

*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.

6205 HWY 49 SOUTH

PARAGOULD, AR

FOR SALE

15.6 AC TRACT W/ FRONTAGE TO HWY 49

15.6 AC



870.336.8000



JOSHUA BROWN | EXECUTIVE BROKER
JOSH@HAAGBROWN.COM

MASON COY | LISTING AGENT
MASON@HAAGBROWN.COM



HAAGBROWN.COM

Haag Brown
COMMERCIAL



*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.



est. 2010

CENTRAL BAPTIST'S NEW PARAGOULD CAMPUS

features a master connectivity plan that allows optimal traffic flow through and around the site

[LEARN MORE ABOUT CENTRAL PARAGOULD](#)

\$8/SF

\$10/SF

\$14/SF

OPPORTUNITY OVERVIEW

Haag Brown Commercial is excited to offer a premium opportunity for developers that value top-of-the-line exposure with well-optimized infrastructure. This prime 15.6-acre tract of land in rapidly growing South Paragould sits along Highway 49, adjacent to the new Central Baptist Paragould campus, and offers unparalleled development potential. Currently zoned C-3 with the ability to be subdivided, the lot presents a wide range of commercial flexibility to meet developer needs.

The site benefits from the infrastructure of Central Baptist Paragould's new campus, currently under construction, which helps ensure smooth traffic flow throughout the property, while sitting just off of one the busiest thoroughfares in the area. With exposure of at least 18,000 cars per day & reaching upwards of 25,000 CPD, 430 linear feet of Hwy 49 frontage, and sitting at the entrance of Paragould, we believe developers will be challenged to find a site with greater exposure within the same market.

The property also benefits from its proximity to a 580+ unit residential development ([see page 3](#)), making it an ideal site for commercial or mixed-use ventures. Trends in Paragould show businesses and developments gradually moving to South Paragould towards the city of Brookland, which shares a strong commuter relationship with Paragould and Jonesboro.

With its strategic location, robust utility infrastructure, and proximity to a large residential population, this property presents a compelling opportunity for investors and developers. Whether you're considering a retail center, residential expansion, or a combination of commercial and residential spaces, this site offers a solid foundation for future growth and success.

HIGHLIGHTS

- \$2.5 MM Worth of Utilities/Infrastructure Complete
- Connected to a 580+ Unit Residential Development
- Aprox. 430 Linear Feet of Hwy 49 Frontage
- Zoned For Commercial Use (C-3)
- Exposure to 18,000-25,000 CPD

15.6 AC

\$8-\$14/SF

*The property is priced in three parts depending on developer frontage preference



JOSHUA BROWN | EXECUTIVE BROKER

MASON COY | LAND AGENT

HAAG BROWN COMMERCIAL

FOR SALE: 15.6 AC TRACT ALONG HWY 49 ADJACENT TO CENTRAL PARAGOULD

JOSH@HAAGBROWN.COM

MASON@HAAGBROWN.COM

870.336.8000 | HAAGBROWN.COM

*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.

LEGEND

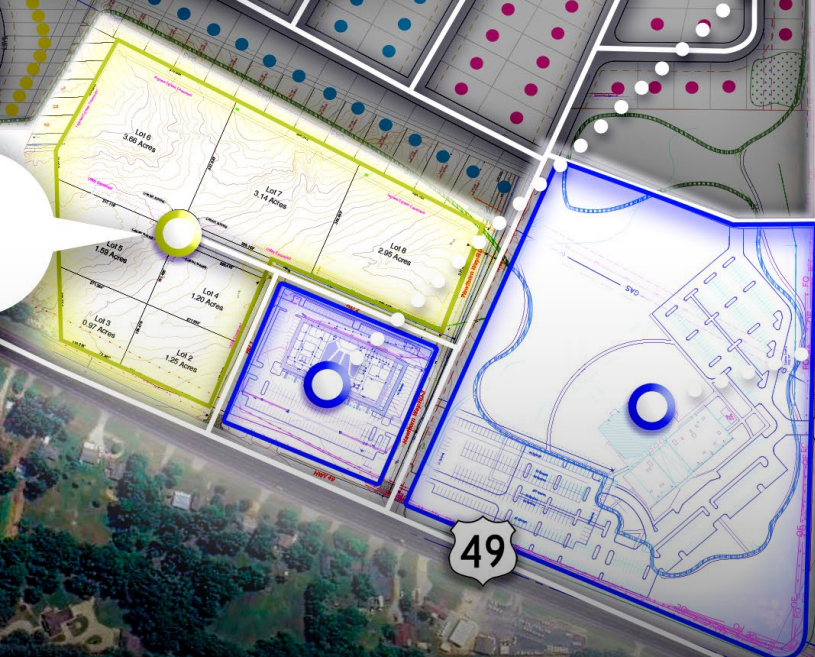
Site layout is preliminary and subject to change

