



HaagBrown
COMMERCIAL
INVESTMENTS DIVISION



• SINGLE-TENANT, NNN BANK BRANCH

• ADJACENT TO  UNIVERSITY OF ARKANSAS

CHASE BANK INVESTMENT

FOR SALE

📍 608 W DICKSON ST | FAYETTEVILLE, AR

Investment Overview

608 W. Dickson Street offers investors the opportunity to acquire a highly visible, single-tenant Chase Bank located in one of the most dynamic and recognizable corridors in Northwest Arkansas. Positioned on Fayetteville's iconic Dickson Street, the property benefits from direct proximity to the [University of Arkansas](#), downtown Fayetteville, [Walton Arts Center](#), and the region's most active entertainment and dining district. This is a true walkable urban location with demand drivers that extend far beyond typical retail traffic.

The investment is backed by Chase Bank, an institutional-quality tenant occupying a renovated 3,194-square-foot branch under a triple-net lease structure with scheduled rent increases. As Chase's first Northwest Arkansas branch, the property represents a strategic foothold in one of the fastest-growing regions in the country. Fayetteville and the broader Northwest Arkansas market continue to benefit from strong population growth, expanding commercial demand, record university enrollment, and a deep mix of student, resident, visitor, and employer activity. For investors seeking credit tenancy, contractual rent growth, and irreplaceable infill real estate in a high-growth market, 608 W. Dickson Street stands out as a compelling long-term hold.

OPPORTUNITY

PRICE

\$2,350,000

NOI

\$111,790 / YR

CAP RATE

4.75%

LOT SIZE

0.24 AC

TENANT

JPMorgan Chase Bank, N.A.

