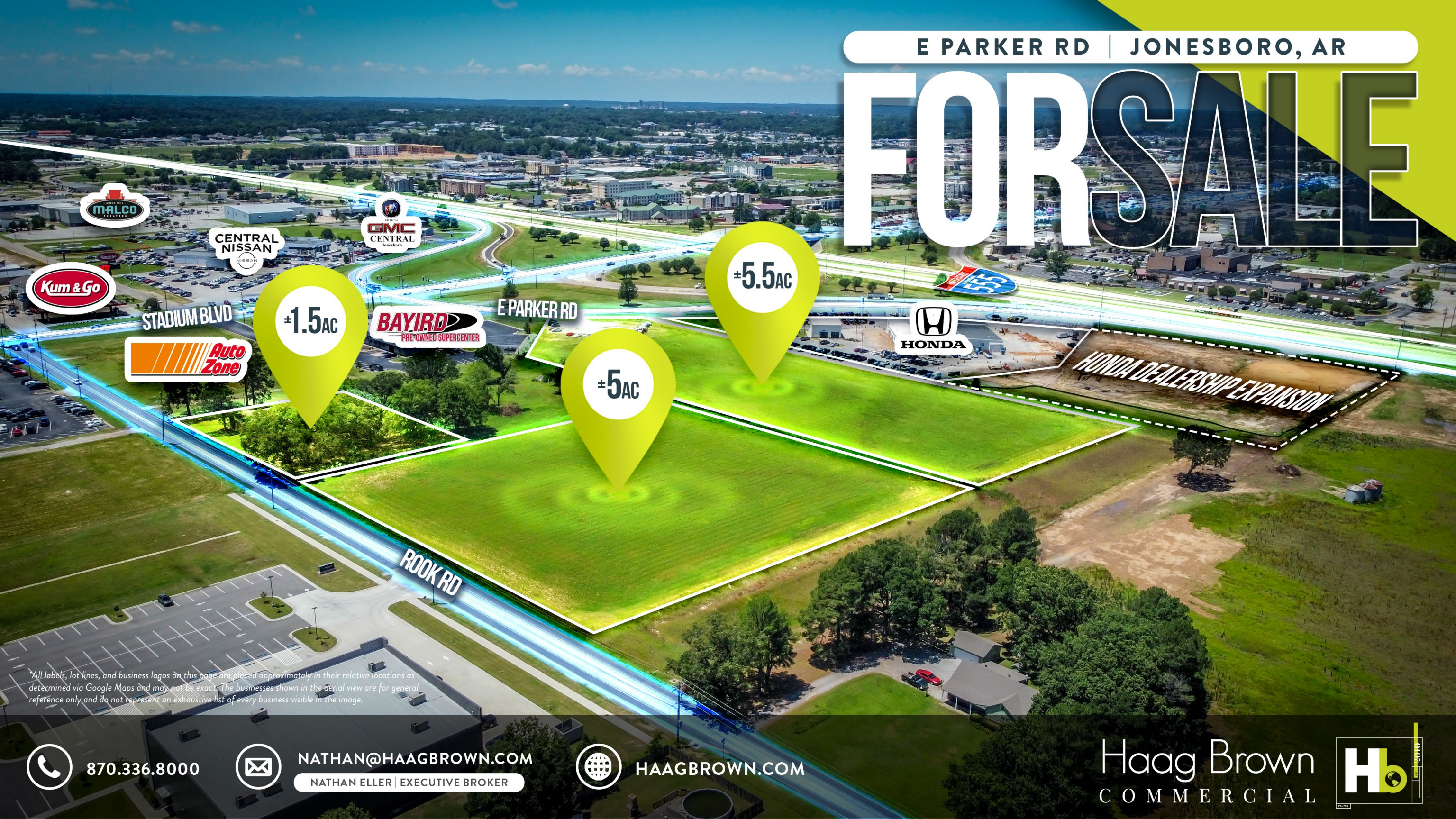


E PARKER RD | JONESBORO, AR

# FOR SALE



±1.5AC

±5AC

±5.5AC



HONDA DEALERSHIP EXPANSION

\*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.

