



16-screen cinema

DOLLAR GENERAL



BROUGHT TO YOU BY



2010

GAMBLE HOME  
FURNITURE • RUGS • ART • MATTRESSES

HIGHWAY 49



# FOR SALE

LAND ALONG BLOOMING HWY 49 N CORRIDOR  
5911 E. JOHNSON AVE., JONESBORO, AR

# PURCHASE OVERVIEW

PRICE: \$695,000

LOT SIZE: 1.26 AC

PROPERTY TYPE: COMMERCIAL

This site is located in one of the busiest areas along the thriving Highway 49 North corridor, between the Ridgecrest Health and Rehabilitation Center and Jonesboro's soon-to-be-constructed Eastern Bypass. Since the opening of the new \$400 MM NEA Baptist Healthcare System Campus, this area has been booming with growth, both commercial and residential, and real estate is in high demand.

With exposure to over 22,000 cars per day, utilities already in place and the adjoining lot also available for purchase, this 1 acre property can easily be expanded to accommodate a variety of restaurant, retail, or business users.

# HIGHLIGHTS

- Direct Access from Highway 49 North
- Near New NEA Baptist Health System
- Additional Acreage Available
- Utilities on Site
- Perfect for Commercial Development





**NEA BAPTIST**  
MEMORIAL HOSPITAL

**NEA BAPTIST**  
PEDIATRIC CLINIC

**NEA BAPTIST**  
PAIN MANAGEMENT

**RIDGECREST**  
HEALTH • REHABILITATION

**NEA BAPTIST**  
CLINIC

**COURTYARD**  
Marriott

**ACE**  
Hardware

**NEA BAPTIST**  
FOWLER FAMILY  
CENTER FOR CANCER CARE

**SUBWAY**

**HIGHWAY 49**

5911 E. JOHNSON  
JONESBORO, AR



2019  
LOCAL 5010

5911 E. JOHNSON  
JONESBORO, AR



NEA BAPTIST  
FOWLER FAMILY  
CENTER FOR CANCER CARE

NEA BAPTIST  
DERMATOLOGY

NEA BAPTIST  
PEDIATRIC CLINIC

NEA BAPTIST  
PAIN MANAGEMENT

NEA BAPTIST  
MEMORIAL HOSPITAL

RIDGECREST  
HEALTH REHABILITATION

16-screen  
cinema

DOLLAR GENERAL

Bancorp

HIGHWAY 49



COURTYARD  
Marriott

ACE  
Hardware

NEA BAPTIST  
