



HaagBrown
COMMERCIAL
INVESTMENTS DIVISION

3,200 SF | OFFICE, RETAIL

FOR SALE

1422 E OAK ST, CONWAY, AR



opportunity OVERVIEW

Built in 2024, this 3,200 SF retail/automotive building sits on a generous 26,571 SF lot along Conway's premier East Oak Street commercial corridor. This rare turnkey opportunity features a polished showroom, dedicated office area, and a functional service garage, offering an ideal foundation for automotive, retail, or service-oriented users. Its position near Conway Commons provides exceptional visibility, high daily traffic, and the versatility to accommodate a wide range of future uses from specialty retail to professional services to light automotive operations.

SALE PRICE

\$1,050,000

26,571 SF | 3,200 SF

LOT & BUILDING SIZE

HIGHLIGHTS

- Prime East Oak Street location with 32,000+ vehicles per day
- Positioned near Conway Commons (Target, Best Buy, TJ Maxx, Dick's)
- Vacant and ready for immediate occupancy
- High visibility & strong signage opportunities
- 3,200 SF flexible commercial building
- 26,571 SF lot (0.61 AC) with ample parking
- Building built in 2024
- Strong owner-user or investor opportunity in a high-growth market

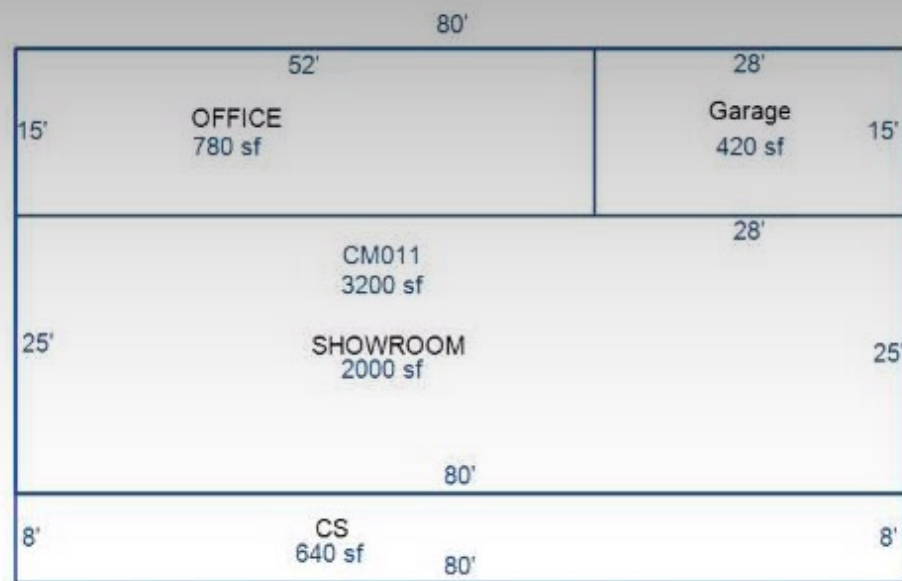
FOR SALE: 3,200 SF FLEXIBLE COMMERCIAL BUILDING ON E OAK ST

ISAAC CROW | AGENT

NATHAN ELLER | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

ISAAC@HAAGBROWN.COM, NATHAN@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



floor plan





E OAK ST

BROOKSIDE DR

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MEET OUR TEAM

ISAAC CROW

Commercial Agent - NWA Brokerage



Isaac Crow is a commercial agent in Haag Brown's Northwest Arkansas office. A Conway native and Ouachita Baptist University graduate with a degree in Finance, Isaac brings a strong financial foundation and a people-first mindset to the firm. His background in investment and insurance gives him a unique perspective that extends beyond the transaction, allowing him to help clients make informed, strategic decisions.

Known for his energy and authenticity, Isaac is passionate about building relationships rooted in trust and integrity. He approaches each deal with genuine care, ensuring clients feel heard and supported throughout the process. Outside the office, Isaac enjoys golfing, hiking, fishing, and spending time outdoors with family and friends.

issac@haagbrown.com

870.336.8000



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



HaagBrown
C O M M E R C I A L
I N V E S T M E N T S D I V I S I O N

“Our mission at Haag Brown Investments 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 Investments is the region’s authority on listing & selling income producing commercial property in Arkansas. HB remains one of the top options in the region for Portfolio Diversification, Buyer & Seller Representation, Sale Leasebacks, 1031 Tax Exchanges & Investment Advising. We have the experience, expertise, and information to help clients make the most informed decision with the upmost value. 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.

