

2400 E MAIN ST | RUSSELLVILLE, AR

# FOR SALE

**PREMIER LOT LOCATED DIRECTLY ACROSS FROM WALMART**



**WEIR RD**  
**E MAIN ST**

**2.46 AC**



870.336.8000



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HAAGBROWN.COM



**PRESENTED BY: HAAG BROWN DEVELOPMENT**



## Property Overview

Presenting an unparalleled real estate opportunity in Russellville, Arkansas - strategically positioned directly opposite the foremost retail hub in the region, the esteemed Walmart Supercenter. Boasting the title of the #1 Walmart in Arkansas and ranked within the top 8% nationwide, this property is situated on Main Street with over 19,000 Cars Per Day and an impressive 255 feet of frontage.

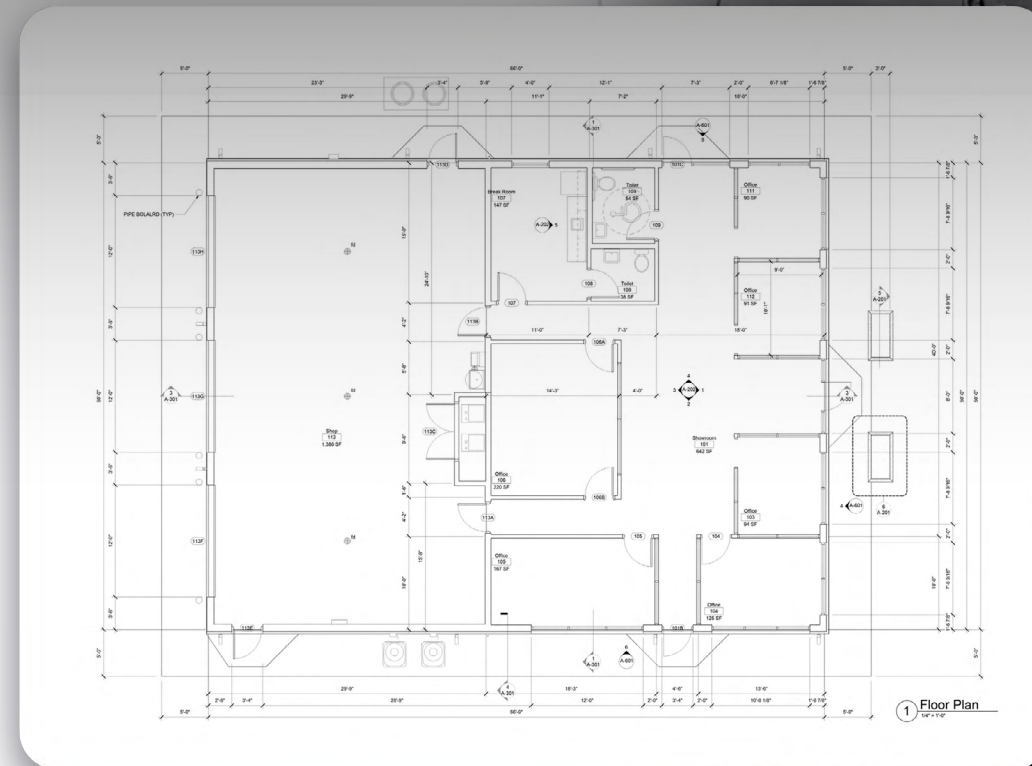
Encompassing 2.46 acres, this prime location offers optimal visibility and accessibility, with a city street behind it facilitating easy access to Russellville's two largest signalized intersections. The property's unique attributes make it an ideal choice for retailers, restaurants, or banking institutions seeking to outperform competitors in the market.

The ownership group is open to considering the property as one large tract or two separate tracts, providing a versatile canvas for potential developers. With the potential for a medical clinic, multi-tenant strip center, restaurant, or bank, the real estate offers dynamic possibilities. Its strategic positioning ensures that the location will remain A+ for decades to come.

Don't miss the chance to secure a stake in this exceptional real estate venture, perfectly poised for success in the heart of Russellville's thriving commercial landscape.

