



# HILL PARK DEVELOPMENT

LOTS AVAILABLE FOR SALE



RITTER DR

WINDOVER RD

MAYFIELD DR

HILL PARK DR

BROWNS LANE

0.47AC

0.59AC

0.59AC

0.59AC





# HILL PARK

DEVELOPMENT

## OPPORTUNITY OVERVIEW

This 38+ acre mixed use development known as Hill Park is located in the center of Jonesboro’s professional office and retail district. It has quick and easy access to Downtown Jonesboro, Red Wolf Boulevard, North Jonesboro and Southwest Drive. With frontage on Highland Drive, Browns Lane, and Mayfield Drive, the site has excellent exposure to drive-by traffic counts which average approximately 26,700 cars per day.

The Hill Park area is home to the Ritter Communications headquarters, which is in a rare 30,000 SF LEED Certified Building, Stephens, Inc, HCJ CPAs and Advisors, Ritter Communications’ new Data Center and Pain Treatment Centers of America’s new facility. It is also in close proximity to several national restaurants and retailers, banks, as well as, local and national businesses. These include the Wal-Mart Super Center, Hobby Lobby, Shoe Carnival, El Acapulco, Newk’s, Fazoli’ s, IBERIABANK, Arvest Bank, and Shelter Insurance.

It is easy to see why the office lots offered are the best Class A Office locations in the Jonesboro trade area.

Drainage Easement

**SIZE :** 0.59 AC / 25,725.63 SF

**PRICE :** \$10,000

**SIZE :** 0.59 AC / 25,735.60 SF

**PRICE/SF :** \$9.00

**PRICE :** \$231,620.40

2

**SIZE :** 0.59 AC / 25,719.29 SF

**PRICE/SF :** \$9.00

**PRICE :** \$231,473.61

**SIZE :** 0.47 AC / 20,464.68 SF

**PRICE/SF :** \$9.00

**PRICE :** \$184,182.12

3

7





16  
105522.91 SQ FT  
2.42 ACRES  
"RESPONSIBLE FOR  
STORMWATER DETENTION"

DRIVE

4  
32375.85 SQ FT  
0.74 ACRES

3  
25735.60 SQ FT  
0.59 ACRES

2  
25719.29 SQ FT  
0.59 ACRES  
"MINIMUM F.F.E. = 309.55"

DRAINAGE EASEMENT  
25725.63 SQ FT  
0.59 ACRES



Drainage  
Easement \$10,000

2  
\$9.00/SF  
\$231,473.61

3  
\$9.00/SF  
\$231,620.40

7  
\$9.00/SF  
\$184,182.12



14  
31262.25 SQ FT  
0.72 ACRES

SOLD

13  
20473.70 SQ FT  
0.47 ACRES



12  
20464.68 SQ FT  
0.47 ACRES

11  
20473.70 SQ FT  
0.47 ACRES



10  
29864.22 SQ FT  
0.69 ACRES  
"TWO DRIVEWAY ACCESS TO  
BROWNS LANE PERMITTED"