BUILDING SIZE

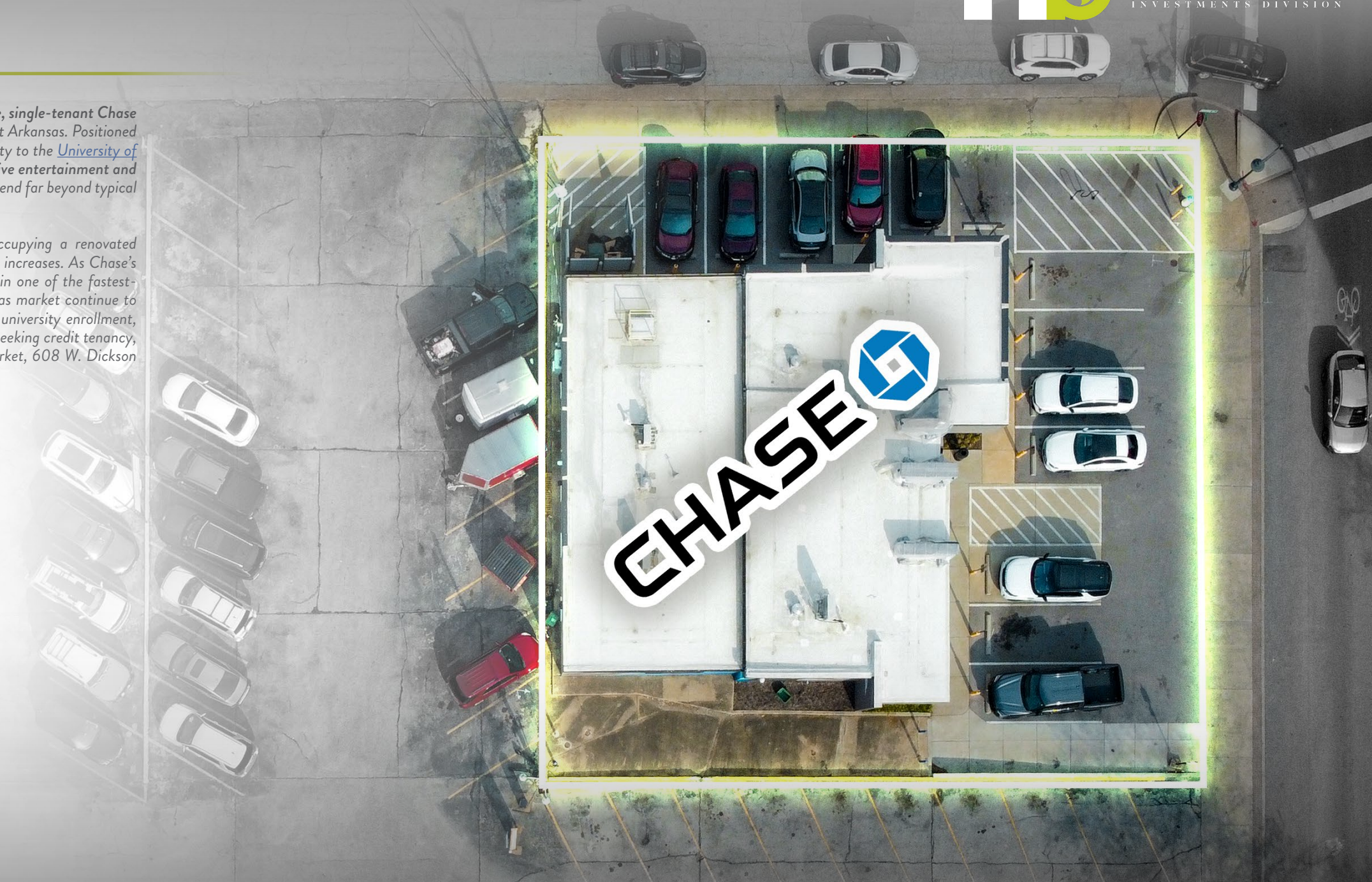
3,194 SF

LEASE TYPE

NN+

LEASE STRUCTURE

10-Year Initial Term + 3 (5-Year) Options



INCOME OVERVIEW

| PERIOD | YEARS | RENT/SF | ANNUAL RENT |
|--------------------------|-------|---------|-------------------------------|
| Primary Term : | 1-5 | \$35.00 | \$111,790 |
| | 6-10 | \$38.50 | \$122,969 |
| Option 1 : | 11-15 | \$42.35 | \$135,266 |
| Option 2 : | 16-20 | \$46.59 | \$148,793 |
| Option 3 : | 21-25 | \$51.24 | \$163,672 |
| Total Base Rent : | | | \$1,173,795 (10 Years) |

Investment Highlights (Financial Perspective)

Stable, predictable cash flow backed by investment-grade tenant

Inflation hedge through structured rent increases

Low management burden due to net lease structure

Long-term income durability with 3 renewal options

Strong residual value supported by increasing rental rate profile

Expense Structure (Landlord vs Tenant)

Tenant Responsibilities:

- Real Estate Taxes
- Insurance
- CAM
- Utilities

Landlord Responsibilities:

- Structure
- Common areas

Result: Minimal landlord expense exposure / passive income profile

Lease Strengths

Corporate Credit Tenant: JPMorgan Chase Bank, N.A.

Net Lease Structure: Limited landlord responsibilities

Built-In Rent Growth: Predictable increases every 5 years

Long-Term Control: 25-year total potential occupancy

**DOWNTOWN
FAYETTEVILLE**



Graduate
FAYETTEVILLE

HILLCREST TOWERS
APARTMENT COMPLEX

Fayetteville
Public Library

TheatreSquared

COMMUNITY CREATIVE CENTER
at Walton Arts Center's Madine Baum Studios

Walton Arts Center

GRUBS

THE DICKSON

Rolando's

Farrell's
LOUNGE
BAR & GRILL

PLOMO

Tin Roof

N WEST AVE

KNWA
NORTHWEST ARKANSAS NEWS

MAI
Capital Management

Oh-K-DOG
A EGG TOAST

KISS
105.3

insomnia
cookies

UNDERWOODS
FINE JEWELERS

affirma

NATURE BACKS

BUGSY'S

CHASE

W DICKSON ST

CAMPUS
BOOKSTORE
on Dickson Street

The Leroy
SPORTING LOUNGE

*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.

