

# SALE/LEASE

133 E PARSONS AVE | WARRENSBURG, MO 

20,560 SF FREE-STANDING BUILDING DIRECTLY ACROSS WALMART



 Haag Brown  
INVESTMENTS

**BANG** REALTY

 870.336.8000

 NATHAN@HAAGBROWN.COM

NATHAN ELLER | EXECUTIVE BROKER

ZAC QUALLS | EXECUTIVE BROKER

ZAC@HAAGBROWN.COM

 HAAGBROWN.COM



## PROPERTY OVERVIEW

This 20,560 SQUARE FOOT FREE-STANDING commercial building is located just east outside of Kansas City in Warrensburg, Missouri.

The building is directly off of NW US HWY 50 on E. Parsons Ave. with direct access to the signalized intersection of E. Cooper Blvd. & N. Maguire St.

The property is surrounded by other major retailers & restaurants that include a NEWLY CONSTRUCTED Tractor Supply Co., Walmart Supercenter, Lowe's, Chipotle, Applebee's, AT&T, Academy, Buffalo Wild Wings, Aaron's, Rib Crib, Zaxby's, Great Clips, ALDI, & Marshalls.

Originally constructed as an Office Depot, the building has been home to FFO Home & American Freight over the last several years. With access to 70+ parking spaces, truck-well loading dock & LIMITED VACANCY, this building is one of the BEST available RETAIL options in the market!

**LEASE PRICE** \$14/SF NNN

**SALE PRICE** \$2,500,000

**BUILDING SIZE** 20,560 SF

## PROPERTY HIGHLIGHTS

- 20,560 SF Free-Standing Building in A+ Location
- Surrounded by National Retailers such as Walmart Supercenter, a NEWLY CONSTRUCTED Tractor Supply Co., Lowe's, Aldi, & Marshalls
- Near University of Central Missouri with 12,500+ Students
- Access to a Signalized Intersection - Cooper Blvd. & N. Maguire St.
- Close Proximity to Whiteman Air Force Base (Population of 4,119 in 2022)
- Abundance of Parking (70+) & Truck-Well Loading Dock
- Adjacent to NEWLY CONSTRUCTED Tractor Supply Co.
- Limited Vacancy within the Market
- Property is available both FOR LEASE & FOR SALE



\*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.

**SALE OR LEASE: 20,560 SF FREE-STANDING BUILDING DIRECTLY ACROSS WALMART**

**PRIMARY CONTACTS**



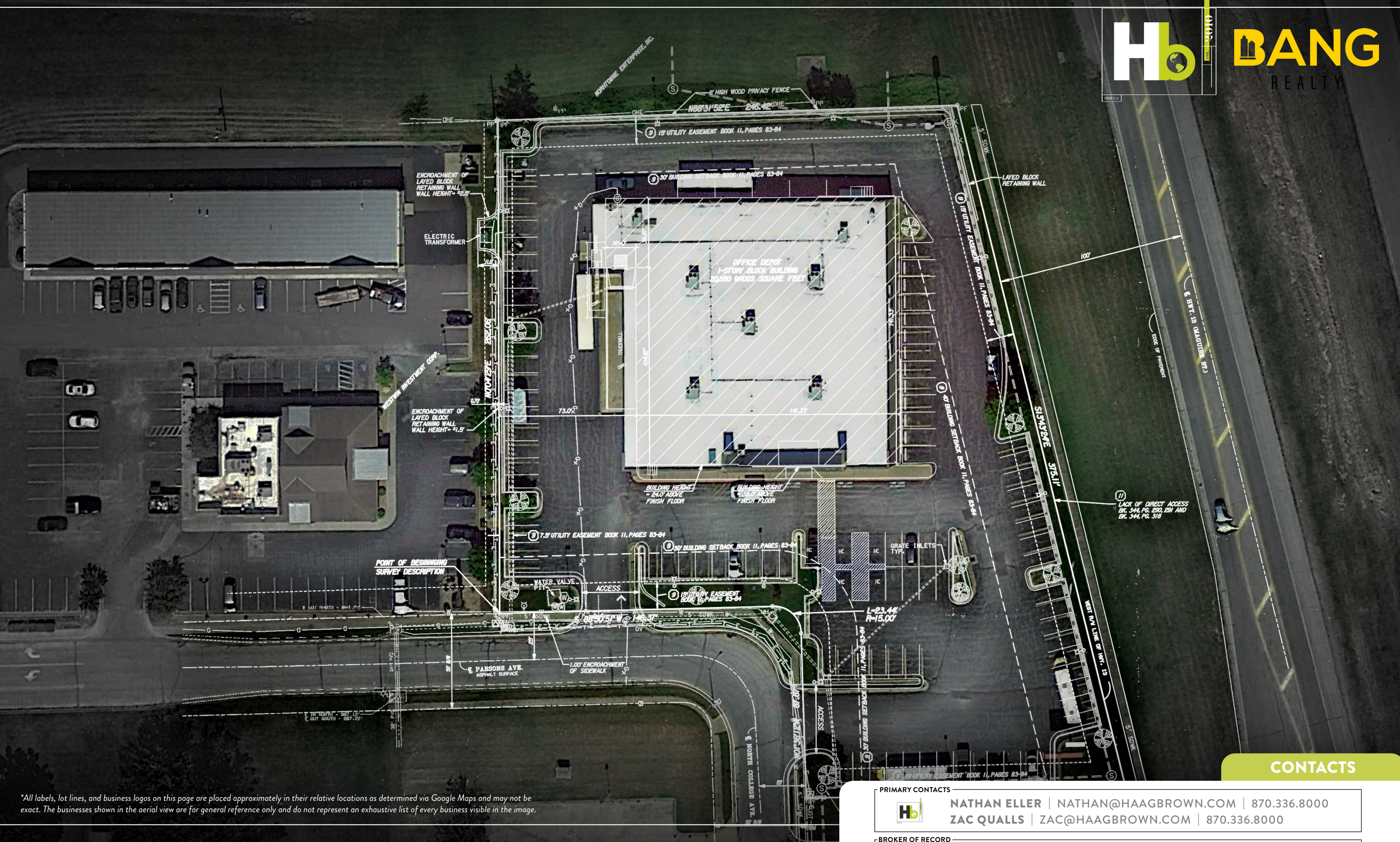
**NATHAN ELLER** | NATHAN@HAAGBROWN.COM | 870.336.8000  
**ZAC QUALLS** | ZAC@HAAGBROWN.COM | 870.336.8000