870.336.8000

NATHAN@HAAGBROWN.COM  
NATHAN ELLER | EXECUTIVE BROKER

HAAGBROWN.COM

Haag Brown  
COMMERCIAL





EST. 2010

*\*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.*

**PROPERTY OVERVIEW**

These lots at the Stadium / Parker intersection are a rare find, strategically located directly off the interstate, ensuring unparalleled exposure to high traffic volumes. Offering 1.5 AC, 5 AC, and 5.5 AC lots, this prime site offers visibility from both the Interstate and Stadium Boulevard, with convenient access to a signalized intersection.

Situated between Bayird Auto and Honda, Stadium Rook Landing stands out as the last available parcel in this area, with neighboring developments including the ongoing expansion of the Honda Dealership and an upcoming announcement of a national tenant. Positioned at the entrance of auto row, the property boasts premium access, extensive frontage, excellent visibility, and impressive traffic counts.

This area is also experiencing significant growth with recent additions such as the newly opened Hyundai dealership and the upcoming opening of a Kia dealership.

<b>A</b>	PRICE	\$1,995,000
	PRICE/SF	\$8.33
	LOT SIZE	± 5.5 AC
<b>B</b>	PRICE	\$995,000
	PRICE/SF	\$4.57
	LOT SIZE	± 5 AC
<b>C</b>	PRICE	\$495,000
	PRICE/SF	\$7.58
	LOT SIZE	± 1.5 AC

**HIGHLIGHTS**

- Surrounded by National Companies
- Last Available Opportunity at Stadium and Parker
- Exposure to Aprox. 49,900 CPD
- Access to a Signalized Intersection
- Accompanied by New Construction Projects

**FOR FURTHER INQUIRY, CONTACT:**

Nathan Eller | Haag Brown Commercial  
870.336.8000 [nathan@haagbrown.com](mailto:nathan@haagbrown.com)

**FOR SALE: MULTIPLE TRACTS ALONG AUTO ROW**



NATHAN ELLER | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

NATHAN@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM

*\*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.*



EST. 2010



E PARKER RD

**FOR SALE: MULTIPLE TRACTS ALONG AUTO ROW**

NATHAN ELLER | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

NATHAN@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM

\*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.



EST. 2010

±5.5AC

±5AC

±1.5AC



I-555 RAMP

E PARKER RD

STADIUM BLVD



I-555 RAMP

FOR SALE: MULTIPLE TRACTS ALONG AUTO ROW

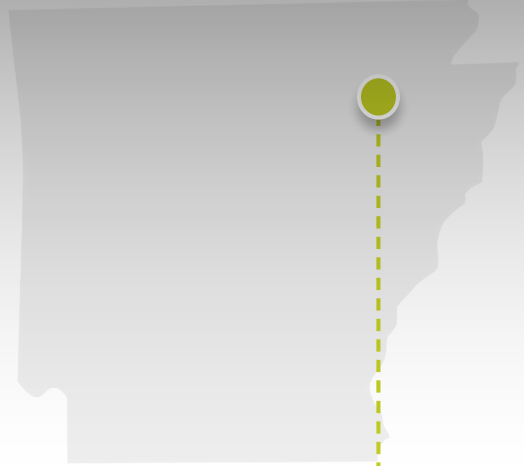
NATHAN ELLER | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