CLINIC

BEAR STATE

GAMBLE HOME  
FURNITURE - RUGS - ART - MATTRESSES

SUBWAY

Papitos

# PROPOSED BYPASS

JONESBORO, AR



Jonesboro Municipal Airport

ANCHOR  
PACKAGING

HYTROL

Loves  
Travel Stops &  
Country Stores

I-555

ASUN  
ARKANSAS STATE UNIVERSITY - NEWPORT  
NEWPORT • JONESBORO • MARKED TREE

4 LANE HIGHWAY

Post  
CONSUMER BRANDS

SOUTHEAST ARKANSAS  
LULUANE SOCIETY

COURTYARD  
Marriott

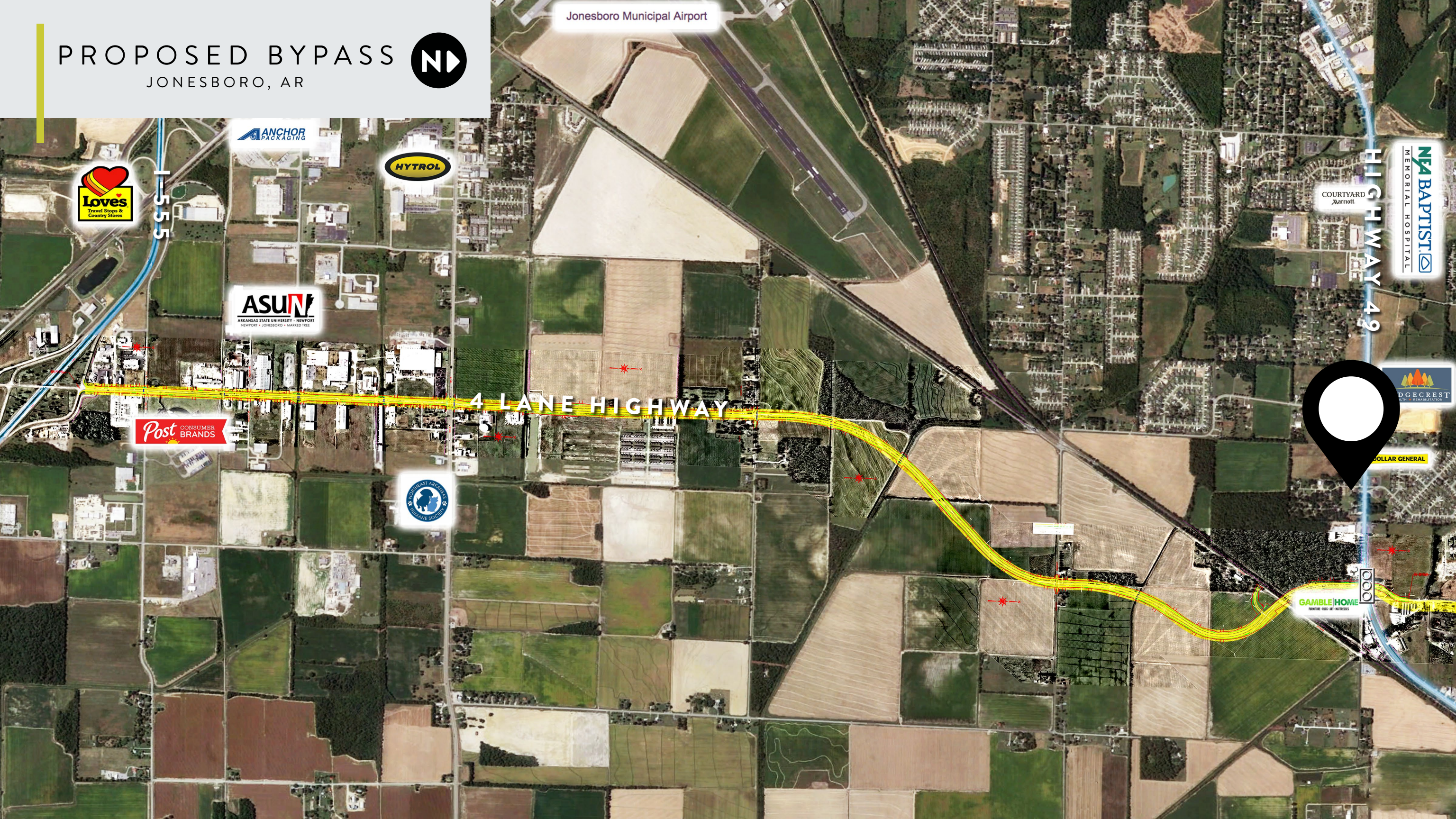
HIGHWAY 49

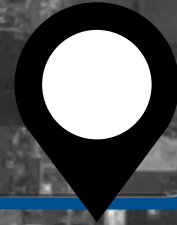
NEA BAPTIST  
MEMORIAL HOSPITAL

D'CREST  
REHABILITATION

DOLLAR GENERAL

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FURNITURE • HOME DEC • MATRICES





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**CONTACT**



# COREY FUHRMAN

Executive Broker



Corey Fuhrman is focused on Retail & Healthcare Real Estate in Arkansas. He has been active throughout Arkansas in site selection and development of new locations. His goal is to be top of mind as a resource for growing companies & health systems, to give them an expert at the table to help implement a real estate strategy.

After graduating from Arkansas State University with his B.S in Finance, he began his real estate career at the age of 21. He gained experience servicing development pipelines of companies opening multiple stores per year.

When not at the office, Corey enjoys traveling, cycling, and spending time with his amazing wife, Madison. Corey enjoys serving the Lord through serving others, and putting others' needs before his own. He takes pride in making his client's goals his own and working hard to achieve them.

Often real estate decisions are reactive rather than proactive. Corey's goal at Haag Brown is to create a trusted strategic partnership and implement a proactive strategy that aligns with your core mission.