**BROKER OF RECORD**



**BRIAN BROCKMAN** | BOR@BANGREALTY.COM

**CONTACTS**



\*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.

**SALE OR LEASE: 20,560 SF FREE-STANDING BUILDING DIRECTLY ACROSS WALMART**

**CONTACTS**

**PRIMARY CONTACTS**

**Hb** NATHAN ELLER | NATHAN@HAAGBROWN.COM | 870.336.8000  
 ZAC QUALLS | ZAC@HAAGBROWN.COM | 870.336.8000

**BROKER OF RECORD**

**BANG** REALTY BRIAN BROCKMAN | BOR@BANGREALTY.COM



**BANG**  
REALTY

**BRAND NEW TACTOR SUPPLY CO., BUILT IN 2024**  
[CLICK HERE FOR MORE INFO](#)

**TSC TRACTOR SUPPLY CO.**

**RibCrib**



13



N MAGUIRE ST

PARSONS AVE



\*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.

**SALE OR LEASE: 20,560 SF FREE-STANDING BUILDING DIRECTLY ACROSS WALMART**

**CONTACTS**

PRIMARY CONTACTS



**NATHAN ELLER** | [NATHAN@HAAGBROWN.COM](mailto:NATHAN@HAAGBROWN.COM) | 870.336.8000  
**ZAC QUALLS** | [ZAC@HAAGBROWN.COM](mailto:ZAC@HAAGBROWN.COM) | 870.336.8000

