

📍 RARE | FOR SALE

📍 3400 MOORE RD. | JONESBORO, AR

AMAZON LAST-MILE DISTRIBUTION FACILITY



870.336.8000



NATHAN@HAAGBROWN.COM

NATHAN ELLER | EXECUTIVE BROKER

JOSH@HAAGBROWN.COM

JOSHUA BROWN | CO-FOUNDER



HAAGBROWN.COM



HAAG BROWN COMMERCIAL | INVESTMENTS DIVISION

The area is booming with industrial growth, including Jonesboro’s new [E-Commerce park](#), home to [Hytrol’s newest distribution center](#) (opened in 2023), a multimillion dollar distribution facility under construction that will house a billion dollar international distribution company, and a new equipment rental warehouse under construction next door to the site.



UNDER CONSTRUCTION: EASTERN BYPASS

The Site is located near the up-and-coming Eastern Bypass, which will be an extension of Dr. MLK Jr. Dr. (Formerly Commerce Dr.). The Eastern Bypass , which is currently under construction, will be a direct connection between Highway 49 and I-555. This new bypass will drastically change the way people traverse the area, and will cause a major uptick in traffic flow by the site.

[CLICK HERE TO LEARN MORE ABOUT THE EASTERN BYPASS](#)





**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.*



E-COMMERCE PARK OVERVIEW



Nestled atop Crowely’s Ridge, on the border of the Mississippi Delta, Jonesboro has long been regarded as Northeast Arkansas’ economic hub. Jonesboro is a college town with a strong industrial backbone and offers first class medical, dining, entertainment and banking services. But the world is quickly changing. In order to remain relevant in the post COVID-19 economy, the city must reach its full potential and become a gateway for e-commerce.

The largest companies in the world are currently flocking to cities like Jonesboro and setting upshop in customized logistics projects. These developments provide millions of square feet of lastmile delivery space. However, Jonesboro currently lacks this type of space.

To meet this rising need, Haag Brown has established Hb E-Commerce Park, Northeast Arkansas’ first ultramodern logistics, warehousing and digital fulfillment park. Hb E-Commerce Park is conveniently located on 250 acres at the gateway into Jonesboro.

“

Over the last 10 years, e-commerce sales have been on the rise, leading to a significant increase in the size of new warehouses being built around the country. We have identified 1 to 2 million square feet of immediate local demand for last mile delivery space and we anticipate another 1 to 2 million square foot need that has not even been realized yet.

JOSHUA BROWN, CO-FOUNDER
HAAG BROWN COMMERCIAL
INDUSTRIAL DIVISION

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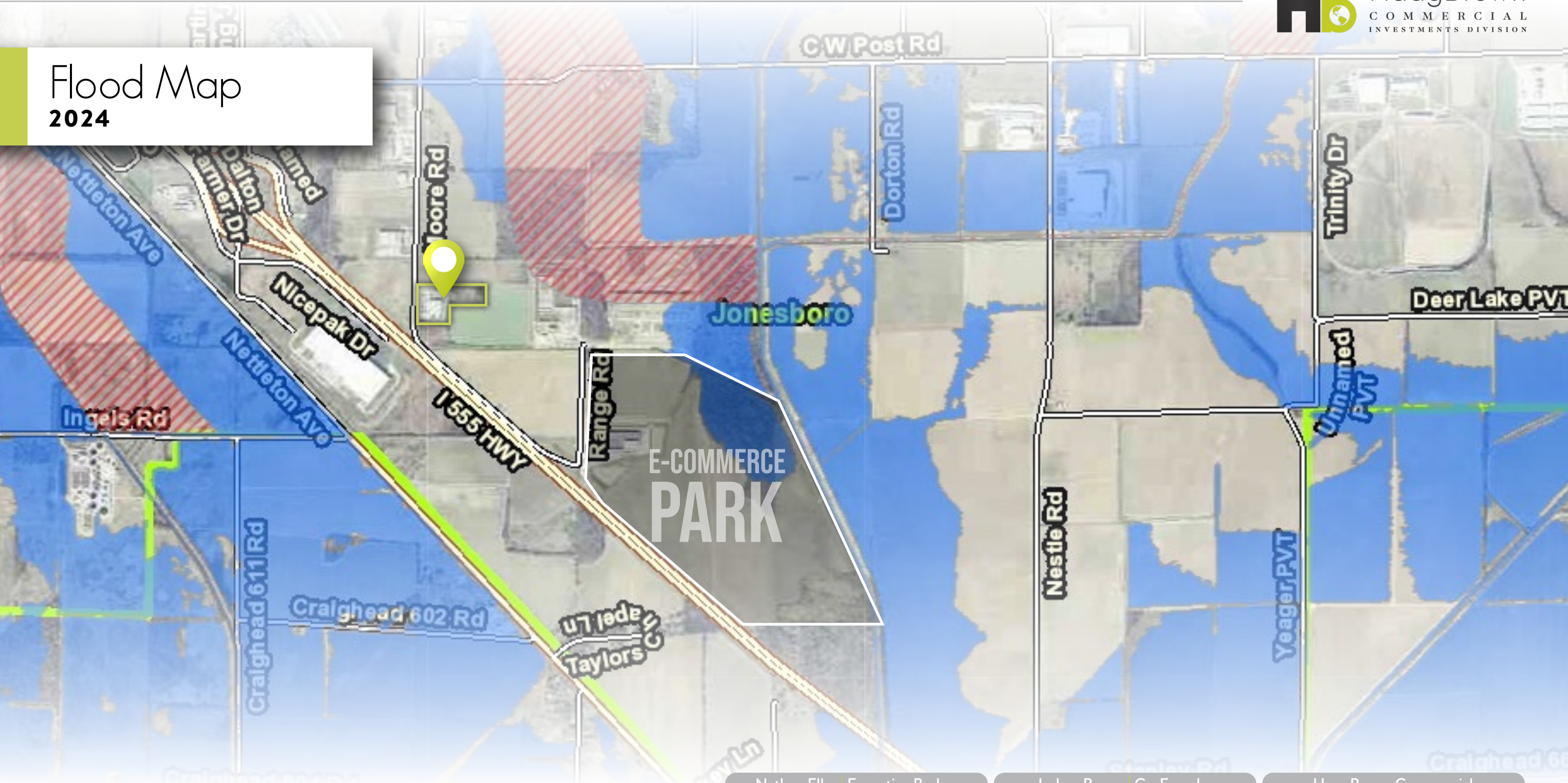
With over 3,300 square feet of frontage on Interstate 555, the project has global accessibility, being within one day’s drive of 70% of all major US markets and only one hour’s drive from Memphis, Tennessee, the nation’s primary distribution hub. Jonesboro is home to two class one railroads, BNSF and Union Pacific, and 3 major ports are within 70 miles of the site.