BROWNS LANE

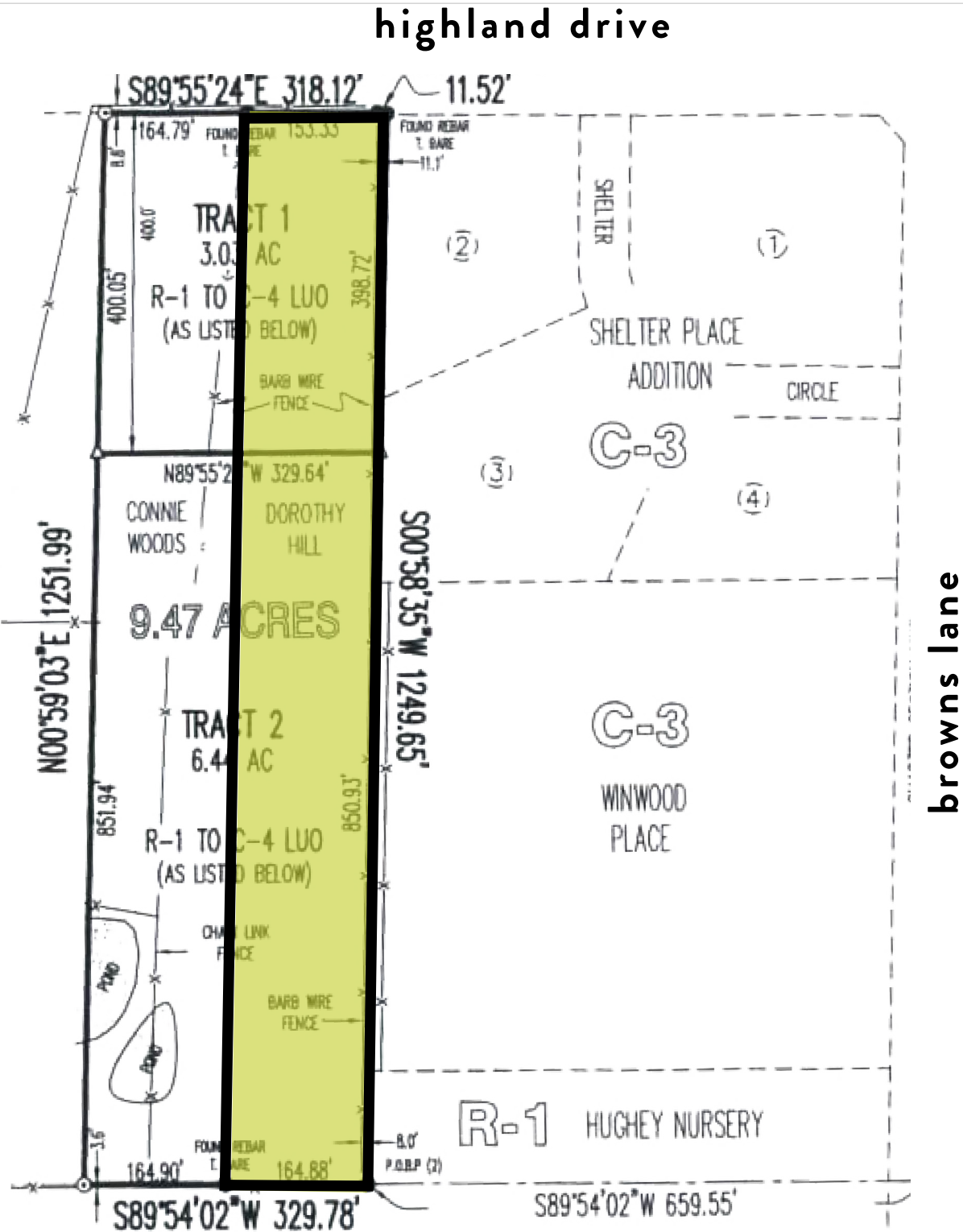




# HILL PARK

DEVELOPMENT

TRACT	1	SIZE : 1.5 AC / 65,340 SF PRICE/SF : \$9.18 PRICE : \$600,000
	2	SIZE : 3.22 AC / 140,263.20 SF PRICE/SF : \$7.00 PRICE : \$981,842