BOULDERS
Brews

FOR SALE: CHASE BANK INVESTMENT

NATHAN ELLER | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

NATHAN@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



THE DICKSON



BUGSY'S



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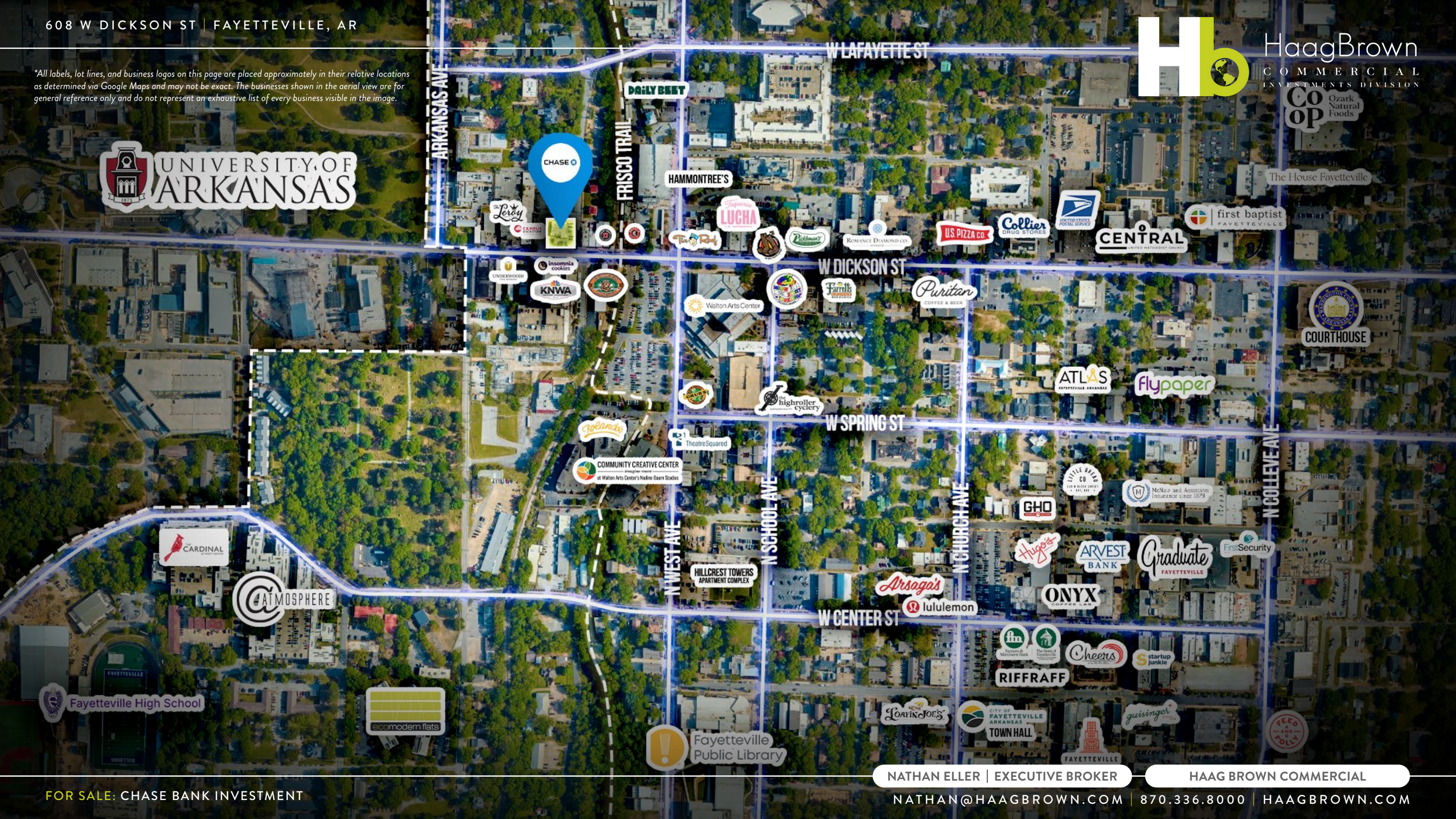
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FAYETTEVILLE

Arkansas

Nestled in the scenic Ozark Mountains in Northwest Arkansas, Fayetteville blends natural beauty with a rich cultural heritage, creating vibrant experiences for every traveler. Enjoy breathtaking hiking trails, experience live music at diverse venues from intimate coffee shops to energetic bars, and discover thought-provoking art installations throughout the city. Whether you're seeking outdoor adventure or cultural immersion, Fayetteville offers the perfect balance. [\(Source\)](#)

