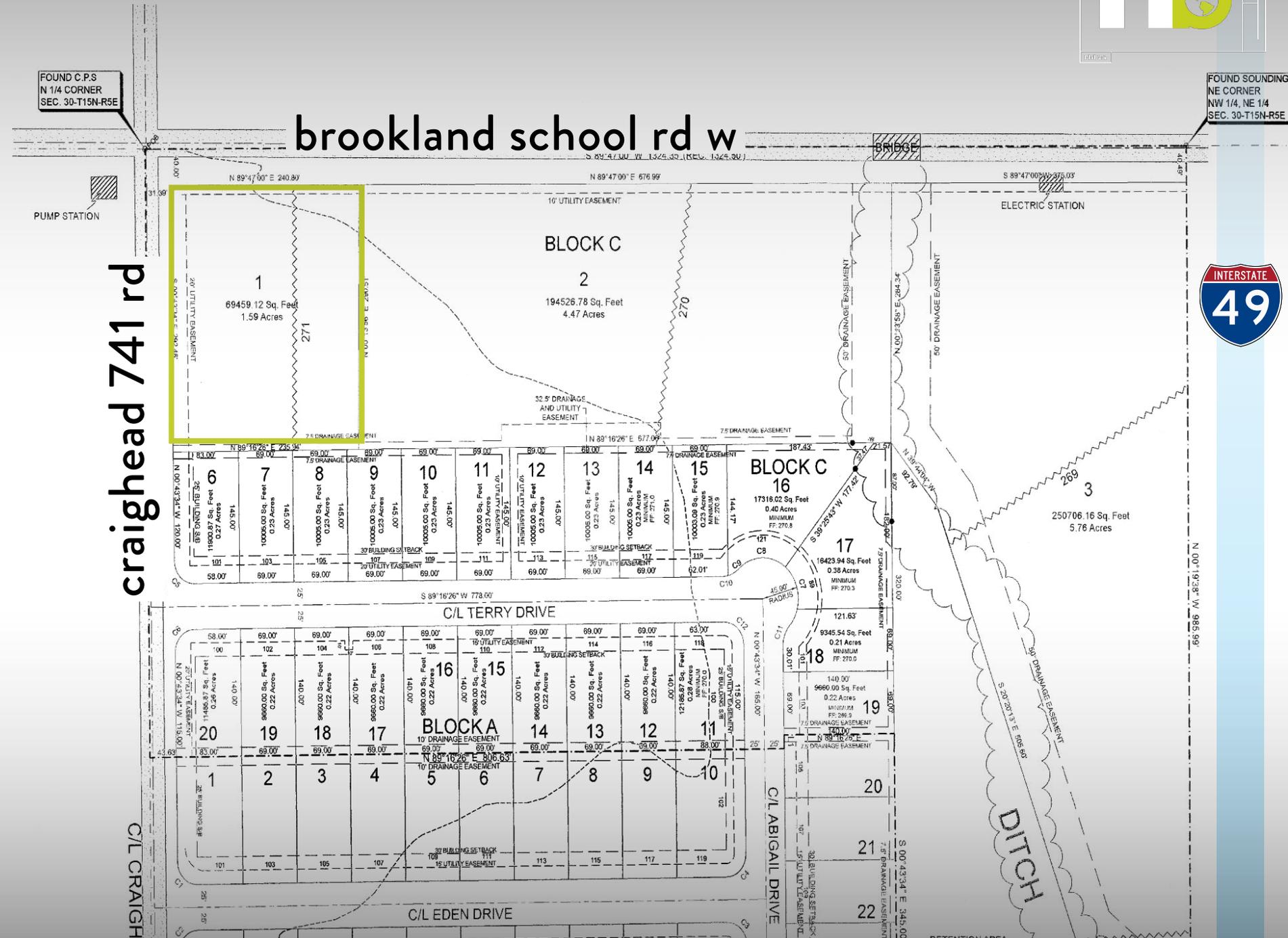
Looking for a fantastic investment opportunity in a rapidly growing area? This 1.59-acre parcel in Brookland, Arkansas, is the perfect spot for commercial development! Located next to a newly built mini storage facility, in front of a brand-new residential development, and surrounded by other commercial developments, this property is positioned at the heart of a booming area with increasing demand.

Situated in the midst of other ongoing developments, the property benefits from strong and growing traffic, making it an ideal location for businesses looking to tap into the expanding market. Whether you're looking to build a retail space, office complex, or any other commercial venture, this location offers excellent potential for high visibility and success.

As Brookland continues to grow and develop, the demand for commercial space will only increase, making this a prime investment opportunity. With easy access to major roads and proximity to residential and other commercial properties, this land is perfectly situated for businesses that want to be part of the area's bright future.

Don't miss out on this opportunity to invest in a prime location in Brookland - act now before it's gone!