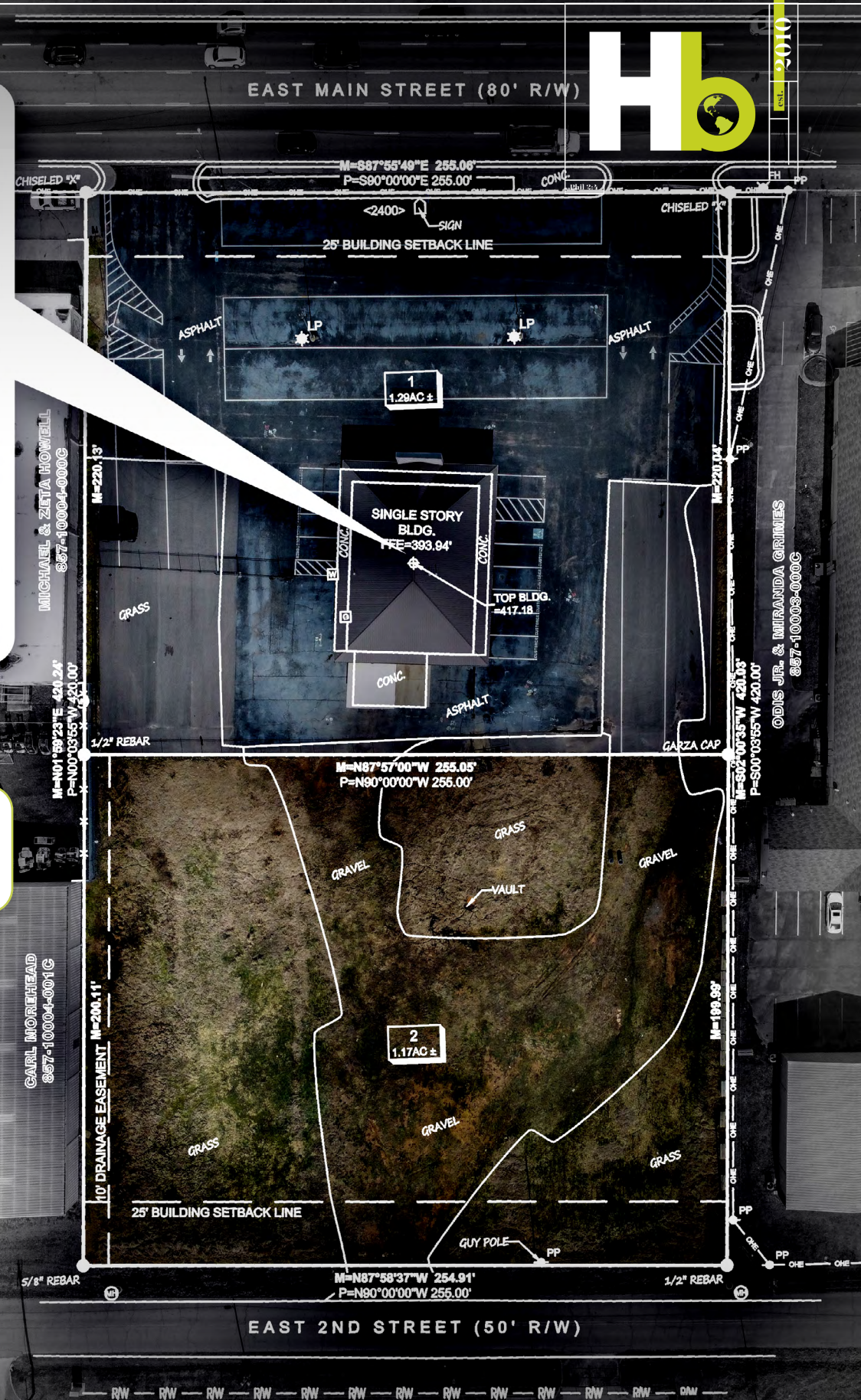
### HIGHLIGHTS:

- Directly across from the #1 Walmart Supercenter in Arkansas
- Exposure to 19,000+ CPD
- The only opportunity along the most desirable corridor in Russellville
- 255' of frontage on Main St
- Access to two signalized intersections via E 2nd St
- Once in a lifetime real estate opportunity