- 47 Senior duplex
- 54 Condo duplex
- 21 Front load patio
- 57 Rear load patio
- 109 R-1 single family
- 136 R-2 single family
- 160 unit apartments

580+ UNIT RESIDENTIAL DEVELOPMENT

SUBJECT PROPERTY

lot lines for reference only and subject to change to meet developer needs. No official plat is recorded until the sale of the first lot.



CENTRAL BAPTIST PHASE 1
PARAGOULD CAMPUS COMPLETE ✓



CENTRAL BAPTIST PHASE 2
PARAGOULD CAMPUS PLANNED ☺



JOSHUA BROWN | EXECUTIVE BROKER

MASON COY | LAND AGENT

HAAG BROWN COMMERCIAL

FOR SALE: 15.6 AC TRACT ALONG HWY 49 ADJACENT TO CENTRAL PARAGOULD

JOSH@HAAGBROWN.COM

MASON@HAAGBROWN.COM

870.336.8000 | HAAGBROWN.COM



2010

PHIL 2/5

*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.



2010

PHIL 2/3

580+ UNIT RESIDENTIAL DEVELOPMENT

15.6 AC

69

CENTRAL BAPTIST PARAGOULD CAMPUS

PHASE 2

49

JOSHUA BROWN | EXECUTIVE BROKER

MASON COY | LAND AGENT

HAAG BROWN COMMERCIAL

FOR SALE: 15.6 AC TRACT ALONG HWY 49 ADJACENT TO CENTRAL PARAGOULD

JOSH@HAAGBROWN.COM

MASON@HAAGBROWN.COM

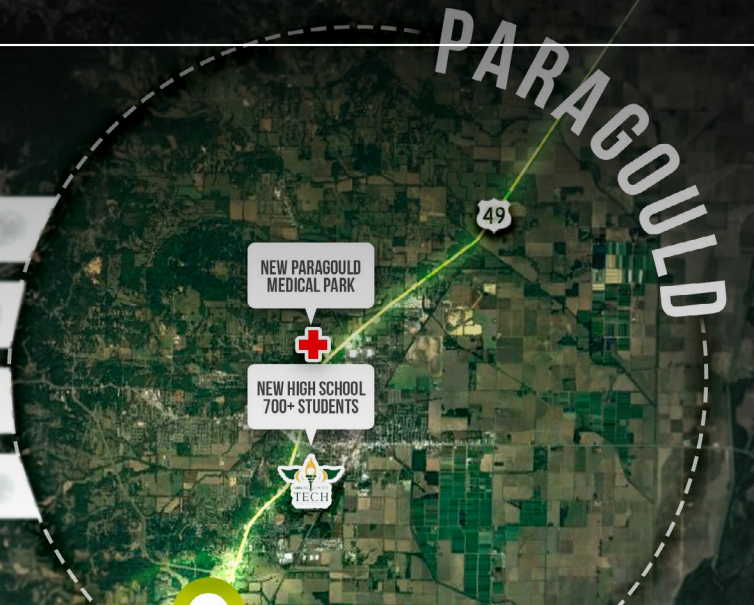
870.336.8000 | HAAGBROWN.COM



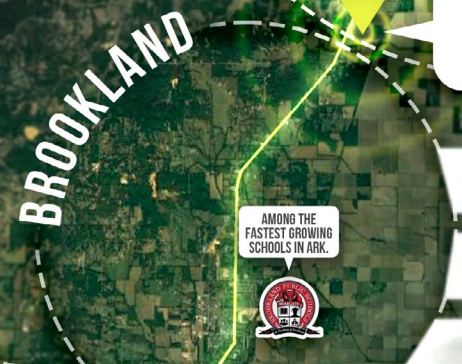
EST. 2010

*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.

