

FOR SALE

3301 E. HIGHLAND DR. | JONESBORO, AR

# ±2,440 SF STAND-ALONE RETAIL BUILDING

- EXCELLENT ROAD FRONTAGE
- ADJACENT TO NEW MALL DEVELOPMENT



HaagBrown  
COMMERCIAL  
Real Estate & Development

## PROPERTY OVERVIEW

Positioned on the highly visible corner of Parkside Drive and E. Highland Drive, this  $\pm 2,440$  SF property offers exceptional exposure in the heart of Jonesboro's primary trade area. The site is surrounded by some of the market's most recognized national retailers and restaurants—including Dillard's, JCPenney, Target, Chick-fil-A, Chili's, Olive Garden, PetSmart, and Sport Clips.

Just north of the property lies The Shops at Turtle Creek, an exciting redevelopment project revitalizing the former Turtle Creek Mall—once one of Northeast Arkansas's most iconic retail destinations.

Strategically located along one of Jonesboro's busiest corridors, the site benefits from direct frontage on E. Highland Drive and proximity to the city's most heavily traveled, signalized intersection. It also offers convenient access to the new Eastern Bypass (connecting I-555 with Highway 49) via the Highland Drive and Dr. Martin Luther King Jr. Boulevard junction—just two miles to the East.

With traffic counts exceeding 24,000 vehicles per day, this property presents an outstanding opportunity for a retail storefront or professional office seeking high visibility, strong neighboring synergy, and a central Jonesboro location.

## HIGHLIGHTS

- **Strong visibility on a high traffic corridor:** given its location on E. Highland Dr., this lends itself well to retail/office usage where exposure matters.
- **Corner lot benefits:** Being at the corner of Parkside Dr. & E. Highland Dr., the site gains dual frontage and improved access which is attractive for signage and traffic flow.
- **Close proximity to major redevelopment:** The nearby Shops at Turtle Creek (redevelopment of the former Mall at Turtle Creek) adds momentum to the area, increasing future value potential.
- **Anchored by retail and restaurant neighbors:** With national tenants nearby (Dillard's, JCPenney, Target, Chick-fil-A, Chili's, Olive Garden, PetSmart, Sport Clips) the area is already proven for commercial viability.
- **Commercial zoning + sizeable lot:** The 0.71 acre lot gives flexibility for parking, signage, potential expansion or other commercial uses beyond just the building footprint.

## SALE INFO

**BUILDING SIZE**  
 $\pm 2,440$  SF

**LOT SIZE**  
 $\pm 0.71$  AC

**SALE PRICE**  
\$550,000



# HIGHLAND DR.

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# PARKSIDE DR.



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NEW EASTERN BYPASS



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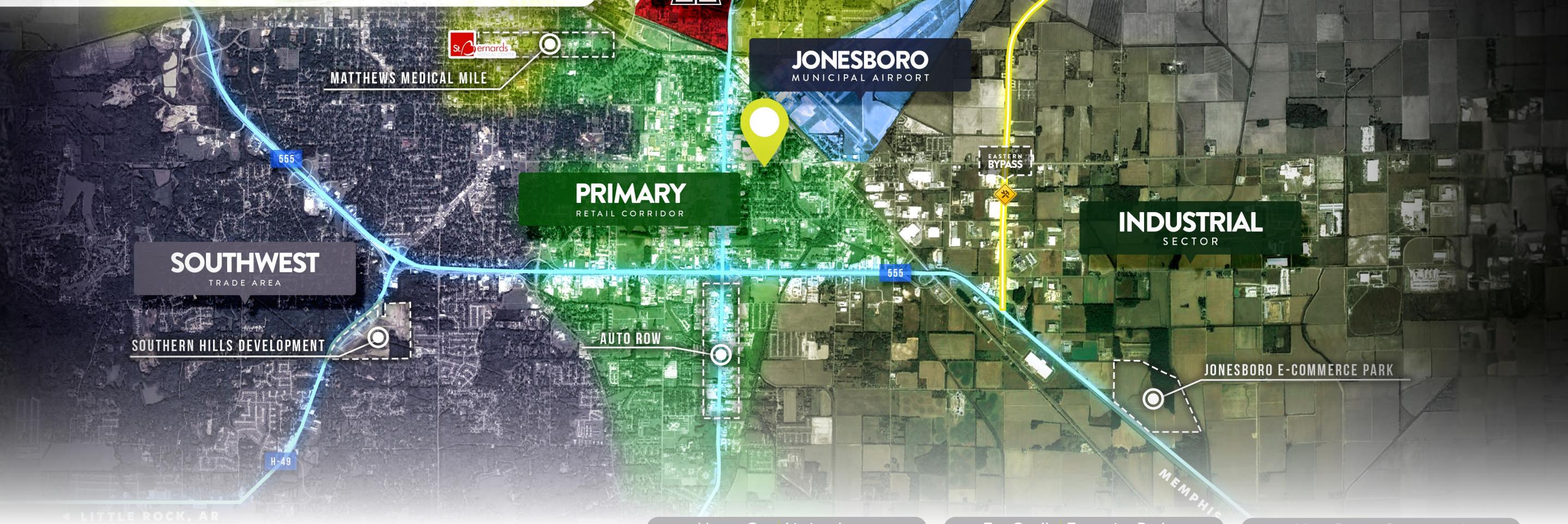
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## JONESBORO MARKET MAP

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.



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# HaagBrown C O M M E R C I A L

*Real Estate & Development*

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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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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

# ZAC QUALLS

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

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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