**\$1,900,000 | 2.46 ac**

**255' OF FRONTAGE ON MAIN ST**





EST. 2010

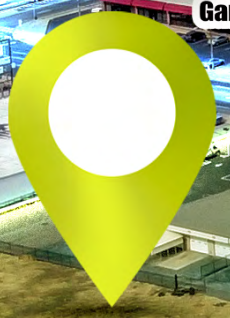
PHIL 2-9



17,000 CPD

19,000 CPD

9,300 CPD





2010  
EST.

Plan 2-5





0102  
EST.



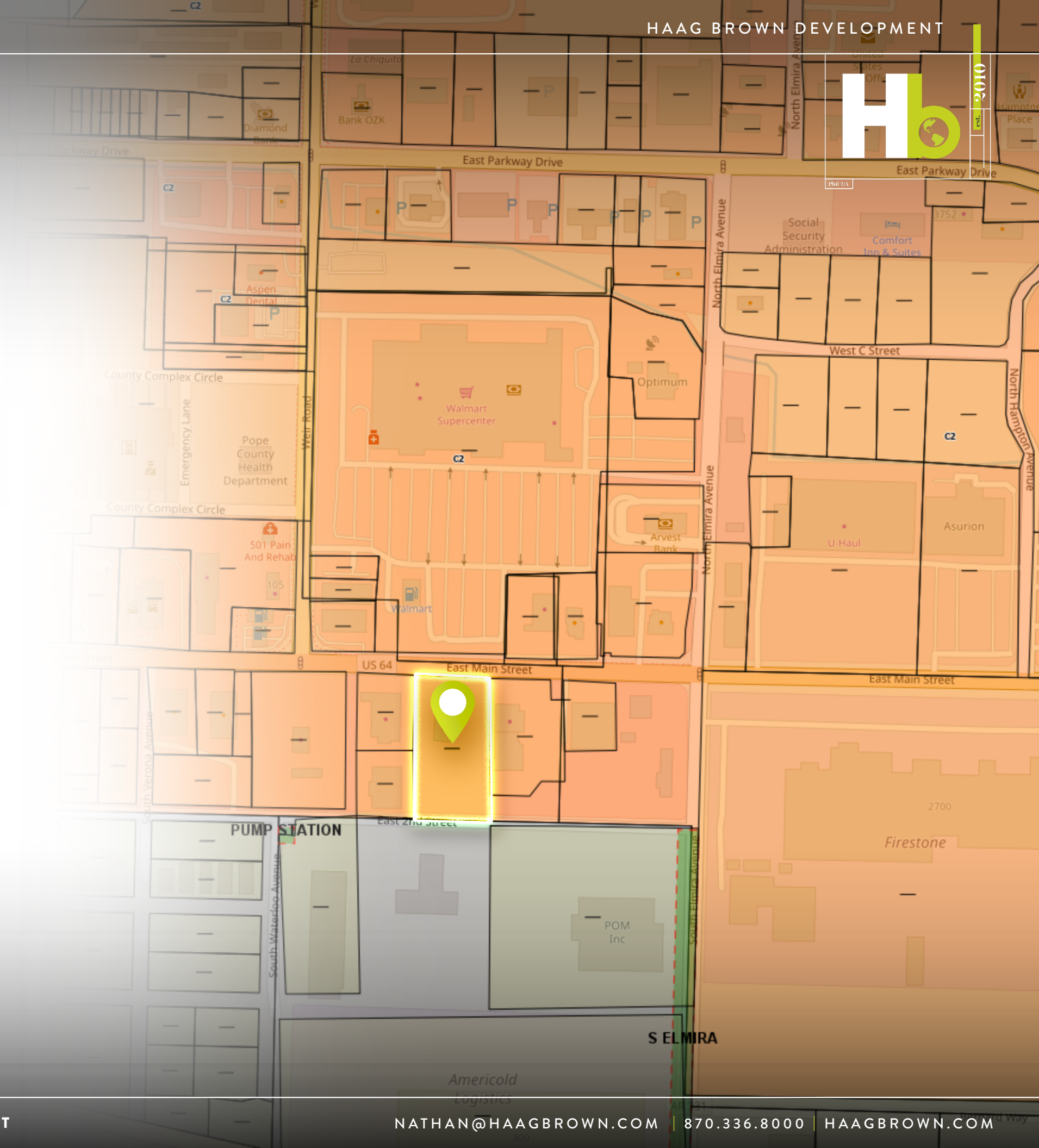


## C-2 Zoning

**C-2, Commercial Zone** is intended for retail commercial uses. Except as specifically provided elsewhere in this chapter, any and every building and premises or land in the C-2 zone shall be used for, or occupied, and every building shall be erected, constructed, established, altered, enlarged, maintained and moved into and within the C-2 zone, exclusively, and only in accordance with the regulations set forth in this chapter. (Prior code § 10-3.1501)

### Uses:

- |                                        |                                    |                                         |
|----------------------------------------|------------------------------------|-----------------------------------------|
| Auditoriums                            | Fire and police stations           | Theaters                                |
| Bakery goods shops                     | Florist shops                      | Television sales, services, and repairs |
| Banking and savings and loan           | Furniture stores                   | Watch repair shops                      |
| Barber shops                           | Hardware and paint stores          | Fortunetelling                          |
| Beauty shops                           | Interior decorating shops          | Internet cafe                           |
| Book and stationery stores             | Jewelry stores                     | Parking lot                             |
| Clothes cleaning agencies and cleaning | Laboratories, medical and dental   | Substations                             |
| Clothes and wearing apparel shops      | Millinery shops                    | Day care facilities                     |
| Confectionery and candy stores         | Newsstands                         | Group care & community care facilities  |
| Custom dressmaking shops               | Offices, business and professional | Hospitals                               |
| Neighborhood markets                   | Public utility commercial offices  | Amusement arcades                       |
| Medical and dental offices and clinics | Photographic studios               | Health facilities                       |
| Department and furniture stores        | Radio and home appliance stores    | Massage establishments                  |
| Dress shops                            | Real estate offices                | Urgent care centers                     |
| Pharmacies                             | Restaurants, cafes, and cafeterias | Churches and related facilities         |
| Dry goods and notions stores           | Shoe repair shops                  | Self-service laundromats                |
| Electric appliance stores and repairs  | Shoe stores (retail)               | Supermarkets                            |
| Electric distribution substations      | Tailor shops, custom making        |                                         |

