



HaagBrown  
COMMERCIAL  
Real Estate & Development



69

BARNETT DR.

Exxon



167

N. ST. LOUIS



HIGHWAY FRONTAGE LOT AT PROMINENT, SIGNALIZED INTERSECTION

FOR SALE

📍 1125 BARNETT DR. | BATESVILLE, AR





2010

Phil

# overview

Positioned along Barnett Drive and N St. Louis Street in Batesville, AR. Frontage on N St. Louis seeing +/-20,000 vehicles per day. This site offers excellent visibility and accessibility in the heart of Batesville's commercial corridor. Located just south of Bad Boy Mowers world headquarters and surrounded by retail, hotel, and medical users, this property is in the path of strong local and regional traffic.

*Flexible potential uses ideally suited for:*

- Laydown yard or storage user
- Hotel or motel development
- Medical or clinic site with proximity to existing healthcare facilities

**SIZE :: 4.45 AC**

**PRICE :: \$729,000**

## HIGHLIGHTS

- +/- 20,000 VPD on N St Louis
- Excellent visibility and access
- Surrounded by retail, hospitality, and medical users
- Flexible zoning and use potential
- Close proximity to Bad Boy Mowers HQ
- Zoned C-1



Exxon

DAWSON WAGNER | AGENT

ZAC QUALLS | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

**FOR SALE:** 4.45 AC HIGHWAY FRONTAGE LOT AT SIGNALIZED INTERSECTION

DAWSON@HAAGBROWN.COM, ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM





2016  
ENCLOSURE  
PHOTO

4.45 AC

BARNETT DR.

FURNITURE LN.

