

FOR SALE

# ±29 AC W/ HIGHWAY FRONTAGE

195 CRAIN RD | BROOKLAND, AR

CRAIGHEAD 768 RD

AMERICAN MADE  
GENERAL STORE



*All labels 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.*



Haag Brown  
COMMERCIAL



870.336.8000

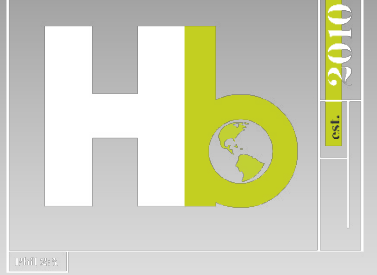


NATHAN@HAAGBROWN.COM | MASON@HAAGBROWN.COM



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±29 AC

APPROX. 770+ FT OF FRONTAGE

PARAGOULD

49

JONESBORO

**PROPERTY OVERVIEW**

This ±29-acre tract sits at the Southern entrance of Brookland, AR, and is primed for development. Zoned A-1 (Agricultural/Rural Residential) and featuring over 770 linear feet of frontage on Highway 49, this site is perfect for ag and industrial users. With [Highway 49 seeing over 27,000 cars per day](#), this tract yields desirable traffic counts for users seeking premium site exposure.

**LOCATION OVERVIEW**

The city of Brookland sits directly between Jonesboro and Paragould and has seen a steady influx of residents, [with its population gradually increasing each year \(2.85% annually; the population has increased by 12.45% since 2020\)](#). Brookland also features a prosperous school system, which has been [ranked among the fastest-growing school districts in Arkansas](#).

The massive growth this community is experiencing can be attributed to several factors, including: **1.)** the heavy commuter culture that exists between Jonesboro, Brookland, and Paragould. **2.)** The opening of the [\\$400 million NEA Baptist Healthcare System](#) has heavily contributed to the economic boom along the Highway 49 corridor North of Jonesboro. **3.)** A large portion of development money spent in Paragould seems to be focused in the city's southern region towards Brookland. **4.)** As more and more families desire to live on the outskirts of Jonesboro and Paragould, they are getting pushed further and further out, landing them in Brookland. As a result of the thriving community, the school district is growing, several new housing developments are under construction, and the city is looking to expand its borders.

**HIGHLIGHTS**

- \$400 MM NEA Baptist Medical Campus Causing a Boom Along Hwy 49
- Located Between Jonesboro and Paragould with High Commuter Presence
- Exposure to ± 27,000 CPD on Hwy 49
- Approx. 770 Feet of Highway Frontage
- Close Proximity to One of The Fastest Growing School Districts in Arkansas

**SALE PRICE**

± 29 AC | \$1,450,000



BROOKLAND LESTER

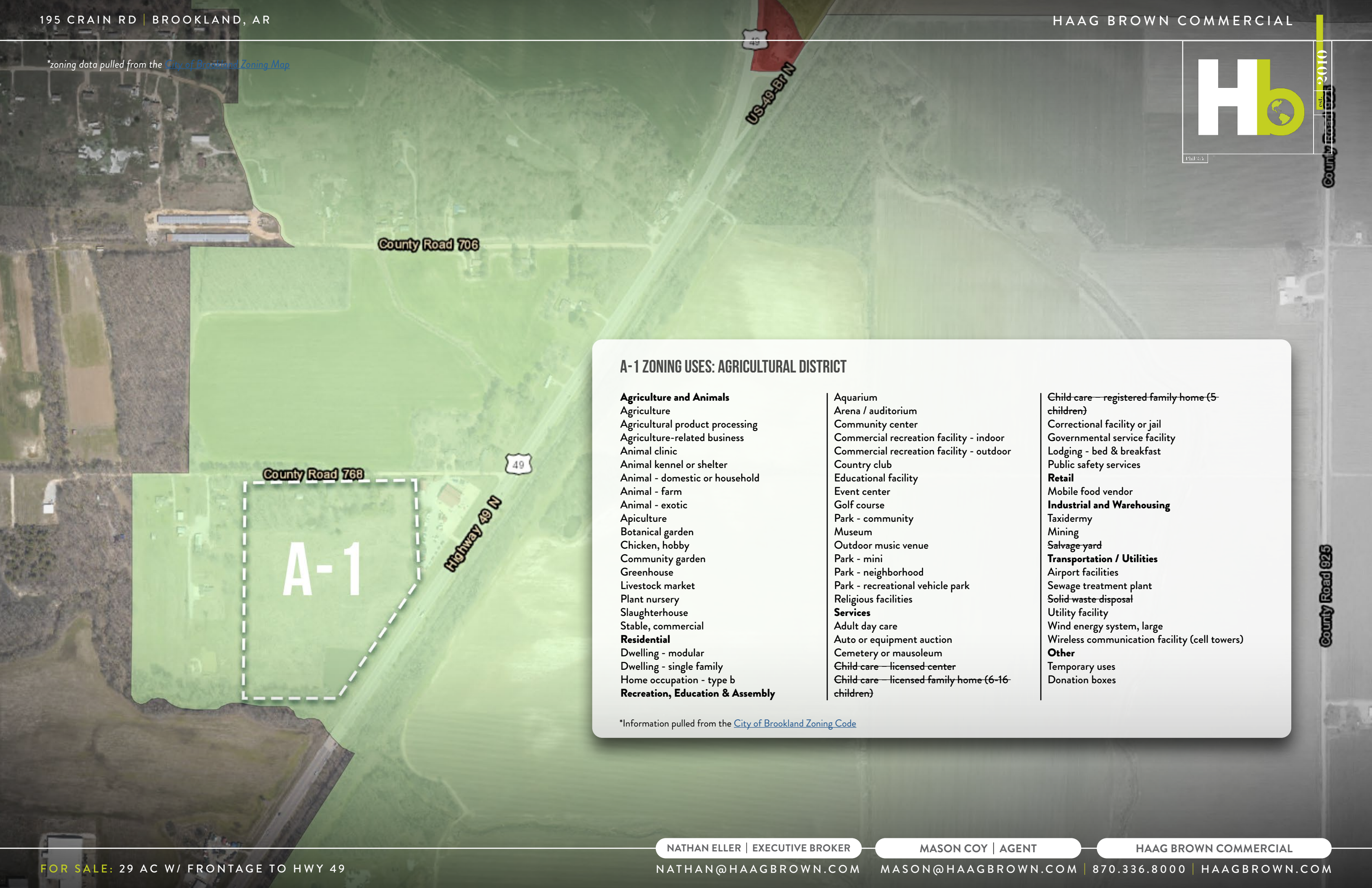
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\*zoning data pulled from the [City of Brookland Zoning Map](#)