Discover Downtown

[Click for a list of shops, bars and restaurants.](#)

Walton Arts Center

The Walton Arts Center, along with Walmart AMP, strives to become nationally renowned for its innovative and inclusive approach to providing first-class arts experiences. Walton Arts Center proudly houses two resident companies: Symphony of Northwest Arkansas, the region's professional symphony orchestra, and Community Creative Center, an art studio for adults and youth. With a commitment to developing performing arts companies, the Center aims to ensure that the performing arts continue to be a vital part of life in Northwest Arkansas. [\(Source\)](#)

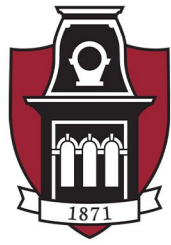
TheatreSquared

As Arkansas's largest theater and the recipient of critical acclaim, TheatreSquared is a cultural landmark, with over 80,000 community members attending 350 performances and events annually. Its home, winner of multiple architectural awards, unites two intimate theaters, a rehearsal space, a café, outdoor gathering spaces, production workshops, offices, and artists' apartments. TheatreSquared's expansion mirrors the emergence of Northwest Arkansas as a destination for American art. The company remains committed to its founding vision: that theatre, done well and with passion, can transform lives and communities. [\(Source\)](#)



George's Majestic Lounge is the oldest and longest-running live music venue in Arkansas. This downtown Fayetteville gem is a local music mecca and has showcased local, regional, and national acts like Turnpike Troubadours, Bassnectar, Big Gigantic, Zac Brown Band, Fitz & the Tantrums, Cherub, Tower of Power, Animal Collective, Phantogram, comedian Hannibal Burress, Sturgill Simpson, Old Crow Medicine Show, Dierks Bentley, and so many more. [\(Source\)](#)





UNIVERSITY OF ARKANSAS

ABOUT *Founded in 1871, the University of Arkansas, Fayetteville, is the flagship institution of the University of Arkansas System. Located in Fayetteville, the U of A is the state's foremost partner, resource and catalyst for education and economic development. The U of A is a flagship university for the integration of student engagement, scholarship, research and innovation that collectively transforms lives and inspires leadership for a global society.*

