

1,800 SF OFFICE/RETAIL  POCAHONTAS, AR

FOR LEASE



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HAAG BROWN COMMERCIAL

OPPORTUNITY overview

Haag Brown Commercial is thrilled to present several leasing opportunities within the newly developed Sand Hill Retail Center, strategically located between Pocahontas High School and Pocahontas Middle School and is in close proximity to St. Bernard's Five Rivers Medical Center.

This modern retail center, built in 2021, spans over 14,000 SF and hosts a mix of professional tenants, including St. Bernard's, GTS Physical Therapy, and the United States Department of Agriculture (USDA).

Remaining vacancy is an **1,800 SF (30' x 60')** space available positioned between St. Bernard's and the USDA.

Don't miss out on the opportunity to establish your business in this professional center in Pocahontas, Arkansas. Contact Haag Brown Commercial today to explore leasing options at the Sand Hill Retail Center!

FOR LEASE

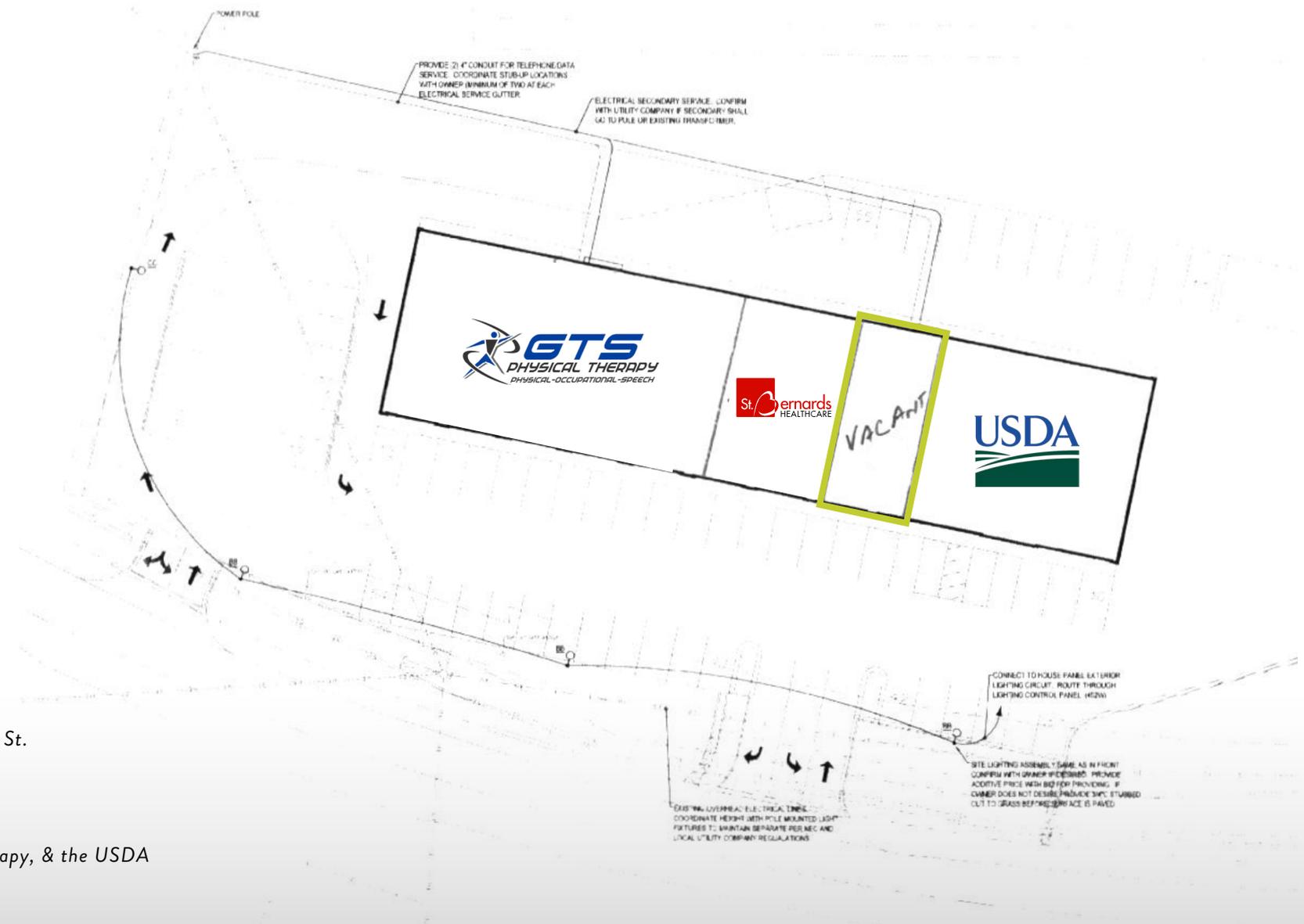
PRICE :: \$21 PSF

LOT SIZE :: 1,800 SF

DIMENSIONS :: 30'x60'

HIGHLIGHTS

- Newly Constructed 14,000+ SF Strip Center Along N. Thomasville St.
- Last 1,800 SF Options Available
- Tenant Improvement Allowance Available
- Professional Tenant Mix Including St. Bernard's, GTS Physical Therapy, & the USDA





EST. 2010

1,800 SF





2010



POCAHONTAS PUBLIC SCHOOLS

N THOMASVILLE ST





POCAHONTAS

62

67

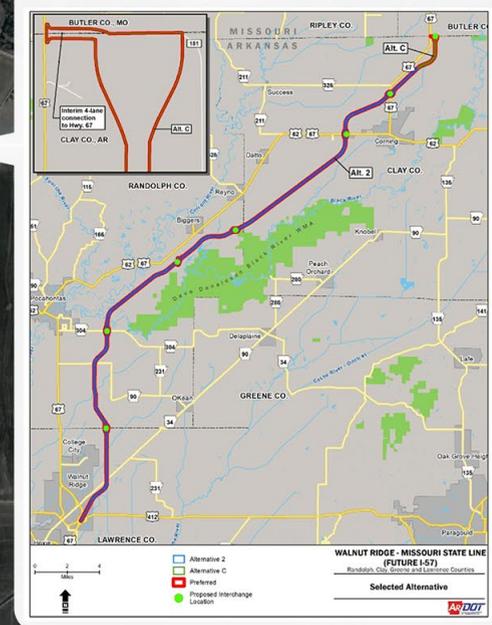
67

304

304



FUTURE I-57



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pocahontas, ar

Pocahontas is located at the eastern edge of the Ozark Mountains on the Black River. With a deep history of manufacturing and agricultural industries, Pocahontas continues to thrive in these areas. Access to both the Delta and the Ozark Mountains provide the area with a growing tourism industry and a multitude of outdoor quality of life opportunities.



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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. 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