### A-1 ZONING USES: AGRICULTURAL DISTRICT

**Agriculture and Animals**

- Agriculture
- Agricultural product processing
- Agriculture-related business
- Animal clinic
- Animal kennel or shelter
- Animal - domestic or household
- Animal - farm
- Animal - exotic
- Apiculture
- Botanical garden
- Chicken, hobby
- Community garden
- Greenhouse
- Livestock market
- Plant nursery
- Slaughterhouse
- Stable, commercial

**Residential**

- Dwelling - modular
- Dwelling - single family
- Home occupation - type b

**Recreation, Education & Assembly**

- Aquarium
- Arena / auditorium
- Community center
- Commercial recreation facility - indoor
- Commercial recreation facility - outdoor
- Country club
- Educational facility
- Event center
- Golf course
- Park - community
- Museum
- Outdoor music venue
- Park - mini
- Park - neighborhood
- Park - recreational vehicle park
- Religious facilities

**Services**

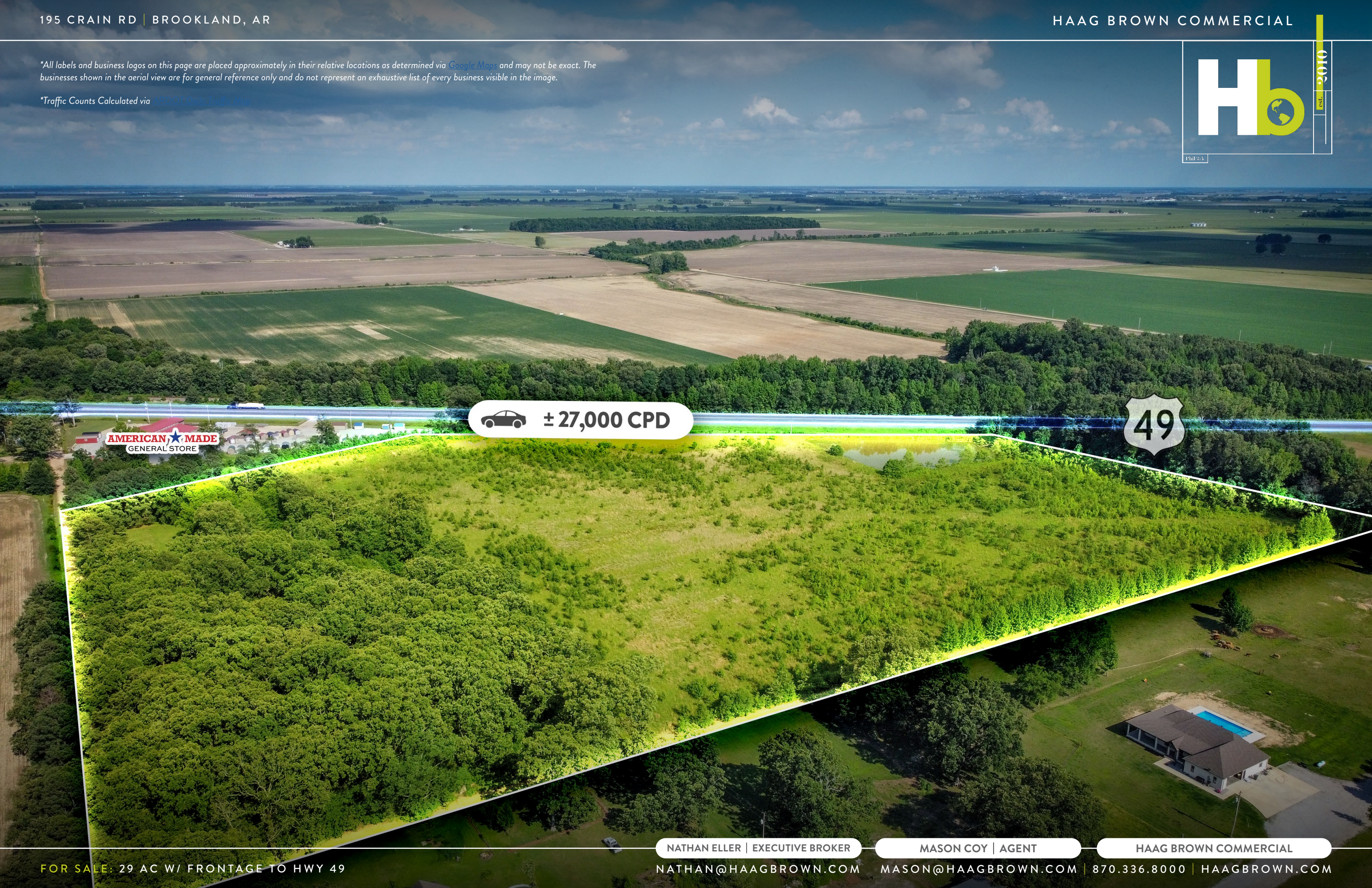
- Adult day care
- Auto or equipment auction
- Cemetery or mausoleum
- Child care - licensed center
- Child care - licensed family home (6-16 children)