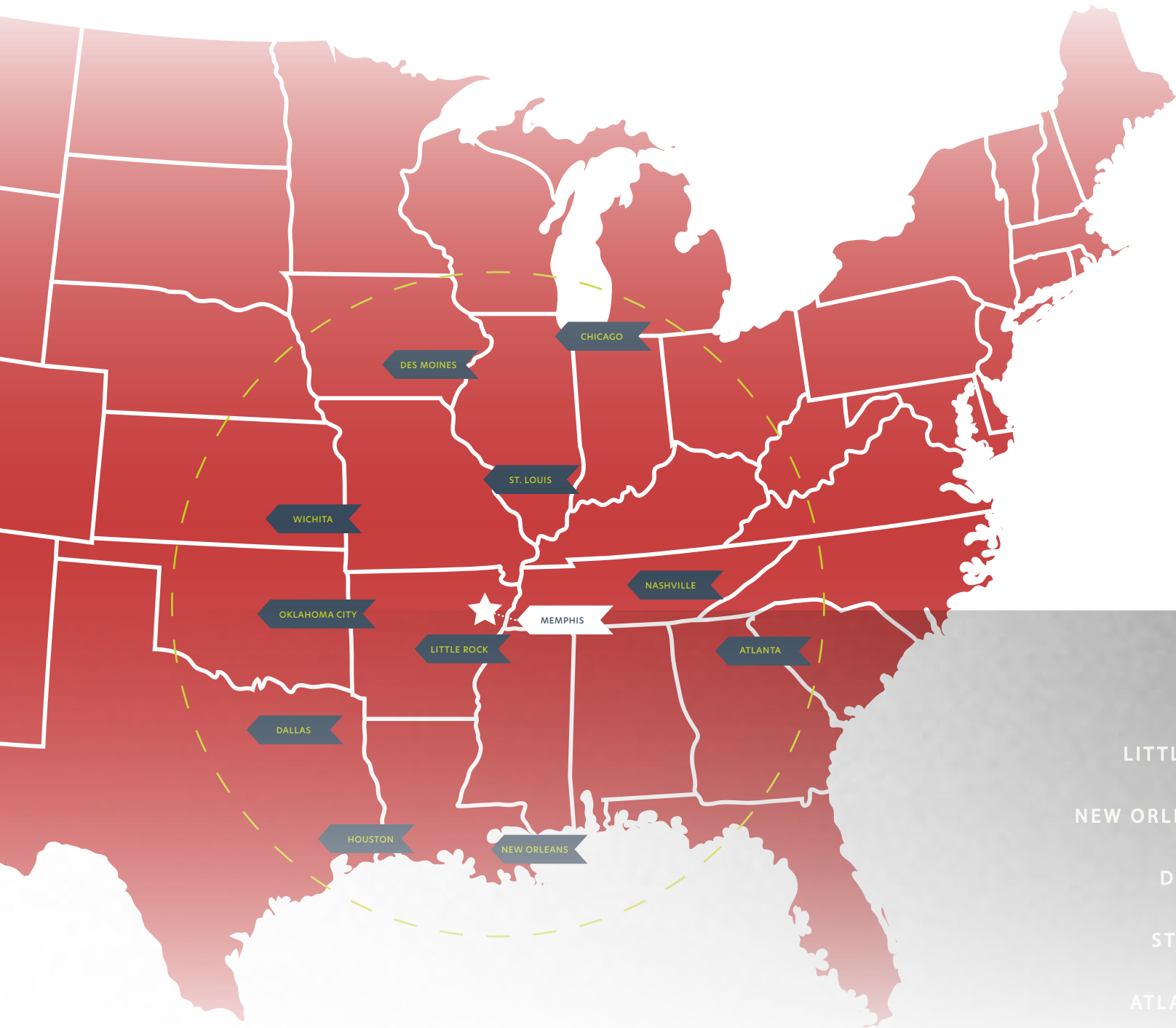
The projected is located in an opportunity zone and is serviced by a forward-thinking utility provider with some of the lowest rates in America. Special tax incentives are and similar economic incentives may be available for specific types of use.