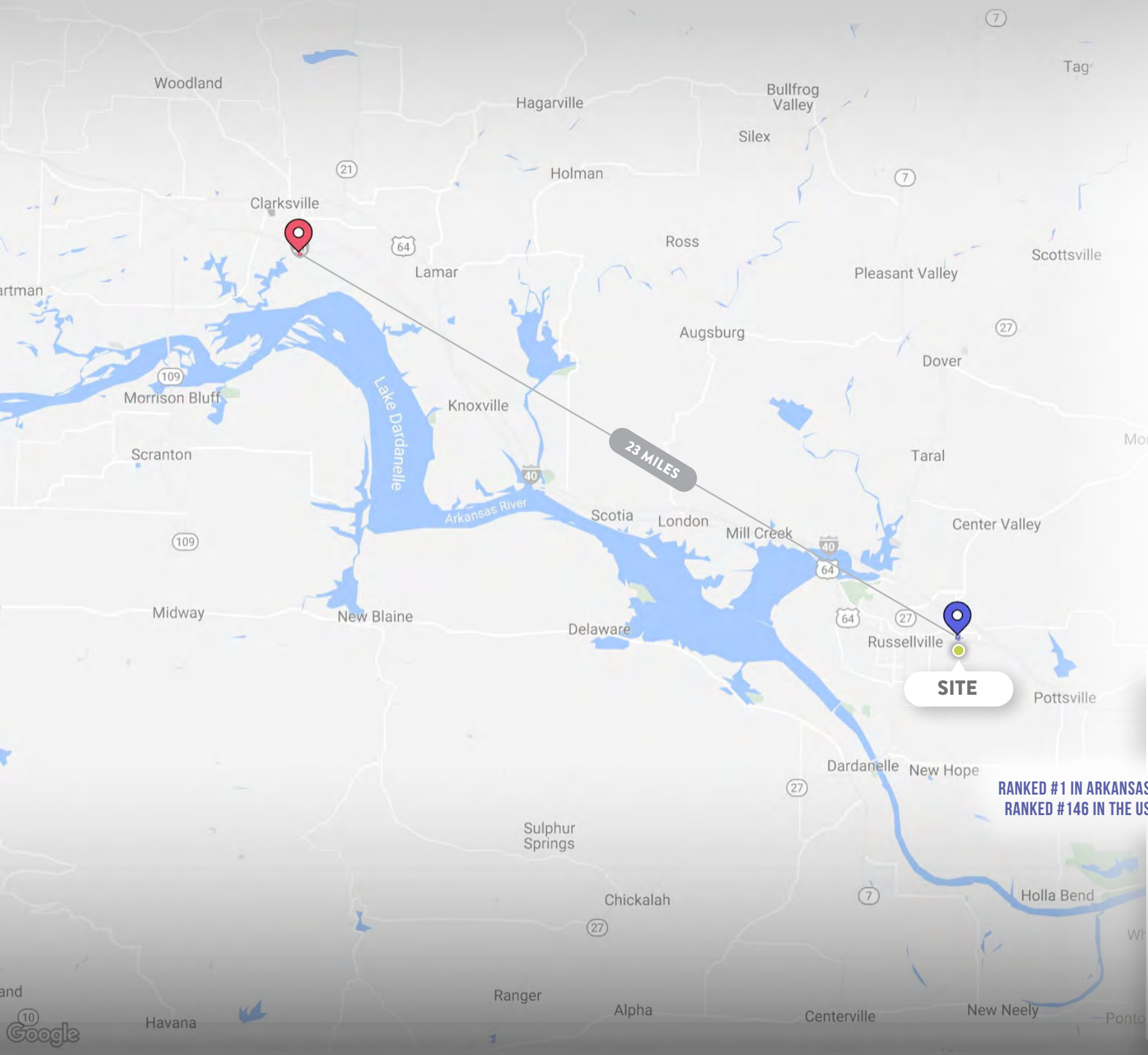




**Walmart**  
 2409 E Main St, Russellville, AR, United States # 58

**Walmart**  
 230 Market St, Clarksville, AR, United States # 66

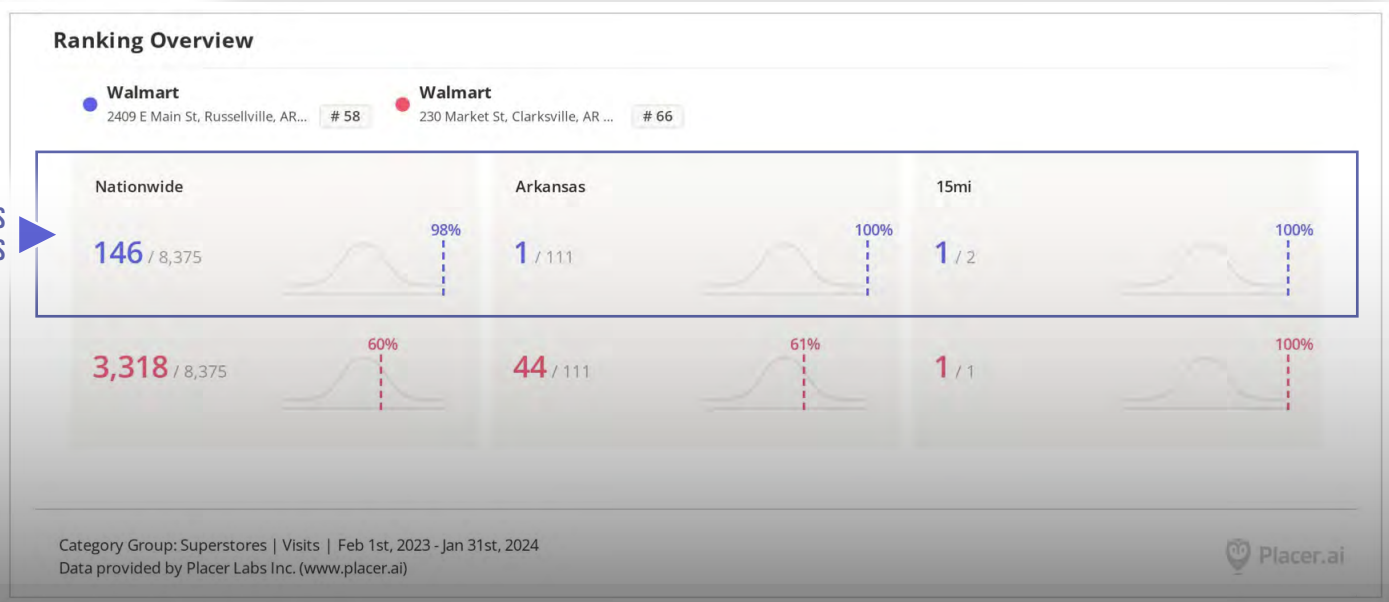
\*Total foot-traffic comparison between the Walmart location anchoring the site and the nearest, non-competing Walmart location



| Metric Name     | Walmart<br>E Main St, Russellville, AR | Walmart<br>Market St, Clarksville, AR |
|-----------------|----------------------------------------|---------------------------------------|
| Visits          | 3.1M                                   | 1.7M                                  |
| Visitors        | 269.9K                                 | 145.2K                                |
| Visit Frequency | 11.57                                  | 11.55                                 |
| Panel Visits    | 245.1K                                 | 125.1K                                |
| Visits YoY      | -10.7%                                 | -6.2%                                 |
| Visits Yo2Y     | -13%                                   | -2.7%                                 |

Feb 1st, 2023 - Jan 31st, 2024  
 Data provided by Placer Labs Inc. (www.placer.ai)