NATHAN@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM

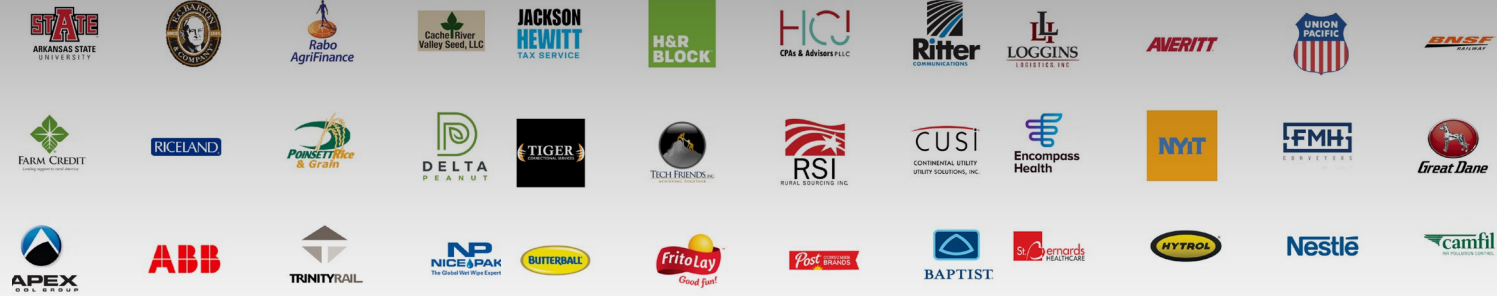


est. 2010



JONESBORO'S MAJOR EMPLOYERS

CLICK FOR MORE



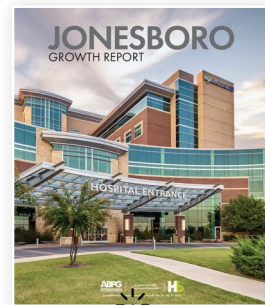
ABOUT JONESBORO, AR

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!

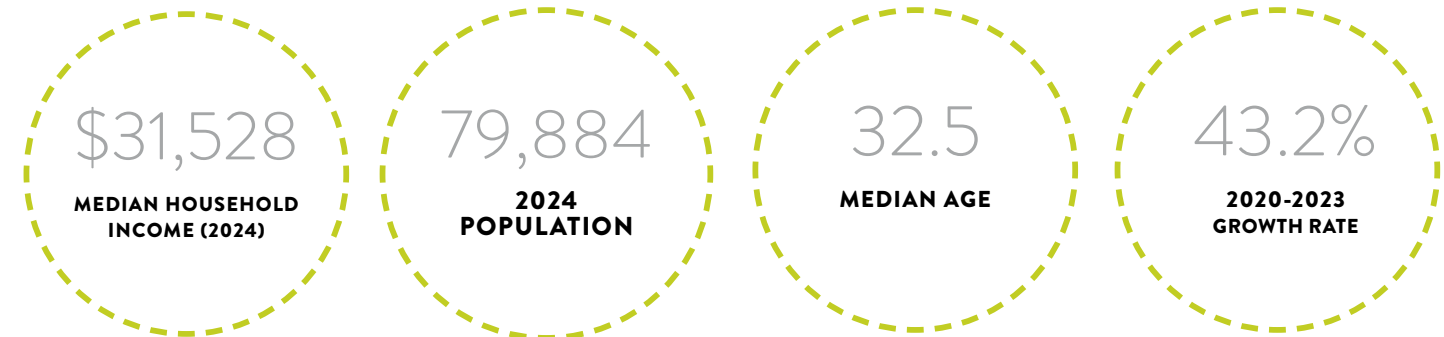
Jonesboro continues to be the primary bastion of growth and investment. Serving a trade area of over 500,000 people in almost twenty-four counties in Arkansas, Missouri and Tennessee, Jonesboro has steadily grown over 40% in size since 1990 and is estimated to maintain that same or greater level of growth 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.