PRICE :: \$249,000
SIZE :: 1.59 ACRES



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PROPERTY SOLD

UNDER CONSTRUCTION



PROPERTY SOLD

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Craighead 741 Rd



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2010



HARPS
HOMETOWN FRESH

49

FIRST COMMUNITY BANK

SONIC

WEST SCHOOL ST

BROOKLAND SCHOOL RD

U STORAGE

arcare
UNDER CONSTRUCTION

JORDAN'S

TACO BELL

McDonald's

Whitten Creek
APARTMENTS

CRAIGHEAD 741 RD

UNDER
CONSTRUCTION

NEW SUBDIVISION
UNDERWAY

WATERWAY

SOLD
UNDER CONSTRUCTION

SOLD
HEALTHCARE USER
PENDING

NAK ST

900

OAK ST

NEW CITY STREET

49

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BROOKLAND, ARKANSAS

MARKET GUIDE

CITY CONTACT INFO

BROOKLAND CITY HALL

613 HOLMAN, BROOKLAND, AR 72417 (PHYSICAL)

P.O. BOX 7, BROOKLAND, AR 72417 (MAILING)

(870) 935-0538 PHONE

(870) 933-8814 FAX

CITYOFBROOKLAND@YAHOO.COM

DEMOGRAPHICS



MEDIAN AGE

35.4



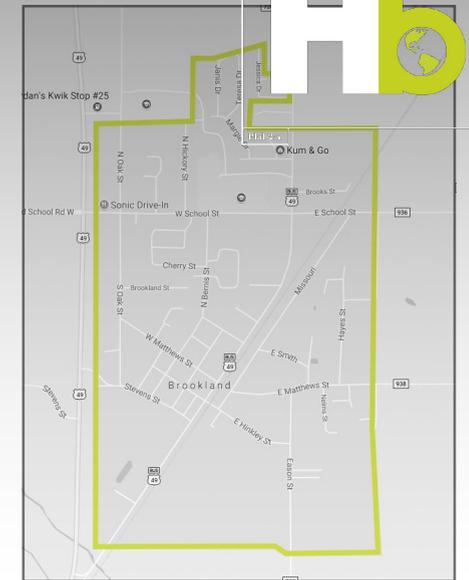
MEDIAN HH INCOME

\$44,903



GROWTH RATE

5.06%



DAYTIME POPULATION



WORKERS 3,095

RESIDENTS 5,869

= 8,964

(10 MINUTE DRIVE TIME)

DEMOGRAPHIC PROFILE

	3 MILE	5 MILE	10 MILE
2017 ESTIMATED POPULATION	4,869	14,564	81,387
DAYTIME POPULATION	3,440	10,617	95,145
MEDIAN HH INCOME	\$51,523	\$54,806	\$38,472
NUMBER OF HOUSEHOLDS	1,864	5,563	31,473

5 MIN DT 10 MIN DT 20 MIN DT

	5 MIN DT	10 MIN DT	20 MIN DT
2017 ESTIMATED POPULATION	2,570	11,042	90,633
DAYTIME POPULATION	1,982	8,964	110,029
MEDIAN HH INCOME	\$45,601	\$53,963	\$37,111
NUMBER OF HOUSEHOLDS	857	4,281	35,752

STATES WITH OUR FINGERPRINTS



FOCUS CATEGORIES

THE TOP CATEGORIES FOR FOCUSED GROWTH IN THE MUNICIPALITY ARE PULLED FROM A COMBINATION OF LEAKAGE REPORTS, PEER ANALYSIS, RETAIL TRENDS AND REAL ESTATE INTUITION. ALTHOUGH THESE ARE THE TOP CATEGORIES, HAAG BROWN'S EFFORTS ARE INCLUSIVE BEYOND THE DEFINED LIST. LET US KNOW HOW WE CAN HELP YOU FIND A SITE!



GROCERY



RESTAURANTS



CLOTHING & APPAREL



HEALTH & PERSONAL CARE

DEMOGRAPHICS FROM esri

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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



NEW PARAGOULD MEDICAL PARK

NEW HIGH SCHOOL 700+ STUDENTS

BROOKLAND

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

AMONG THE FASTEST GROWING SCHOOLS IN ARK.

JONESBORO

NEW \$400 MM HEALTH CAMPUS

CAMPUS EXPANSION WITH NYIT COLLEGE OF OSTEOPATHIC MEDICINE

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

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NATHAN ELLER

Executive Broker - Net Leased Investments & Ag Division



Nathan Eller is an executive broker at Haag Brown, specializing in representing buyers and sellers of commercial and ag investments. Nathan's focus is to advise investors, many times 1031 tax exchange clients, on portfolio diversification strategies as they move through the process of buying and/or selling income-producing ag or commercial property. He enjoys assisting buyers in making the best investment decisions for themselves, their company, and their family.