Exxon

Comfort  
SUITES

N. ST. LOUIS



Southern Tire Mart

CLASSIC  
COLLISION

DAWSON WAGNER | AGENT

ZAC QUALLS | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

FOR SALE: 4.45 AC HIGHWAY FRONTAGE LOT AT SIGNALIZED INTERSECTION

DAWSON@HAAGBROWN.COM, ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM





0103



FOR SALE: 4.45 AC HIGHWAY FRONTAGE LOT AT SIGNALIZED INTERSECTION

DAWSON WAGNER | AGENT

ZAC QUALLS | EXECUTIVE BROKER

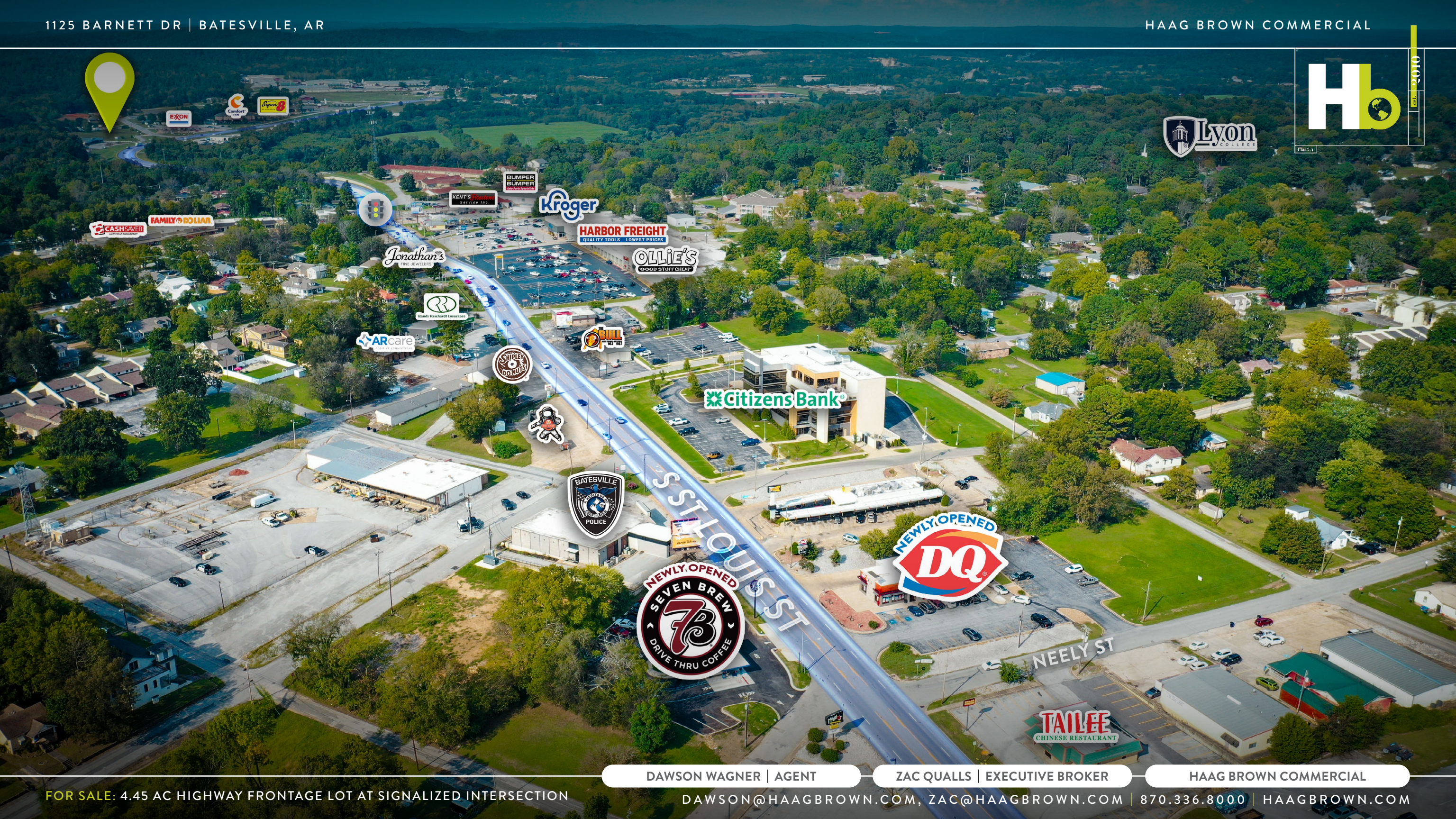
HAAG BROWN COMMERCIAL

DAWSON@HAAGBROWN.COM, ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM





2010  
ENCL



DAWSON WAGNER | AGENT

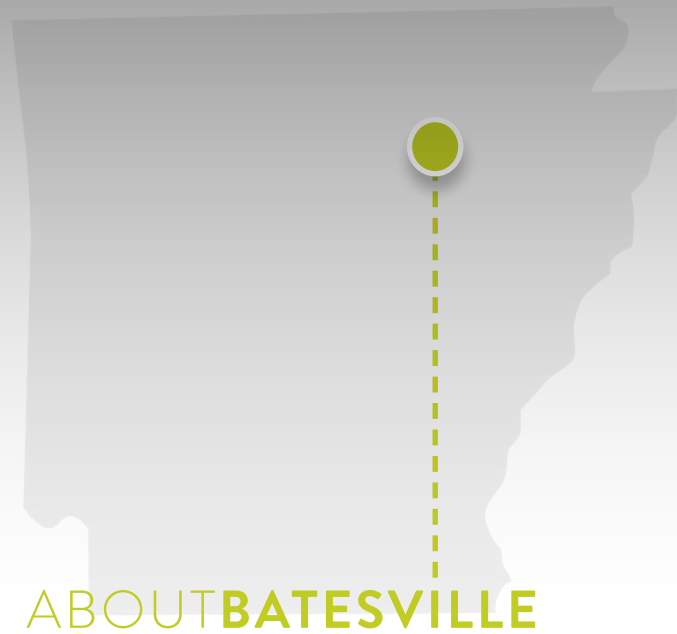
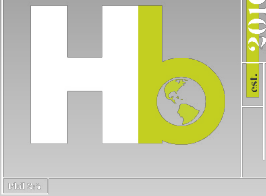
ZAC QUALLS | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

FOR SALE: 4.45 AC HIGHWAY FRONTAGE LOT AT SIGNALIZED INTERSECTION

DAWSON@HAAGBROWN.COM, ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



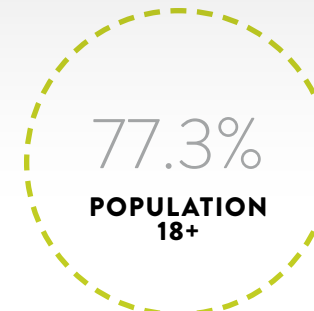
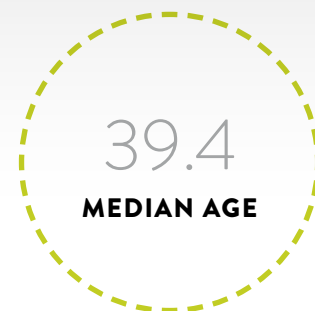
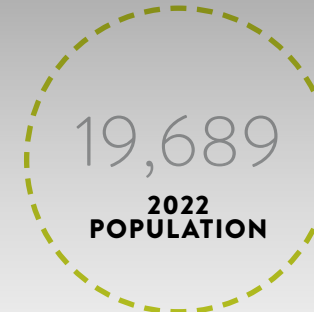
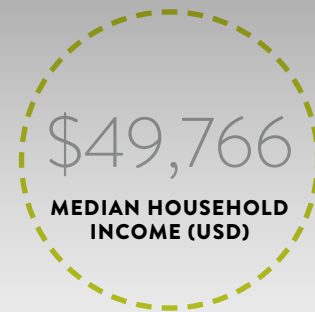