Arkansas Business | JONESBORO GROWTH REPORT



CLICK TO VIEW



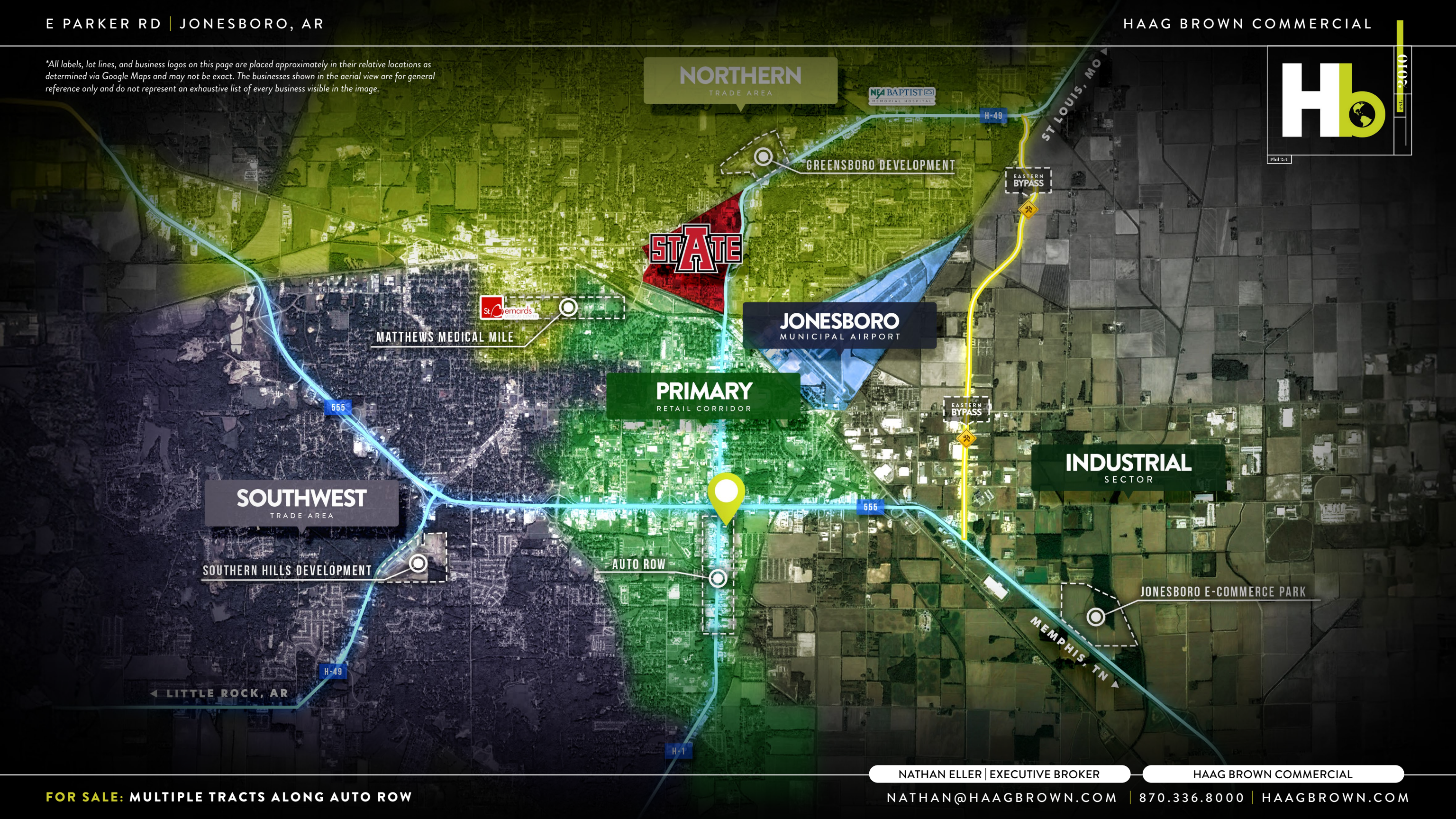
JONESBORO'S BIGGEST ATTRACTIONS

- A-State University
- Craighead Forest Park
- NEA Baptist Memorial Hospital
- Crowley's Ridge Nature Center
- Historic Downtown Jonesboro
- Jonesboro has five school districts in the city limits and three private schools to serve our residents. Our schools consistently rank high in graduation rates and achievements.
- Jonesboro is the regional healthcare hub of Northeast Arkansas.
- Jonesboro consistently ranks as one of the most cost effective places to live in the country. Overall, Jonesboro's cost of living is 15.7% below the national average!
- #2 most dynamic metro area in Arkansas
- 5th largest city in Arkansas

\*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.



EST. 2010



**NORTHERN**  
TRADE AREA

NEA BAPTIST  
MEMORIAL HOSPITAL

GREENSBORO DEVELOPMENT

**STATE**

**JONESBORO**  
MUNICIPAL AIRPORT

**PRIMARY**  
RETAIL CORRIDOR

**INDUSTRIAL**  
SECTOR

**SOUTHWEST**  
TRADE AREA

MATTHEWS MEDICAL MILE

St. Bernard's

SOUTHERN HILLS DEVELOPMENT

AUTO ROW

JONESBORO E-COMMERCE PARK

← LITTLE ROCK, AR

MEMPHIS, TN →

NATHAN ELLER | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

**FOR SALE: MULTIPLE TRACTS ALONG AUTO ROW**

NATHAN@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



*\*\*\*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



# 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](mailto: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