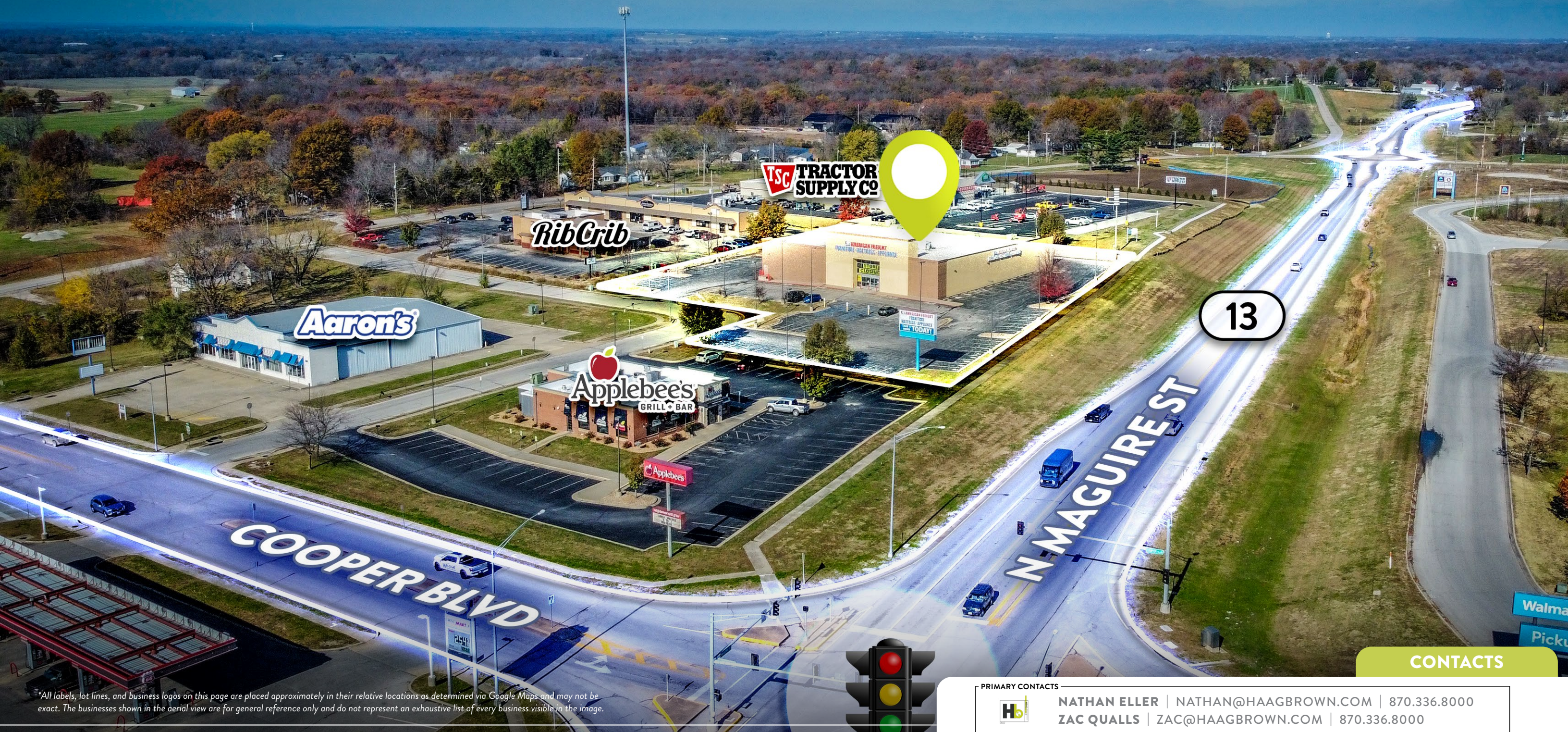
BROKER OF RECORD



**BRIAN BROCKMAN** | [BOR@BANGREALTY.COM](mailto:BOR@BANGREALTY.COM)



**BANG**  
REALTY



\*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.

**SALE OR LEASE: 20,560 SF FREE-STANDING BUILDING DIRECTLY ACROSS WALMART**

**CONTACTS**

PRIMARY CONTACTS



**NATHAN ELLER** | [NATHAN@HAAGBROWN.COM](mailto:NATHAN@HAAGBROWN.COM) | 870.336.8000  
**ZAC QUALLS** | [ZAC@HAAGBROWN.COM](mailto:ZAC@HAAGBROWN.COM) | 870.336.8000

BROKER OF RECORD



**BRIAN BROCKMAN** | [BOR@BANGREALTY.COM](mailto:BOR@BANGREALTY.COM)



**BANG**  
REALTY



13



**Walmart**

**Applebee's**  
GRILL + BAR

**Aaron's**

**LOWE'S**

Fairfield BY MARRIOTT, FAZOLI'S, DOLLAR TREE, IHOP, MCDONALD'S, WALGREENS, STARBUCKS, COUNTRY KITCHEN, DOLLAR GENERAL

Swisher's SINCE 1965, CALVER'S, ALEWEL'S, COUNTRY MEATS BY YEARS STEAKS

Great Clips, BUFFALO WILD WINGS

Pizza Hut

PHILLIPS 66

50

N MAGUIRE ST

COOPER BLVD

PARSONS AVE

\*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.