## ABOUT BATESVILLE

Nestled along the White River, Batesville is the oldest existing city in the state of Arkansas.

Independence County is a destination for those seeking one-of-a-kind experiences. Find eclectic shops, restaurants, and lodging in every corner of our tree-dotted county. Batesville is a vibrant college town with a unique history, award-winning parks, a thriving historic district, and family-friendly festivals. Explore places and see why HomeSnacks called Batesville “one of the best places to raise a family in Arkansas.”

Batesville is a vibrant college town with a unique history. It's the Christmas Capital of Arkansas™, the dirt-racing capital of the South, home to NASCAR legend Mark Martin, and the home of our state-of-the-art 112,000 sq. ft. Community Center & Aquatics Parks. The area is known for its outdoor activities such as hiking, canoeing, caving, climbing, scenic photography, and fishing. Batesville is the ultimate basecamp for your next adventure.



### BATESVILLE'S BIGGEST ATTRACTIONS

[CLICK FOR MORE](#)

- Lyon College
- Blanchard Springs Caverns
- Mark Martin Museum
- Batesville Motor Speedway
- The Course at Eagle Mountain
- Jamestown Crag
- Spring River
- White River

### BATESVILLE'S LARGEST EMPLOYERS



- Recognized as a “Top 25 City” in the nation for its attractions, hospitality, and affordability by USA Today
- Recognized as a “Trendsetter City” for its achievements in Public Safety, Wellness, Infrastructure, and the Environment by Arkansas Business
- Batesville's White River Wonderland Christmas lights display was named a finalist for the “Arkansas Tourism Attraction of the Year” Award by the Arkansas Department of Parks, Heritage, and Tourism
- Top 50 best places to live in Arkansas (out of 1498 communities)
- 45th best place to buy a house in Arkansas (out of 1498 communities)
- Top 40 best public schools in Arkansas
- Among the 10% lowest cost-of-living places in America



# MEET OUR TEAM

## DAWSON WAGNER

Commercial Agent - NWA Brokerage



Haag Brown Commercial is proud to announce the addition of Dawson Wagner to its brokerage team in Northwest Arkansas.

A Jonesboro High School graduate and University of Arkansas alumnus, Dawson brings a strong business foundation and a genuine passion for real estate to the firm. He earned his bachelor's degree in Supply Chain Management from the Sam M. Walton College of Business with a minor in Finance and a focus in investments. While at the University, he was involved in the Walton Finance Club, Walton Investments Club, Real Estate Club, and Sigma Chi fraternity.

Before joining Haag Brown, Dawson gained valuable professional experience through an internship with J.B. Hunt Transport Services in intermodal operations and later with a real estate firm, where he discovered his enthusiasm

for the dynamic, community-driven nature of commercial real estate.

Driven by a client-first mindset and guided by his faith, Dawson is committed to providing responsive, relationship-based service that prioritizes his clients' goals and investments.

After earning his real estate license, he quickly joined Haag Brown's Northwest Arkansas office. Outside of work, Dawson enjoys golfing, hunting, fishing, and traveling.

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

870.336.8000





# ZACQUALLS

Executive Broker - Leasing & Brokerage



Zac Qualls is an executive broker with more than a decade of experience at Haag Brown Commercial. He excels in leasing, brokerage, and tenant representation, with particular expertise in client relationship management.

Zac's in-depth market knowledge allows him to identify prime locations for prospective tenants, ensuring optimal site selection. His robust network of industry contacts provides valuable connections for both landlords and tenants.

Zac consistently demonstrates integrity, dedication, hard work, reliability, and a personal commitment to every deal. He prioritizes your interests, ensuring a high level of professionalism and service in every collaboration.

Outside of work, Zac enjoys spending time with his wife Hilary, and two daughters, Campbell and Turner.

"Be careful how you think; your life is shaped by your thoughts." Proverbs 4:23

[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, 2023

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

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

Arkansas State University - Bachelors of Science in Finance - 2007





*\*\*\*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