2221 HILL PARK CV.
JONESBORO, AR

NWA OFFICE
700 SE 5TH ST. | STE 150
BENTONVILLE, AR



870.336.8000 | HAAGBROWN.COM



JEFF ARMSTRONG

Industrial & Logistics Brokerage



Jeff Armstrong leads HB Industrial, the division of Haag Brown Commercial that is solely focused on industrial property and development. With the vision of being the top industrial brokerage team in Arkansas, HB Industrial will acquire existing industrial properties, list and sell warehouse and logistics related properties, and develop modern, e-commerce driven industrial projects.

Jeff was the Director of Operations at Armor Seed for twelve years. He was part of the management team responsible for the company's extensive growth leading up to the sale of the brand in 2017 to Land O' Lakes. It was at Armor where he developed a deep working knowledge of the entire operations process of delivering a company's products to their consumers. His experience with research & development, production, manufacturing and distribution makes it easy for him to identify and meet the needs of our clients acquiring warehouse/manufacturing/distribution space.

Jeff was a member of the United State Air Force's 34th Fighter Squadron and currently serves in multiple areas at school and church. He enjoys spending time with his wife Erica and investing in their 3 children.

Jeff is a northeast Arkansas native and received a bachelor's in Agriculture Business from Arkansas State University.

INDUSTRIAL ROLES

WAREHOUSE AND LOGISTICS: List, Sale, and Develop

E-COMMERCE: Develop

MANUFACTURING: List and Sale

ACHIEVEMENTS

United States Air Force : 1991 - 1997

Director of Operations at Armor Seed : 2005 - 2017

Agriculture Business - Arkansas State University : Bachelor's 1998

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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

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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