**SALE OR LEASE: 20,560 SF FREE-STANDING BUILDING DIRECTLY ACROSS WALMART**

**CONTACTS**

PRIMARY CONTACTS	<b>NATHAN ELLER</b>   NATHAN@HAAGBROWN.COM   870.336.8000 <b>ZAC QUALLS</b>   ZAC@HAAGBROWN.COM   870.336.8000
BROKER OF RECORD	<b>BRIAN BROCKMAN</b>   BOR@BANGREALTY.COM



**BANG**  
REALTY



CONTACT

**ZAC QUALLS (BROKER)**

870.336.8000  
ZAC@HAAGBROWN.COM



CONTACT

**NATHAN ELLER (BROKER)**

870.336.8000  
NATHAN@HAAGBROWN.COM



CONTACT

**BRIAN BROCKMAN (BROKER OF RECORD)**

LICENSE #: 177814  
BANG REALTY-OKLAHOMA INC  
BOR@BANGREALTY.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.

**SALE OR LEASE: 20,560 SF FREE-STANDING BUILDING DIRECTLY ACROSS WALMART**

CONTACTS

PRIMARY CONTACTS

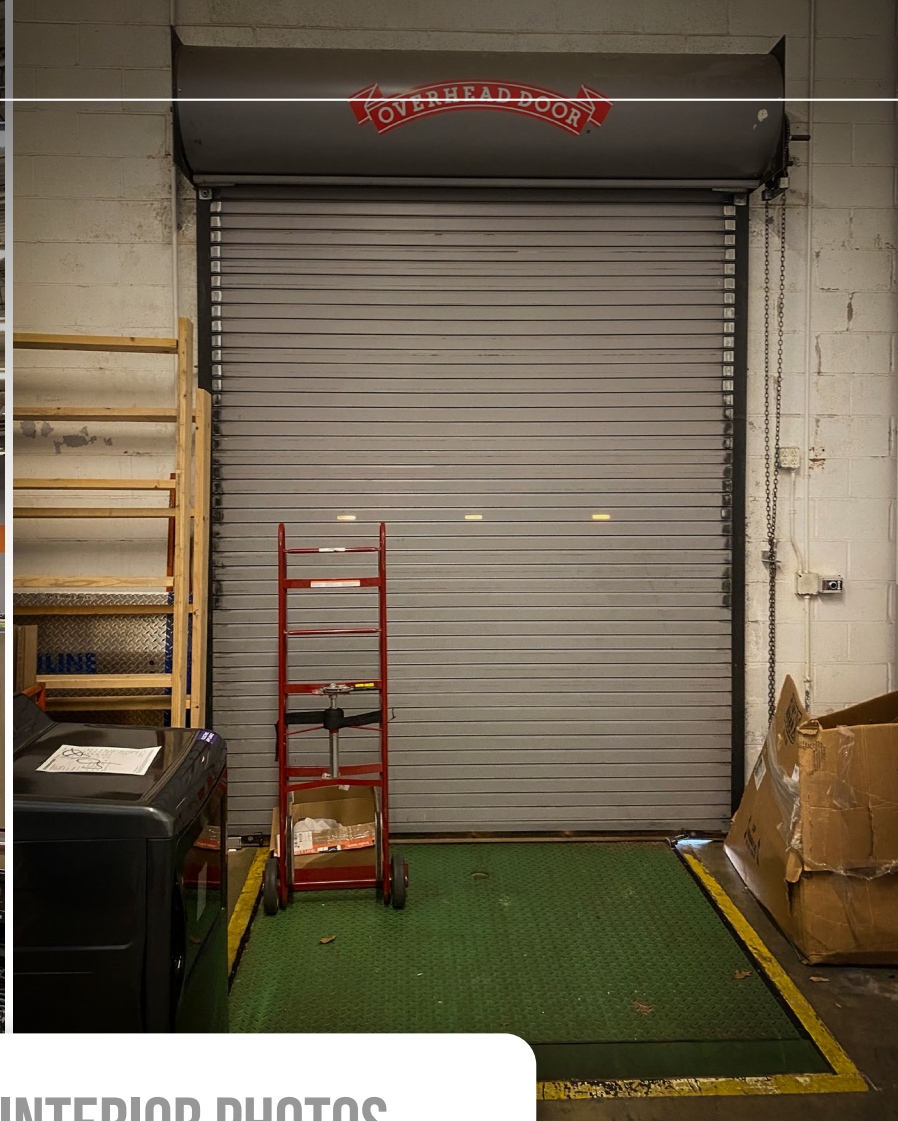


NATHAN ELLER | NATHAN@HAAGBROWN.COM | 870.336.8000  
ZAC QUALLS | ZAC@HAAGBROWN.COM | 870.336.8000

BROKER OF RECORD

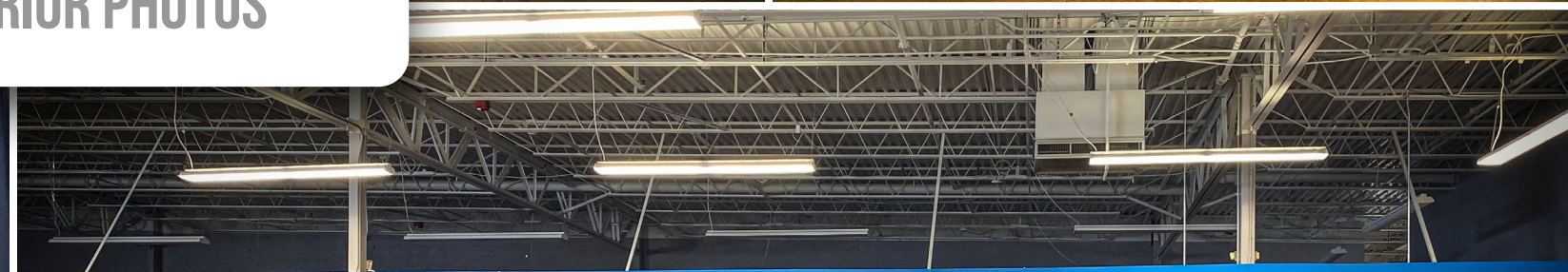


BRIAN BROCKMAN | BOR@BANGREALTY.COM



**Hb** **BANG**  
REALTY

 **INTERIOR PHOTOS**



**CONTACTS**

**PRIMARY CONTACTS**  
**Hb** **NATHAN ELLER** | [NATHAN@HAAGBROWN.COM](mailto:NATHAN@HAAGBROWN.COM) | 870.336.8000  
**ZAC QUALLS** | [ZAC@HAAGBROWN.COM](mailto:ZAC@HAAGBROWN.COM) | 870.336.8000

**BROKER OF RECORD**  
**BANG** **REALTY** **BRIAN BROCKMAN** | [BOR@BANGREALTY.COM](mailto:BOR@BANGREALTY.COM)





WARRENSBURG

50

50

KNOB NOSTER



**UCM 2023 ENROLLMENT INCREASED BY 10%**

“Citing factors that include an overall increase of approximately 10% in fall student enrollment, an operating budget that is 5.25% larger than the previous fiscal year, and a strategic plan that guides the institution, the University of Central Missouri is in a position of strength. That is the message President Roger Best shared with faculty and staff when he presented his annual State of the University remarks on Sept. 14. The president’s sixth consecutive SOU address since his 2018 appointment by the Board of Governors took place in the James L. Highlander Theatre.”