2019



0.59AC

0.59AC

0.59AC



0.47AC

Stephens

BROWNS LANE

HIGHLAND DR

HILL PARK DR

SOLD



PAIN TREATMENT  
CENTERS OF AMERICA



MAYFIELD DR

ITTER DR







## CONTACT

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## CONTACT

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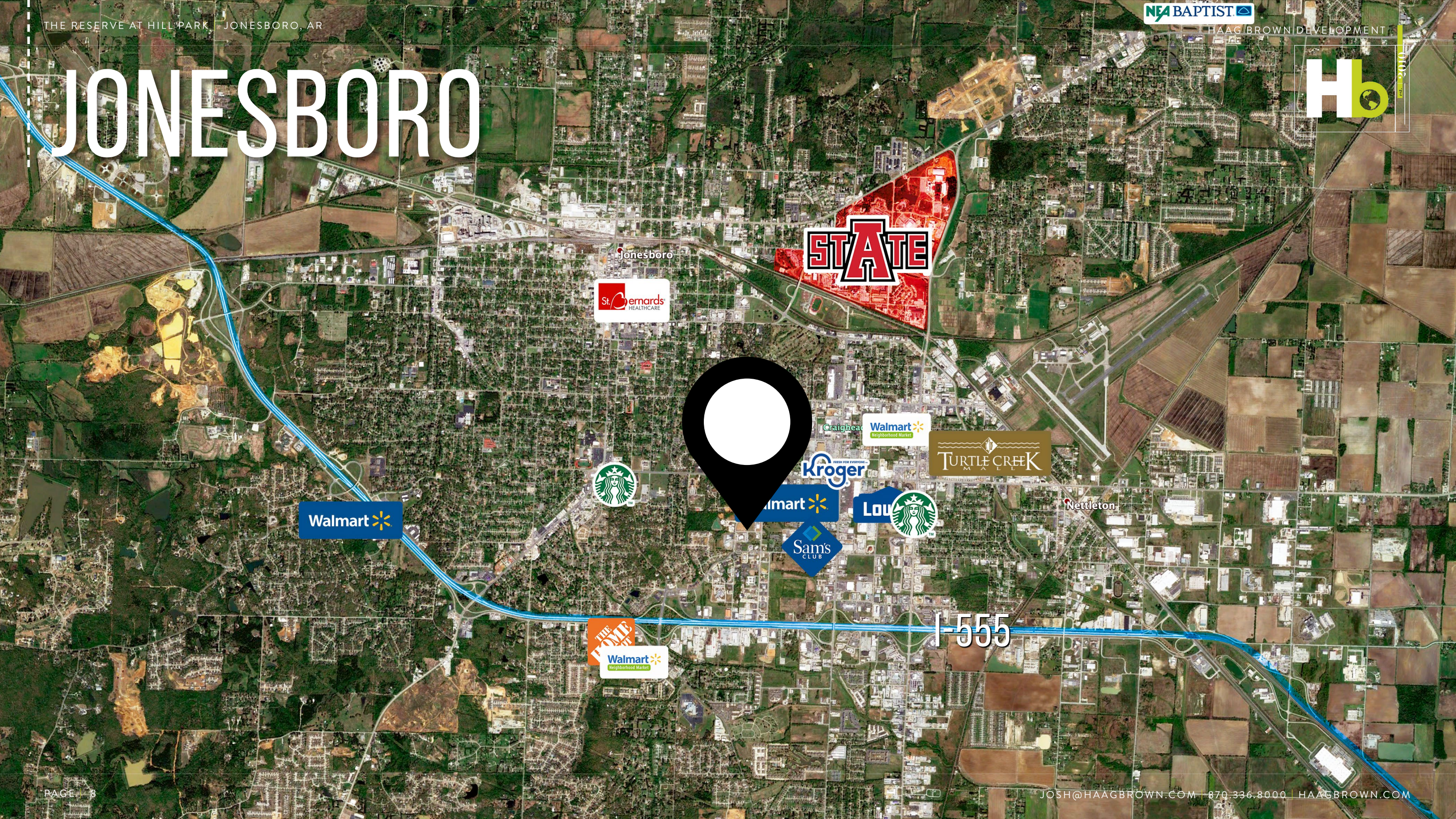


# HILL PARK DEVELOPMENT





# JONESBORO



STATE

Jonesboro  
St. Bernards  
HEALTHCARE

Walmart



Kroger

Walmart  
Neighborhood Market

TURTLE CREEK

Walmart

Sam's  
CLUB



Nettleton

THE HOME DEPOT  
Walmart  
Neighborhood Market

I-555





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“Our mission at Haag Brown Development is to be the best commercial 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 developing commercial real estate in Jonesboro and Northeast Arkansas. HB remains one of the top options in the region for commercial project development. We have experience and the expertise needed to develop and/or advise on large 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.

2221 HILL PARK CV.  
JONESBORO, AR



OFFICE 870.336.8000  
EFAX 888.561.4917  
HAAGBROWN.COM





# ZACQUALLS

Executive Broker - Asset Management & Tenant Rep.



As the leader of the Asset Management and Leasing team for Haag Brown Commercial, Zac Qualls oversees the management of some of the most prominent assets in Jonesboro, including the 2400 Building, The Highlands, Urbantech, Southwest Drive Center, and Turtle Creek Crossing. His role within the company is also to advise clients through the process of disposition and acquisition of investment real estate as well as represent a range of commercial tenants.

Zac plays a pivotal role in assisting Haag Brown Development with numerous redevelopment initiatives. He aids in advancing the national expansion program, which has led to introducing over 100+ national restaurants and retailers to the Northeast Arkansas region.

Coming from a background of multiple million-dollar institutions, Zac Qualls maintains seven-plus years of extensive financial expertise and is highly equipped to adapt and communicate with a variety of business leaders. His determination, hard work ethic, and skill level are evident since he was a former banker and member of the Financial Industry Regulatory Authority (FINRA), which covers a broad range of investments including stock, bonds, options, limited partnerships, and investment company products. Having held the series 7 and 66 licenses, the most comprehensive of several security licenses that permit an agent to communicate with retail investors, Zac demonstrates an extensive knowledge of a broad range of investment products.

[zac@haagbrown.com](mailto:zac@haagbrown.com)

870.336.8000



## 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

Double Diamond Award : (\$14MM+ in Volume) - 2021

Platinum Level Award : (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007



# 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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