## ACHIEVEMENTS



Platinum Award Winner for Total Transaction Volume : 2020

Executive Broker Designation

CCIM Candidate : Certified Commercial Investment Member

Arkansas State University, 2017 : B.S. in Finance, Emphasis in Management

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870.336.8000  

## CLIENTS REPRESENTED

Tacos 4 Life

Radiant Eyecare

Ozark Comprehensive Dentistry

Smoothie King

Fazoli's

Slim Chickens

Tommy's Express Carwash

Jonesboro Pediatric Dentistry

Farmer's Insurance

Austism in Motion

STG International

Alleviant Health Centers

Premiere Family Practice

Miller Commerce

The Learning Center

Neurology Associates

Speedy Wolf Express

Elite Senior Care

Jamie's Restaurant

## SIGNIFICANT TRANSACTIONS

11,800 SF MEDICAL SALE LEASEBACK SOLD: Jonesboro, AR

1 AC WAL-MART CARVE OUT SOLD: Cabot, AR

1 AC WAL-MART CARVE OUT SOLD: Jacksonville, AR

15,100 SF MEDICAL SPACE LEASED: Jonesboro, AR

2,600 SF RESTAURANT BUILDING LEASED: North Little Rock, AR

2 AC HARD CORNER ON HWY. 49 SOLD: Jonesboro, AR

14,070 SF MEDICAL OFFICE SOLD : Jonesboro, AR

11,500 SF WAREHOUSE OFFICE SOLD: Jonesboro, AR

2,000 SF LONG-TERM MEDICAL LEASE: Rogers, AR

14,000 SF WAREHOUSE/OFFICE BUILDING SOLD: Jonesboro, AR

1.5 AC CORNER OF ALCOA RD. & HWY 5 SOLD: Benton, AR

2,000 SF MEDICAL EYECARE LEASE: Springdale, AR

FORMER SEARS BUILDING SOLD: Searcy, AR

2,800 SF RESTAURANT SPACE LEASED: Paragould, AR

1 AC CORNER OF OZARK & SOUTHWEST DRIVE SOLD: Jonesboro, AR

1,700 SF END CAP WITH DRIVE THRU LEASED: West Little Rock, AR

5,000 SF DENTAL OFFICE LEASED: Jonesboro, AR

6 AC OF LAND ON HWY 49 SOLD: Jonesboro, AR

7,500 SF MEDICAL OFFICE SOLD: Jonesboro, AR

6,200 SF MEDICAL BUILD-TO-SUIT: Conway, AR

## CLIENT TESTIMONIALS

"It has been a pleasure to work with Corey Fuhrman to locate sites for our future car wash projects. This has been a very successful partnership and I could not be happier with the results of this, and other sites that Corey has helped me identify for our next locations. With Corey's help, we were able to meet all deadlines which had been imposed on us by the sellers who wanted quick action as a condition to selling this Benton location. Corey has facilitated a Letter of Intent already for the next site and located the next two options to proceed from there. Thanks Corey!" -Franchisee, Tommy's Carwash Systems

"Corey was amazing to work with throughout the process! He drove from Jonesboro multiple times to show us locations and even to show us this one for a third time to seal the deal when we made our decision to plant our roots right here in Har-Ber. Thankful to now call him a friend after he walked us through this venture. Give him a call if you are looking for commercial real estate!" -Owner, Radiant Eye Care



# JOSHUA BROWN

Principal | CCIM



Joshua Brown is the co-owner and Executive Broker of Haag Brown Commercial Real Estate & Development. Haag Brown Commercial was named a finalist for “Small Business of the Year” by Arkansas Business in 2012 and 2013. They were named “Small Business of the Year” for 2016. Joshua also serves as a Principal in Haag Brown Development, having developed numerous high profile retail properties in Arkansas and the mid-south. Other states experiencing the success of Haag Brown Development include Oklahoma, Kentucky, Missouri, Tennessee, Texas, Alabama and Mississippi.

Joshua has a passion for assisting real estate users and investors as they make informed decisions. Haag Brown Development has the reputation for developing architecturally appealing buildings, as well as, delivering proposals to tenants in an unprecedented time frame. Joshua’s goal is to obtain a commercial brokerage and development company unlike others. He attributes his success to using the Bible as a guide for operating his business.



Joshua joined his partner Greg Haag in earning his CCIM designation at 25 years of age. Joshua has been the only broker to earn the Triple Diamond Award in Northeast Arkansas, which required \$21MM in volume, six years in a row. His career total real estate sales volume currently exceeds \$600MM. He has steered numerous national retailers through Arkansas and bordering states as both a developer and broker. Joshua has also been a lead partner in acquiring retail and office assets for national capital groups.

Joshua has been on mission trips to multiple countries with his local church, Central Baptist. His most recent adventures include Dubai, UAE, to serve in labor camps, and to Assam, India to serve unreached villages without clean drinking water supplies. He can seldom be found too far from his wife Britni, daughter Alex, and son Lincoln. Joshua is enthusiastic about bucket list trips with his family across the world.