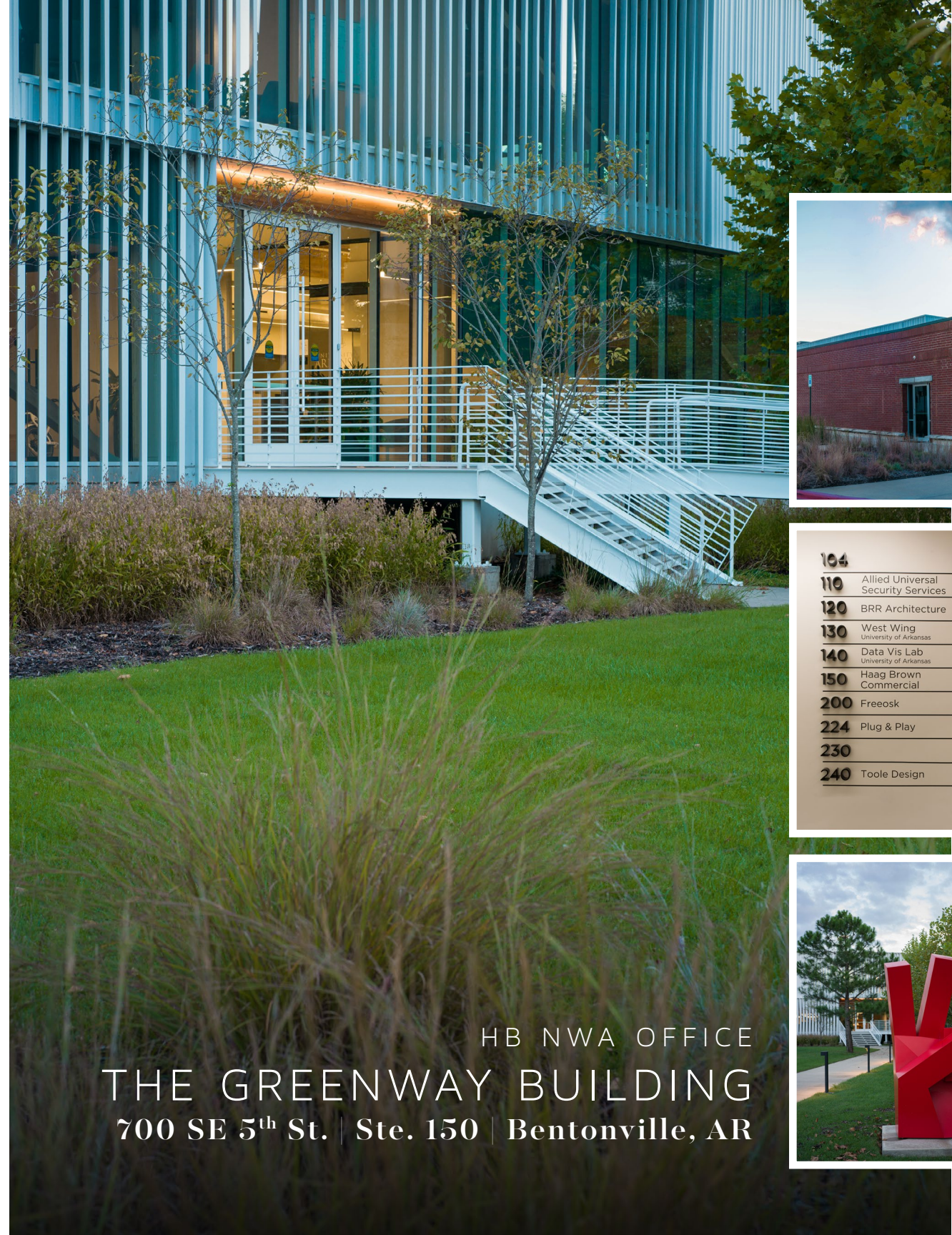
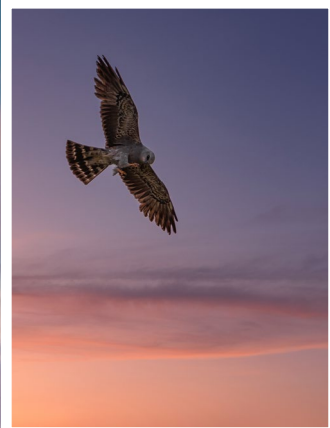
OFFICE 870.336.8000
EFAX 888.561.4917
HAAGBROWN.COM



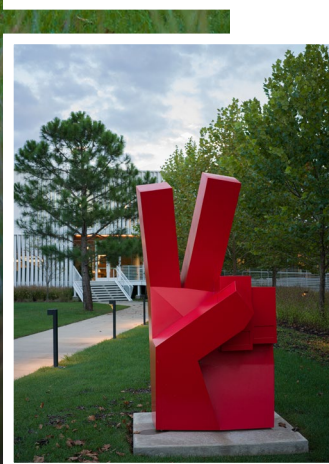
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HB NEA OFFICE
THE RESERVE AT HILL PARK
2221 Hill Park Cv. | Jonesboro, AR



104	
110	Allied Universal Security Services
120	BRR Architecture
130	West Wing University of Arkansas
140	Data Vis Lab University of Arkansas
150	Haag Brown Commercial
200	Freeosk
224	Plug & Play
230	
240	Toole Design



HB NWA OFFICE
THE GREENWAY BUILDING
700 SE 5th St. | Ste. 150 | Bentonville, AR