- Child care - registered family home (5 children)
- Correctional facility or jail
- Governmental service facility
- Lodging - bed & breakfast
- Public safety services
- Retail**
- Mobile food vendor
- Industrial and Warehousing**
- Taxidermy
- Mining
- Salvage yard
- Transportation / Utilities**
- Airport facilities
- Sewage treatment plant
- Solid waste disposal
- Utility facility
- Wind energy system, large
- Wireless communication facility (cell towers)
- Other**
- Temporary uses
- Donation boxes

\*Information pulled from the [City of Brookland Zoning Code](#)

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\*Traffic Counts Calculated via [ARDOT Daily Traffic Map](#)



 ± 27,000 CPD



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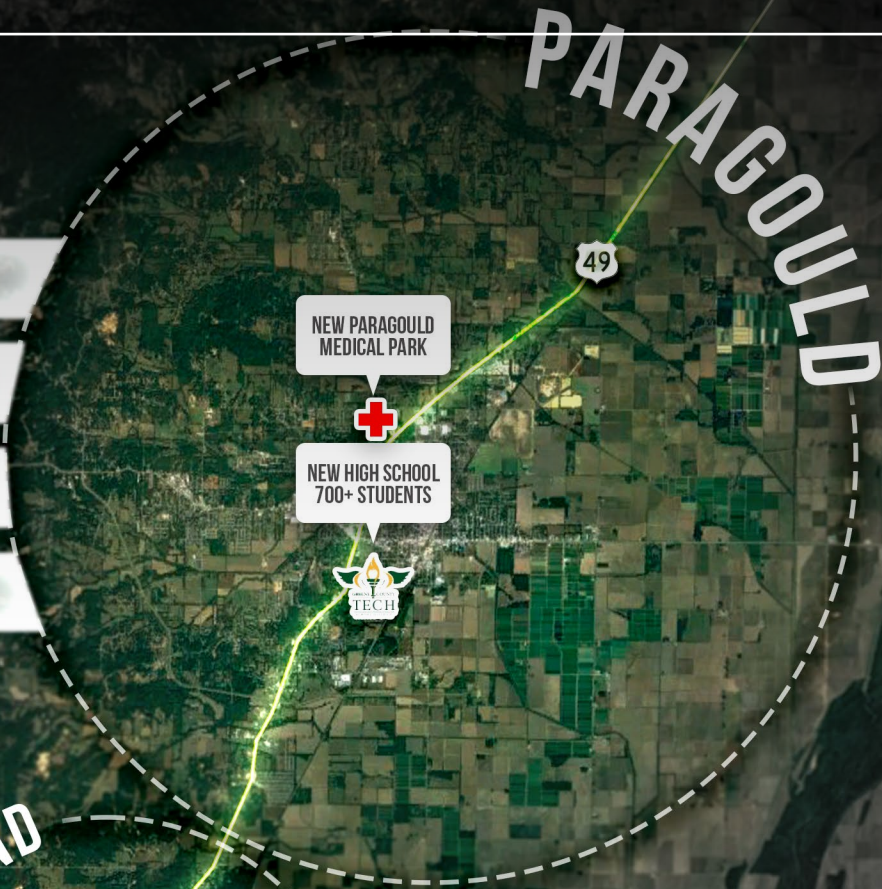
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EST. 2010

- [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



- [LINK](#) 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



- [LINK](#) 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
- [OBSERVATION](#) 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

# 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)

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## 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

# 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](mailto:mason@haagbrown.com)

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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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