## AFFILIATIONS AND DESIGNATIONS

Arkansas Association of Realtors & National Association of Realtors  
Certified Commercial Investment Member, CCIM | International Council of Shopping Centers, ICSC  
Downtown Jonesboro Association | Vision 2030 Committee for the City of Jonesboro  
Leadership Jonesboro Class of 2009 | Jonesboro Regional Chamber of Commerce  
President of the NEA Duck Classic Sponsorship Committee  
The Community Advisory Committee for the NEA Baptist Charitable Foundation

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870.336.8000  

## CLIENTS AND/OR PROJECT REPRESENTED

Academy Sports	CVS	Gigi’s Cupcakes	Nabholz Real Estate	Ritter Communications
Arkansas State University	CWL Jonesboro	Hays Clothing	<b>NEA Baptist Clinic</b>	Sissy’s Log Cabin
Armor Seed	Dairy Queen	Hugg & Hall	On The Border	Smoothie King
<b>Arkansas Dentistry &amp; Braces</b>	Diet Center	Jimmy Johns	O’Reilly Auto Parts	<b>Starbucks</b>
<b>Aspen Dental</b>	Dollar General	Kirkland’s	<b>Orscheln</b>	SUMO
<b>AT&amp;T</b>	Families Inc.	Longhorn Steakhouse	<b>Panera Bread</b>	<b>Tacos 4 Life</b>
<b>Buffalo Wild Wings</b>	Fazoli’s	<b>Mattress &amp; More</b>	Plato’s Closet	<b>Uncle Maddio’s</b>
Cinema Management Group	<b>FFO Home</b>	<b>Men’s Wearhouse</b>	Red Lobster	Uppercrust Pizza
Cheddars Casual Cafe	Five Guys Burgers	Murphy Oil	Reliance Health Care	Walmart Neighborhood Mkt.

## SIGNIFICANT TRANSACTIONS

**ACADEMY SPORTS** : 7.73 acre retail development in Jonesboro, AR  
**ARKANSAS DENTISTRY & BRACES** : Single & multi-tenant developments throughout Arkansas  
**ARKANSAS STATE UNIVERSITY** : Development advising throughout Arkansas  
**AT&T** : Single tenant development throughout Arkansas  
**BUFFALO WILD WINGS** : Site selection in Arkansas & adjoining states  
**CHEDDARS CASUAL CAFE** : 2 acre restaurant site in Jonesboro, AR  
**CHENAL RETAIL CENTER** : \$5+ MM acquisition of former Kroger center on Chenal Parkway in Little Rock, AR  
**COURTYARD BY MARRIOTT** : 2.28 acre, 5 story hotel development on Highway 49 in Jonesboro, AR  
**FFO HOME** : National brokerage & development account  
**HAYS CLOTHING / TECH FRIENDS** : 7 acre Coca-Cola corner re-development in Jonesboro, AR  
**HIGHLAND SHOPPING CENTER** : 60,000 SF Re-development on Red Wolf Boulevard in Jonesboro, AR  
**HILL PARK** : Jonesboro office development which is home to Ritter’s corporate headquarters, Stephen’s Investment Group & Jones & Company  
**INDIAN MALL** : \$8+ MM disposition of 16 acre retail site at the corner of Caraway Road & Highland Drive in Jonesboro, AR  
**KMART** : 80,000 SF Re-Development of longstanding Kmart space at the corner of Caraway Road & Highland Drive in Jonesboro, AR  
**MATTRESS & MORE** : National brokerage & development account  
**NEA BAPTIST CLINIC** : \$14+ MM Assemblage of (10) medical office buildings across Northeast Arkansas  
**ORSCHELN** : Single tenant development throughout Arkansas  
**PANERA BREAD** : Single tenant development in multiple states  
**RESERVE AT HILL PARK** : Lifestyle office development featuring Majewski Plastic Surgery & Spa & Arthritis & Rheumatism Associates, LLC  
**SISSY’S LOG CABIN** : 1 acre site at Fairground Re-Development on Red Wolf Boulevard in Jonesboro, AR  
**STARBUCKS** : Single & multi-tenant developments throughout Arkansas & additional states  
**TACOS 4 LIFE** : Single & multi-tenant developments throughout Arkansas & additional states  
**WADDELL, COLE & JONES, P.A.** : +13,000 SF office development in Jonesboro, AR

## ACHIEVEMENTS

**2017-2019** : Arkansas Business “Most Influential Leaders in Arkansas”  
**13-18** : Award of Excellence “Triple Diamond Level”  
**2016** : Arkansas Business “Small Business of the Year”  
**2015** : Arkansas Business “Executive of the Year” FINALIST  
**2015** : Arkansas State University College of Business Executive of the Year  
**2012, 2013, 2015** : Arkansas Business “Small Business of the Year” FINALIST  
**2011** : Arkansas Business “40 under 40” Recipient  
**2010** : Northeast Arkansas Business Today “Outstanding Young Executive”  
**2009** : Arkansas Business “The New Influentials, 20 in Their 20s”  
**08-15** : Award for Excellence “Double Diamond Level”