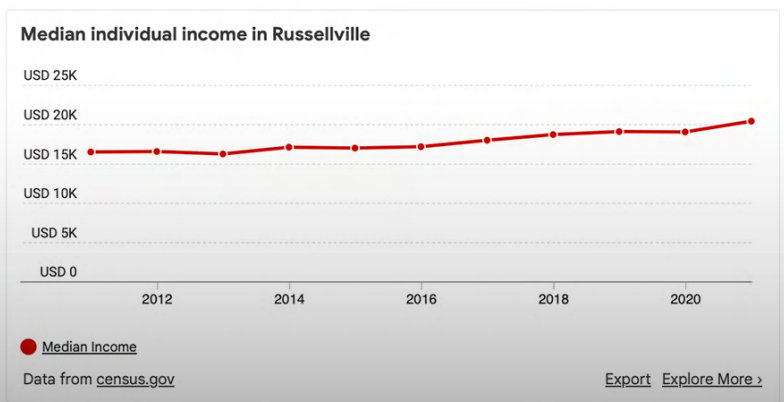
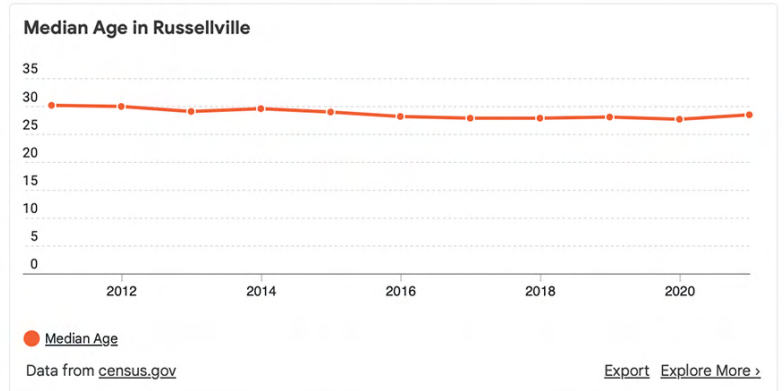
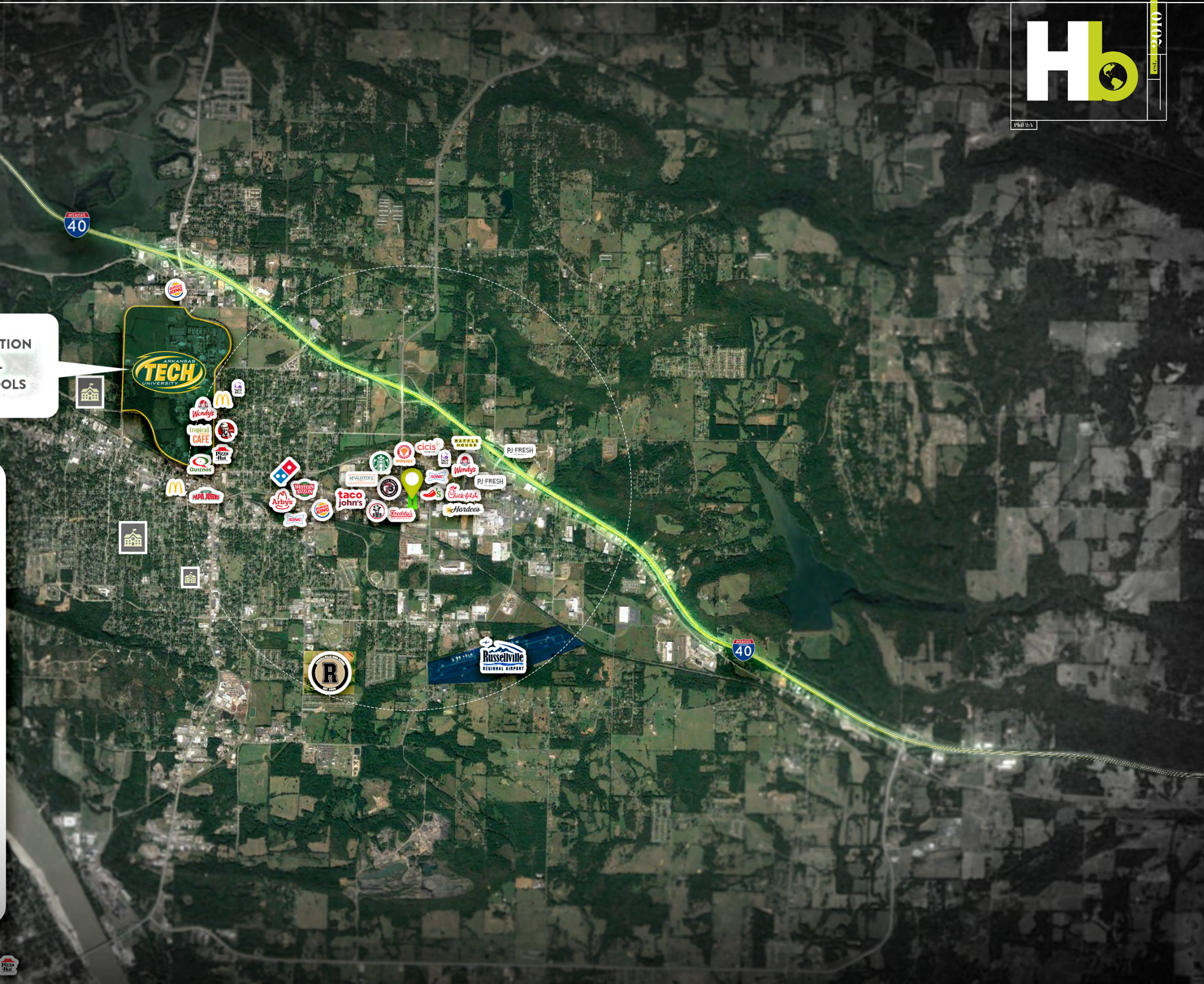
**FOOT-TRAFFIC TRENDS ARE NEARLY DOUBLE THAT OF THE NEAREST, COMPETING WALMART**