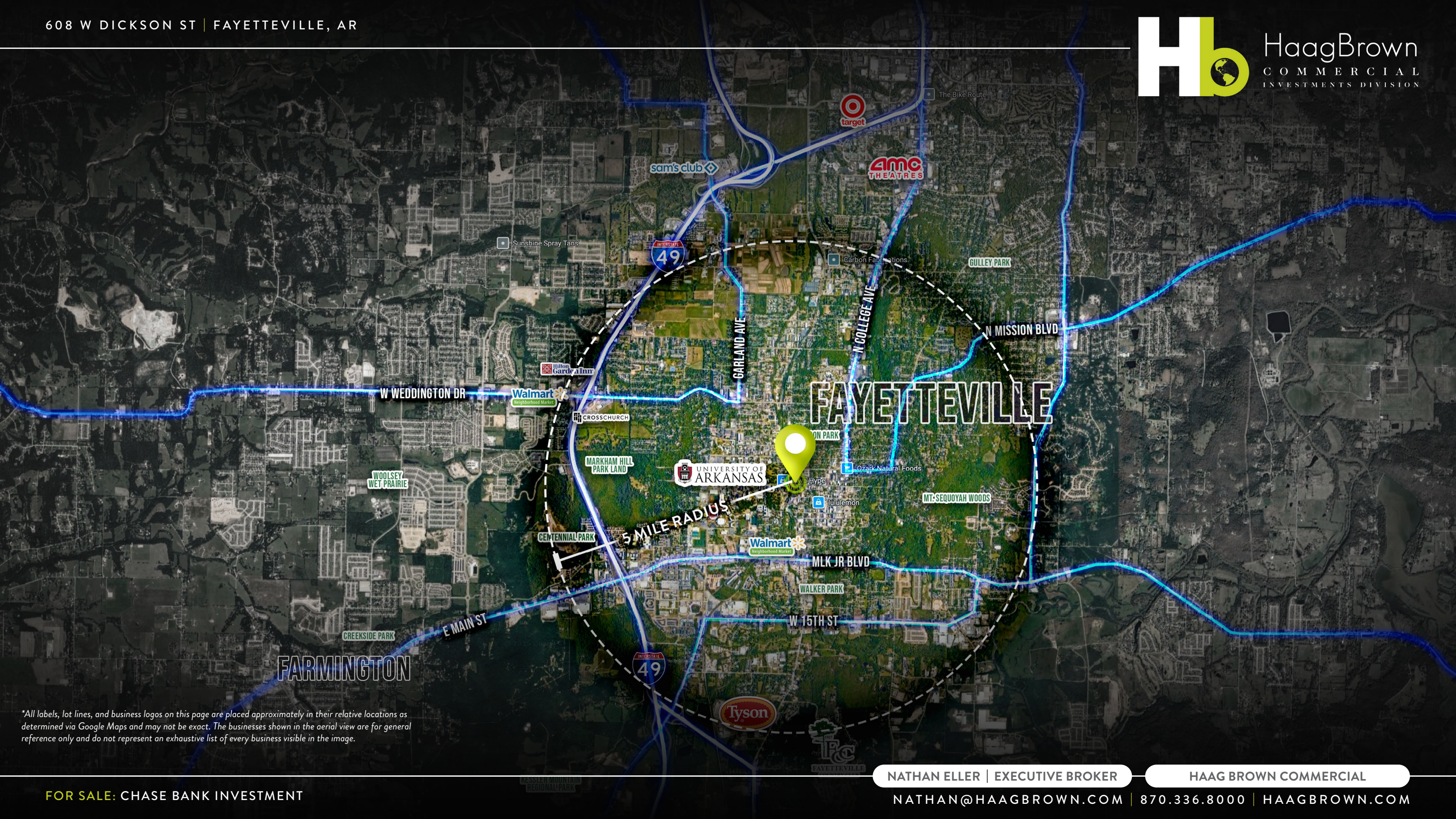
As Arkansas's land-grant university, the U of A has a mandate to teach, conduct research and perform outreach. The university offers 220 baccalaureate, master's, doctoral, professional and specialist degree programs through its 10 schools and colleges. The Carnegie Foundation for the Advancement of Teaching places the U of A in its highest research category, making it the state's only doctoral-granting, research university with a very high level of research activity. The U of A conducted a record \$184 million in research in FY22, advancing life-changing innovations and inventions for Arkansas and beyond. ([Source](#))