Nathan takes every deal personally, having a passion for finding ways to add value to clients and build their real estate portfolio. He enjoys finding ways to list and sell properties through investor relationships, networking and the unique marketing strategies at Haag Brown. Nathan has settled into his role having closed on more than \$240,000,000 of transactions since 2015.

Nathan loves Jesus and enjoys being with his

beautiful wife and children, spending time with family and friends, fishing, hunting, the outdoors, baseball, and traveling.



nathan@haagbrown.com

870.336.8000



SIGNIFICANT TRANSACTIONS

STARBUCKS :

Bentonville, AR
Conway, AR
Jonesboro, AR

ROCK DENTAL BRANDS :

North Little Rock, AR
Little Rock, AR
Jonesboro, AR
Paragould, AR

SLIM CHICKENS :

Little Rock, AR : Russellville, AR

TOMMY'S EXPRESS CARWASH :

Jonesboro, AR

TACOS 4 LIFE :

Jackson, TN
Little Rock, AR
Jonesboro, AR
Benton, AR

BENJAMIN EDWARDS :

Jonesboro, AR

FREDDY'S :

Siloam Springs, AR

PETSMART CENTER :

Jonesboro, AR

SKETCHERS CENTER :

Jonesboro, AR

AT&T :

Fayetteville, AR
Malvern, AR
Stuttgart, AR

FEDEX :

Fayetteville, AR

ASPEN DENTAL :

Russellville, AR

CLIENT TESTIMONIALS

My experience with Nathan Eller was the best I have had in 45 years of buying commercial real estate. Nathan is the perfect gentleman. He is tenacious, and he carried out my wishes - even when it cost him money." — Roland Whatcott (Seller)

"We approached Haag Brown to list our property because of their reputation. Nathan helped us through the entire process from start to finish. He quickly had 5 offers for us to consider. One thing that impressed me was how personal he took the assignment of listing and selling the property. I found the experience seamless and enjoyable. I would recommend Nathan and Haag Brown to people who have a need or interest in selling an investment property." — Randal Caldwell (Seller)

"When faced with time constraints and a rapidly changing real estate landscape, Nathan was able to identify multiple high quality properties that met our investment goals, and help us navigate the decision process of narrowing it down to the best one. This property was an incredible opportunity that would not have been possible without the connections and knowledge Nathan has in this market." — Kolin Weaver (Buyer)

"Having the opportunity to work with you over the last three years, we can not tell you how impressed we have been with you and ownership (Josh & Greg) at Haag-Brown Commercial Real Estate & Development. The level of real estate depth-expertise and the willingness to work with us both as a buyer and partner in real estate transactions has cemented our long-term relationship. We are excited and look forward to working together on additional projects and acquisitions with you, Josh, Greg and your colleagues at Haag-Brown." — Meredith Bagby (Buyer)

"I recently sold some farmland and decided to invest some of the money in commercial property. I visited with the people at Haag Brown Real Estate and they paired me with Nathan. He did an outstanding job of presenting lots of options for me to look at. He was very thorough throughout the entire process and did a great job of following through and taking care of the details." — David Hodges (Buyer)

ACHIEVEMENTS

CCIM : Certified Commercial Investment Member

Transaction Volume Exceeding : \$240,000,000

Triple Diamond Award : (\$21MM+ in Volume) - 2018, 2019, 2020, 2021, 2022

Double Diamond Award : (\$14MM+ in Volume) - 2016, 2017

Henderson State University : BBA in Management - Class of 2013

JORDAN LEATHERMAN

Listing Agent & Leader of Haag Brown Ag Division



Jordan Leatherman is a commercial agent and leader of HB Ag, a division of Haag Brown Commercial that is focused on listing and selling Agricultural properties. With a diverse portfolio of commercial and recreational properties, Jordan handles a wide variety of listings ranging from retail/office space to farm and hunting land.

Jordan was born and raised on a diversified row crop and livestock farm, spending his earliest years with his grandpa on the tractor, working the fields, and checking cows. Since then, his deep passion for the world of agriculture grew into a professional career where he has spent the last 10+ years managing his own livestock merchandising company based out of Northeast Arkansas.

With his portfolio expanding to a wide range of commercial listings and his extensive experience in agriculture and business management, Jordan's skill has helped usher in a successful career in commercial real estate.

Jordan enjoys spending time with his wife, Katie, and their four kids. They enjoy being outdoors on the family farm, traveling the state and country attending youth livestock shows, and being active in their church.

ACHIEVEMENTS

Owner - Final Drive Genetics, LLC : 2012-2023

Arkansas Farm Bureau - Farm Family of the Year : (Greene County) 2020

Huntington University : **B.S. in Entrepreneurial Small Business Management** - Class of 2009

jordan@haagbrown.com

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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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