“UCM’s official headcount is 12,788 students, which is not only 1,150 students higher than fall 2022, but the highest enrollment in more than six years. This includes a 3.2% increase in first-time, full-time students versus last fall, a 13% increase in domestic graduate students, and 40.3% increase in international students. More importantly, the credit hours generated by stronger enrollment are up by about 5% compared to last fall, contributing to a stronger revenue outlook for this fiscal year.”

[Click to Read Full Article](#)



**WHITEMAN ESTIMATED POPULATION**

- Active duty - 3,841
- Family members - 3,396
- Retirees in local area - 4,234
- Civilian employees - 2,027
- Reserve and Guard - 2,320

Whiteman Air Force Base is located in Knob Noster, Missouri which is approximately 60 miles southeast of Kansas City, Missouri in rural Johnson County.

Knob Noster has a population of 2,785 people. Nearby Warrensburg has a population of 19,638. Warrensburg is also home to University of Central Missouri. Sedalia, Missouri is approximately 20 miles east of Whiteman AFB and the home of The Missouri State Fair. The population of Sedalia is 21,809.



WHITEMAN AFB

[Click to Learn More](#)



CONTACTS

PRIMARY CONTACTS



NATHAN ELLER | NATHAN@HAAGBROWN.COM | 870.336.8000  
ZAC QUALLS | ZAC@HAAGBROWN.COM | 870.336.8000

BROKER OF RECORD



BRIAN BROCKMAN | BOR@BANGREALTY.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.

**SALE OR LEASE: 20,560 SF FREE-STANDING BUILDING DIRECTLY ACROSS WALMART**



“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

*\*\*\*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.*



# 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

# 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