Read more

established in
1871

student enrollment
32,140





FAYETTEVILLE

5 MILE RADIUS

FARMINGTON

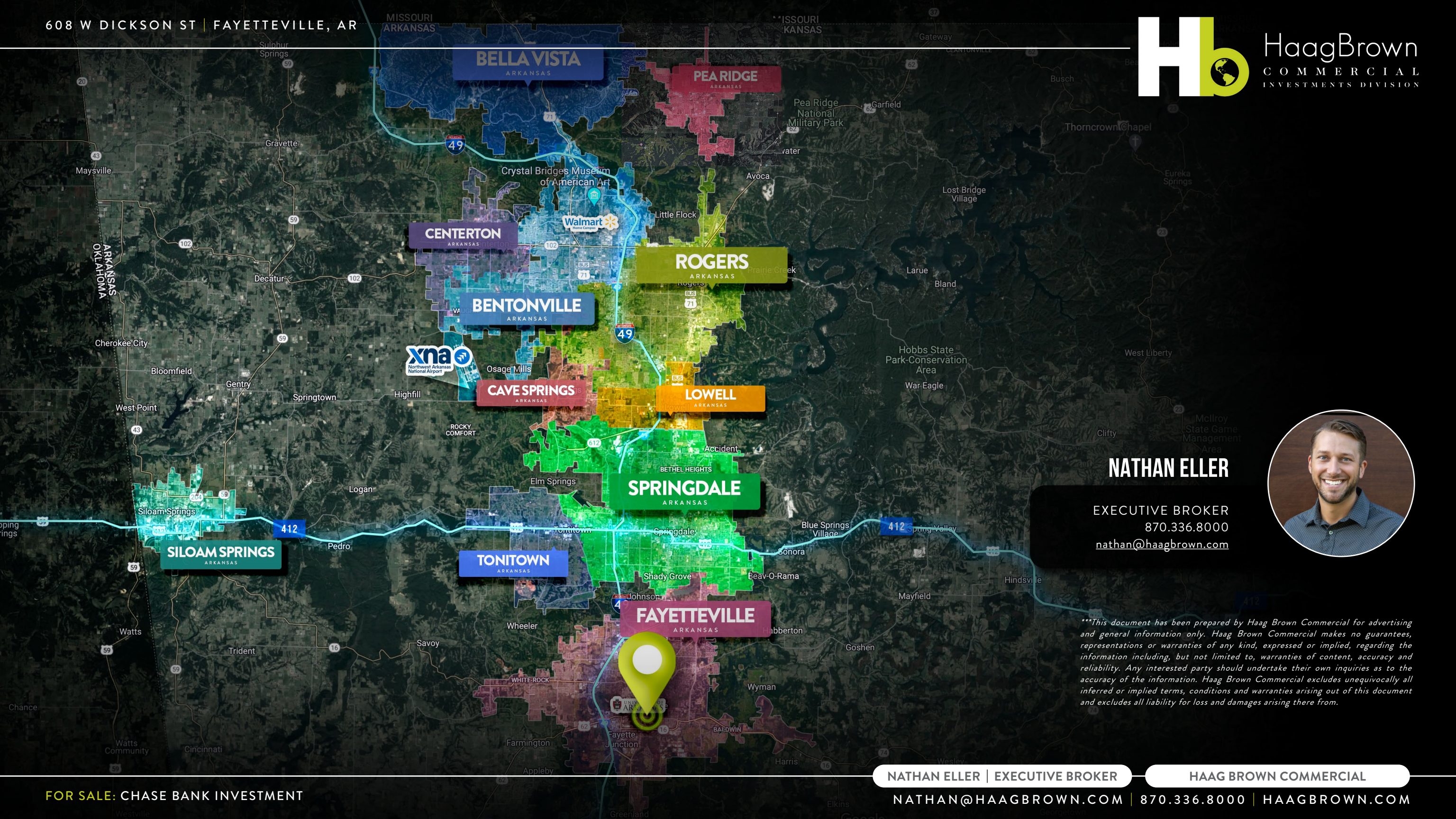
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NATHAN ELLER

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

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



“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. We strive to place 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 a full-service commercial real estate and development firm specializing in the listing, sale, & development of properties throughout Arkansas and the surrounding region. Founded in 2010 by Greg Haag and Joshua Brown, HB was founded on a hands-on, client-first approach and have grown into a trusted partner for businesses and investors navigating complex real estate decisions.

With more than 60 years of combined experience in real estate investment, brokerage, and development, our team brings practical insight and steady guidance to every project. We act as a true extension of our clients’ real estate departments, working closely alongside them from strategy and site selection through execution and delivery. Serving national and regional clients across Arkansas, Tennessee, Florida, Mississippi, Missouri, Kentucky, Alabama, Texas, and Oklahoma, we pair local market knowledge with a broad regional perspective.

To better serve our clients, we have expanded to include dedicated Industrial, Medical, and Agricultural divisions and operate offices in both Northeast and Northwest Arkansas — allowing us to deliver specialized expertise and tailored solutions across every sector we represent.

NEA OFFICE
2221 HILL PARK CV.
JONESBORO, AR

NWA OFFICE
700 SE 5TH ST. | STE 150
BENTONVILLE, AR



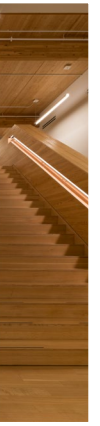
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HB NEA OFFICE
THE RESERVE AT HILL PARK
2221 Hill Park Cv. | Jonesboro, AR



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|-----|-------------------------------------|
| 104 | |
| 110 | Allied Universal Security Services |
| 120 | BRR Architecture |
| 130 | West Wing University of Arkansas |
| 140 | Data Vis Lab University of Arkansas |
| 150 | Haag Brown Commercial |
| 200 | Freeosk |
| 224 | Plug & Play |
| 230 | |
| 240 | Toole Design |



HB NWA OFFICE
THE GREENWAY BUILDING
700 SE 5th St. | Ste. 150 | Bentonville, AR