The Hb E-Commerce Park masterplan includes full-scale park amenities and will boast up to 3 million square feet of logistics, warehouse and manufacturing space. Thus providing the opportunity for in-location growth for your company.

E-COMMERCE PARK
A REAL ESTATE SOLUTION FOR
E-COMMERCE AND **LAST MILE**
DELIVERY IN THE GROWING DELTA

Flood Map
2024





SITE PROXIMITY

- TO USPS FACILITY :: 0.8 MI | 1 MIN
- FEDEX FACILITY :: 0.6 MI | 1 MIN
- **MEMPHIS INTERNATIONAL AIRPORT :: 74.7 MI | 74 MIN**
- I555 : 2.0 MI | 3 MIN (Potential for Direct Exit Ramp)
- US HWY 67 : 25.6 MI | 29 MIN
- JONESBORO MUNICIPAL AIRPORT : 6.1 MI | 12 MIN
- PORT OF OSCEOLA : 55 MI | 64 MIN
- PORT OF WEST MEMPHIS : 63 MI | 64 MIN
- THE INTERNATIONAL PORT OF MEMPHIS : 65 MI | 67 MIN
- MISSISSIPPI COUNTY, ARKANSAS : 43.6 MI | 51 MIN
Mississippi County, Arkansas is the #1 steel producer in America and home to global leaders in rolled steel production. With over 20 steel-related businesses, Mississippi Co. is the source for building America.

MEMPHIS, TN :: 1 hour 71 miles	DES MOINES, IA :: 9 hours 562 miles
LITTLE ROCK, AR :: 2 hours 131 miles	OKLAHOMA CITY, OK :: 6.5 hours 437 miles
NEW ORLEANS, LA :: 6.75 hours 465 miles	NASHVILLE, TN :: 4.5 hours 282 miles
DALLAS, TX :: 6.5 hours 446 miles	CHICAGO, IL :: 7.75 hours 512 miles
ST. LOUIS, MO :: 4 hours 227 miles	HOUSTON, TX :: 8.75 hours 562 miles
ATLANTA, GA :: 6.75 hours 461 miles	WICHITA, KS :: 7.75 hours 458 miles

Drive & Freight
DELIVERY TIMES

JONESBORO MARKET MAP

Located along Interstate 555, Jonesboro is the retail epicenter of Northeast Arkansas. Despite negative trends of other marketplaces nationwide, Jonesboro is one of only 26 cities in the 363 metropolitan statistical areas in the U.S. that has not only recovered jobs lost from the economy's recent downfall but has added to them!

Jonesboro continues to be the primary bastion of growth and investment. Serving a trade area of over 500,000 people in almost twenty-four counties in Arkansas, Missouri and Tennessee, Jonesboro has steadily grown over 40% in size since 1990 and is estimated to maintain that same or greater level of growth over the next 20 years. With a 363,689 primary trade area population, Jonesboro clearly serves more than its 80,900 residents.

Jonesboro is the home to many large-scale developments, including Jonesboro's E-Commerce Park, The Southern Hills Development, and NEA Baptist's newest \$400 million dollar healthcare facility. This state-of-the-art healthcare 550,000 + SF institution is the largest in Jonesboro with clinical space for more than 120 physicians. This is the single largest investment made by Baptist in any community and the largest health care investment in AR.





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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.

2221 HILL PARK CV.
JONESBORO, AR



OFFICE 870.336.8000
EFAX 888.561.4917
HAAGBROWN.COM



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

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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

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** | Arkansas

Money & Politics **Top 100 Professionals**



CLICK OR SCAN TO LISTEN

The Paragould Podcast with Jared Pickney
Featuring Joshua Brown



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

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

 **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**

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

 **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**

 **\$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.



 **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**

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 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**

2023

co-FOUNDER

HAAG BROWN AG

Regional expert on advising and representing buyers and sellers of agricultural real estate & land investments across Arkansas.

JOSH@HAAGBROWN.COM

870.336.8000

HAAGBROWN.COM