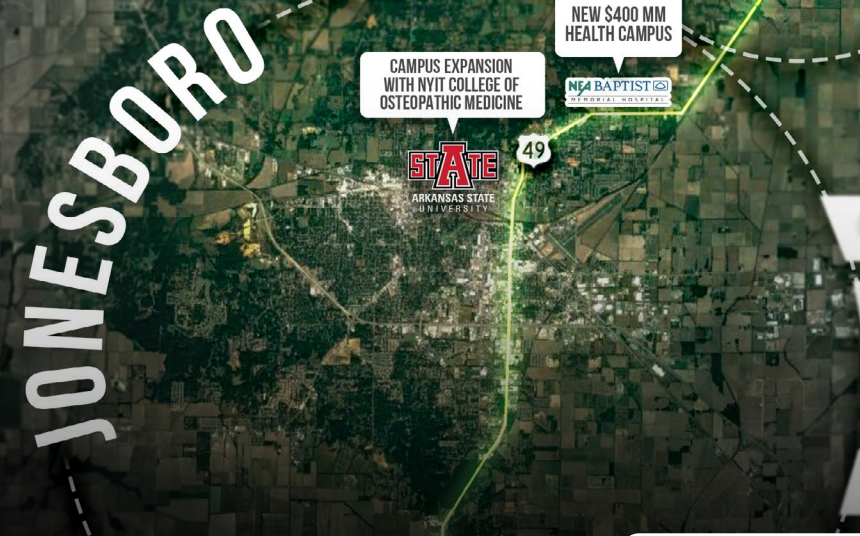
- [LINK](#) PARAGOULD HAS COMPLETED A NEW HIGH SCHOOL FOR GREENE COUNTY TECH, SERVING OVER 700 STUDENTS, GRADES K-12
- [LINK](#) SEVERAL INFRASTRUCTURE IMPROVEMENTS HAVE BEEN MADE, INCLUDING A BYPASS FOR U.S. HIGHWAY 412 AND AN 8-MILE TRAIL CONNECTIVITY PLAN
- [LINK](#) A NEW MEDICAL PARK HAS BEEN COMPLETED JUST OFF OF HIGHWAY 49
- [LINK](#) PARAGOULD IS ALSO HOME TO A BRAND NEW, 4-STORY HOTEL, THE HAMPTON INN



Site located at the entrance of Paragould, along the highest-trafficked commuter route between the three cities: Jonesboro, Brookland, and Paragould



- CITY HAS EXPERIENCED CONSISTENT GROWTH [LINK](#)
- HOME TO ONE OF THE FASTEST GROWING SCHOOL DISTRICTS IN ARKANSAS [LINK](#)
- LOCATED BETWEEN JONESBORO AND PARAGOULD WITH HIGH COMMUTER PRESENCE



- NEWLY COMPLETED \$400 MM HEALTH CAMPUS FOR NEA BAPTIST [LINK](#)
- JONESBORO IS RANKED AS THE 14TH CITY IN THE U.S. FOR ECONOMIC GROWTH IN ALL 384 METROPOLITAN AREAS AND FOURTH AMONG SMALL METROPOLITAN AREAS [LINK](#)
- ARKANSAS STATE UNIVERSITY HAS SEEN CONTINUED GROWTH, INCLUDING THE NEW NYIT COLLEGE OF OSTEOPATHIC MEDICINE [LINK](#)
- A LARGE AMOUNT OF DEVELOPMENT IN NORTHEAST ARKANSAS IS OCCURRING IN JONESBORO, WITH MOST OF THAT DEVELOPMENT BEING SEEN IN THE NORTHSIDE OF THE CITY [OBSERVATION](#)



****This document has been prepared by Haag Brown Commercial for advertising and general information only. Haag Brown Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Haag Brown Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.*

“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.

2221 HILL PARK CV.
JONESBORO, AR



OFFICE 870.336.8000
EFAX 888.561.4917
HAAGBROWN.COM



MASON COY

Listings Coordinator & Agent



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

mason@haagbrown.com

870.336.8000

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, Warehousing & 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.

JOSH@HAAGBROWN.COM

870.336.8000

HAAGBROWN.COM