**RANKED #1 IN ARKANSAS  
 RANKED #146 IN THE US**



THE MARKET SERVES A HIGH POPULATION OF STUDENTS DUE TO THE LOCAL UNIVERSITY & SURROUNDING SCHOOLS

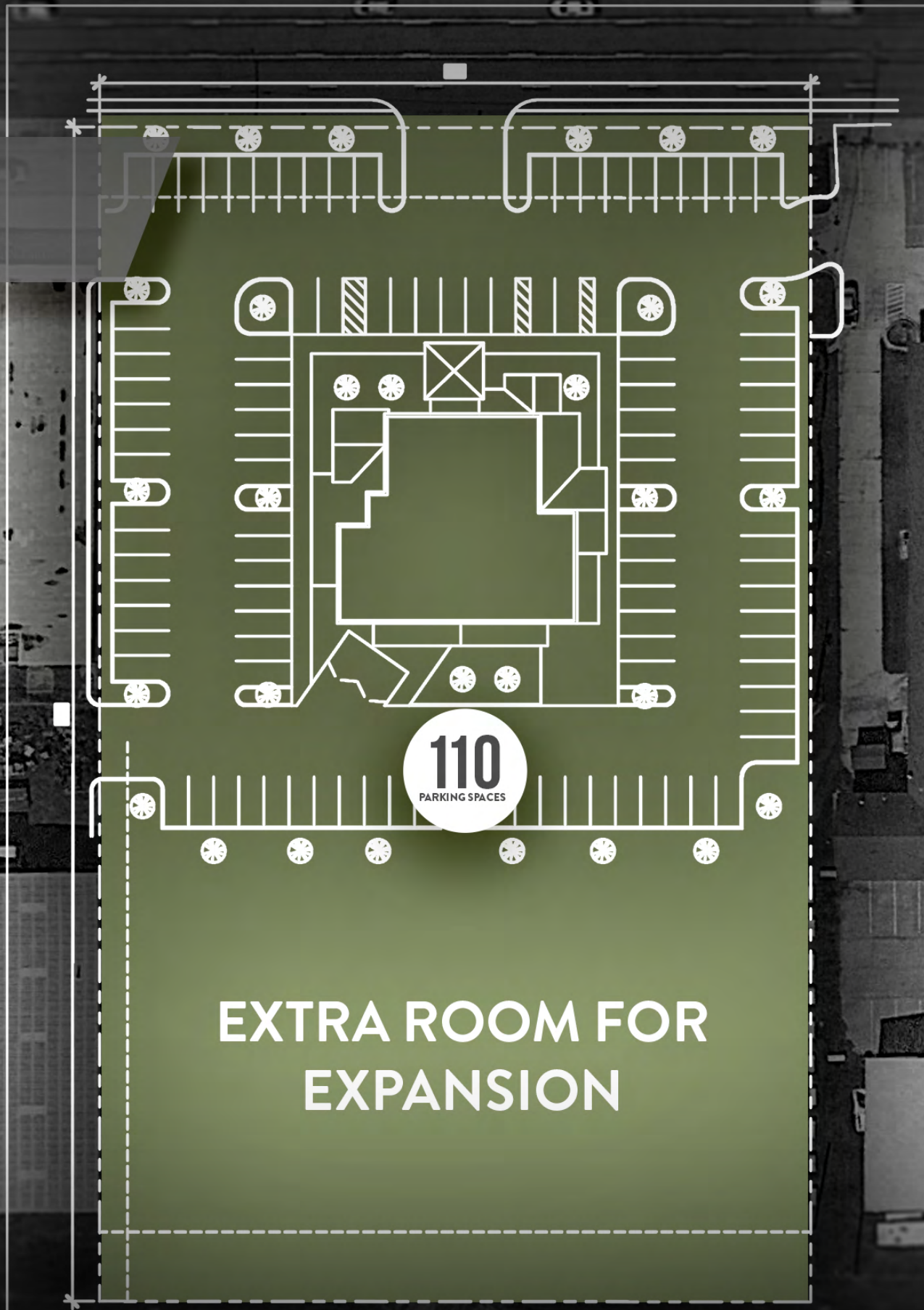






# PROPOSED SITE PLAN

## SINGLE RESTAURANT



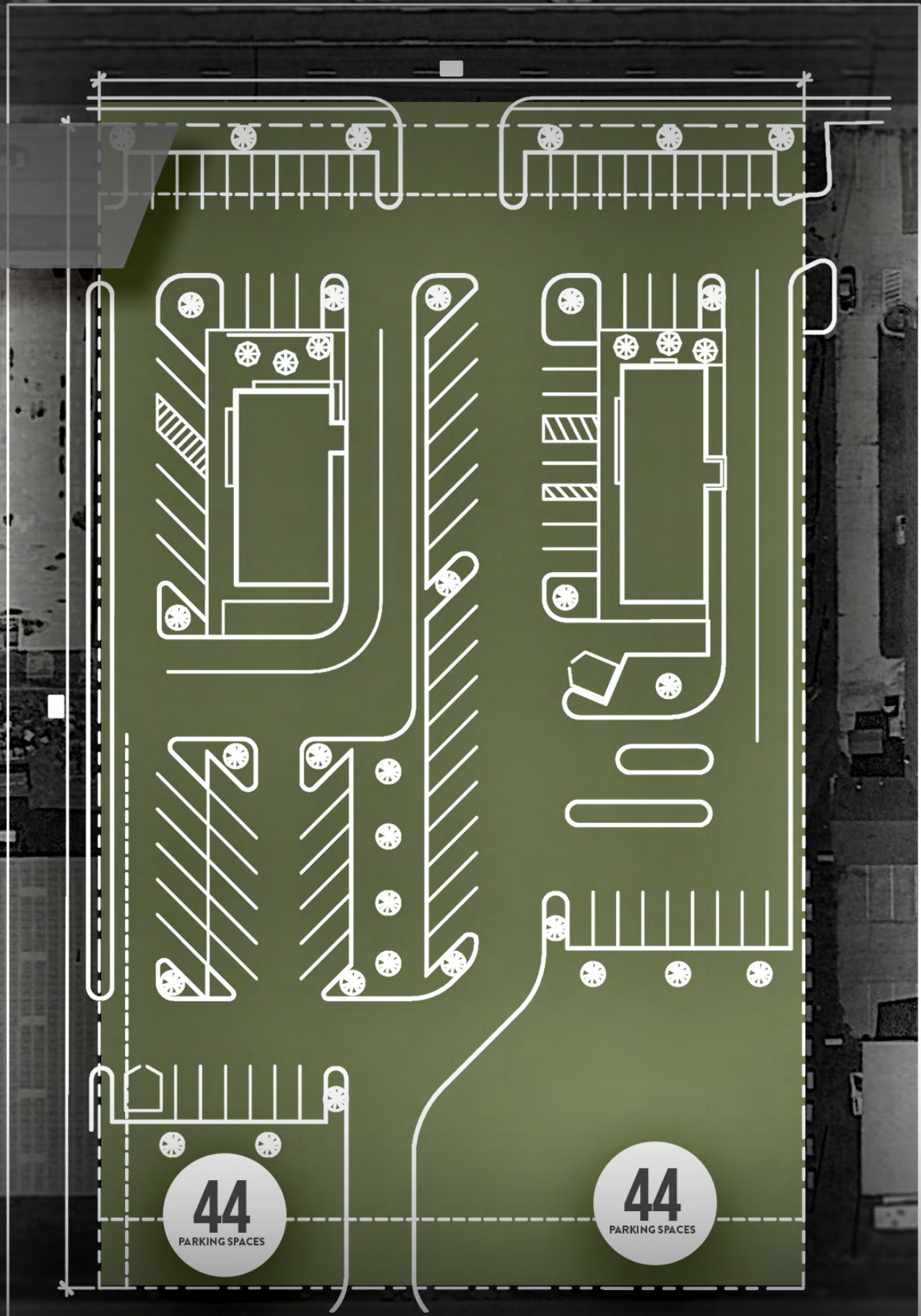
EXTRA ROOM FOR  
EXPANSION

110  
PARKING SPACES



# PROPOSED SITE PLAN

MULTIPLE QSR




 2010  
 EST.

Phil 2:1

## ABOUT THE TRADE AREA RUSSELLVILLE, AR

Situated between the Ozark and Ouachita National Forest, Russellville is located in the heart of west-central Arkansas. Russellville has the perfect mix of urban and rural life, and with a population of 27,920, the city is just large enough to offer a lower cost of living, quality education from primary through higher education, and lots of activities for the whole family.

Residents of Russellville enjoy the qualities of a healthy and diverse economy, high-quality healthcare, excellent education, an abundance of retail shopping and entertainment events. At the same time, they appreciate the comforts and conveniences of small-town life – affordable housing, friendly people and low crime.

A strong, dedicated education system is a key quality of life component. The outstanding educational network in the Arkansas River Valley region continues to ensure success and prosperity for employees and companies.

Five colleges and universities in the region provide quality secondary education and prepare students for professional careers. Public and private schools are available for the region's pre K-12 students, providing a choice of schools that makes it possible for any student to obtain an enriching education.

via [Russellville Chamber of Commerce](#)



# HaagBrown DEVELOPMENT

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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 utmost 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



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EFAX 888.561.4917  
HAAGBROWN.COM



# 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](mailto: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