

FOR SALE

*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.

📍 3453 & 3495 W HWY 18 | MANILA, AR

±3.51ac DEVELOPMENT LOT

• FRONTAGE

• EXPOSURE

• ACCESSIBILITY



HaagBrown
COMMERCIAL
Real Estate & Development



PROPERTY OVERVIEW

This ±3.51-acre commercial site is strategically positioned along Highway 18 in Manila, Arkansas, offering excellent visibility and direct access to a combined 15,900 cars per day. With highway frontage and a right-of-way easement in place, the property is well-suited for a wide range of commercial uses, including retail, service, or convenience-based development.

Located within one of the fastest-growing areas in Mississippi County, this site presents a prime opportunity for users or investors looking to secure a prominent location in a high-traffic corridor.

HIGHLIGHTS

- ±3.51 Acres with level topography
- Direct frontage along Hwy 18
- Right-of-way easement for flexible access
- 15,900 combined cars per day
- Strong visibility and signage potential
- Ideal for QSR, fuel, medical, or general retail
- Within 25 miles of \$3 Billion Big River Steel in Osceola & Nucor Steel in Blytheville
- Rapidly Growing Residential Real Estate

FOR SALE

PRICE \$500,000

LOT SIZE ± 3.51AC

±3.51AC
EASEMENT





Mason Coy | Listing Agent

Joshua Brown | Executive Broker

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DRIVE TIMES

| | | |
|------|-------------------------|---------------------|
| SITE | ▶ JONESBORO, AR | 31.2 MILES 34 MIN |
| SITE | ▶ A-STATE UNIVERSITY | 34.1 MILES 40 MIN |
| SITE | ▶ PARAGOULD, AR | 29.3 MILES 33 MIN |
| SITE | ▶ BLYTHEVILLE, AR | 17.9 MILES 21 MIN |
| SITE | ▶ OSCEOLA, AR | 22.1 MILES 28 MIN |
| SITE | ▶ BIG RIVER STEEL PLANT | 27.7 MILES 37 MIN |
| SITE | ▶ MEMPHIS, TN | 66.8 MILES 67 MIN |

History of Manila, AR

Founded in 1852, Manila was first named Big Lake Island, with the name changed to Manila in 1901 when the community was incorporated. The choice was to honor the U.S. naval victory at Manila Bay in the Philippines during the Spanish-American War. Downtown streets are named for battleships that participated in the Battle of Manila. Fitting with its military connections, one of Manila's main attractions is the Herman Davis Memorial State Park, which honors the state's most decorated World War I hero. Among its distinctions, Manila also formed the first Boy Scout troop in Arkansas in 1911.

The town is one of the highest, driest spots in an area that once was part of the "Great Swamp," created through upheavals during the New Madrid Earthquakes of 1811-12. Along with four other towns, it is situated on Buffalo Island, so named because Little River and Big Lake separate them from the remainder of Mississippi County. Manila also is on the Sunken Lands Loop of the Great River Road National Scenic Byway and is 35 miles east of Jonesboro.

Since its earliest days, the area was known for its abundance of wild game and fish. Big Lake, four miles from Manila, is a popular hunting and fishing spot. At one time, the railroads shipped fur, fish and game to markets outside the state. The wild duck market on Big Lake began around 1890 and lasted until President Woodrow Wilson named it a Federal Game Reserve in 1915.

Manila's history as a fish and fur-trading area, an agricultural community and a railroad town is preserved at the Manila Depot Museum and the Main Street Historic Museum. The depot itself, a 1910 wood frame structure that served the Jonesboro, Lake City & Eastern Railroad, is listed in the National Register of Historic Places.

Text via Arkansas.com/manila

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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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MASON COY

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As the Listings Coordinator at Haag Brown Commercial, Mason brings over a decade of expertise in accounting and banking to the dynamic world of commercial real estate. With a meticulous approach, he excels in analyzing property listings and market trends. Mason's background equips him to navigate complex transactions and provide clients with accurate financial insights. His dedication to excellence makes Mason a valuable asset at Haag Brown Commercial, contributing to the firm's success and client satisfaction.

Mason's prior experience in banking further enhances his understanding of financial structures, lending practices, and economic indicators giving him a perspective that benefits both clients and the Haag Brown Commercial team.

Mason enjoys spending time with his wife Meredith and their daughter.

ROLES

- Manage Property Listings
- Ensure Accurate & Up-to-date Listing Information
- Facilitate Leases & Transactions
- Implement Marketing Strategies

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.

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