

NEA BAPTIST  
MEMORIAL HOSPITAL

the reserve at NEA  
a lifestyle medical park  
CLICK TO LEARN MORE

Ark  
Kids  
Pediatric Day Centers

RIDGECREST  
HEALTH + REHABILITATION

AVAILABLE

AVAILABLE

AVAILABLE

10.43ac

49

GREENWAY LN

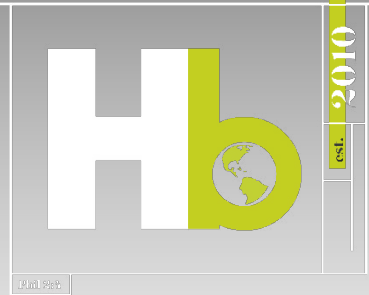
5650 E JOHNSON AVE | JONESBORO, AR

# FORSALE

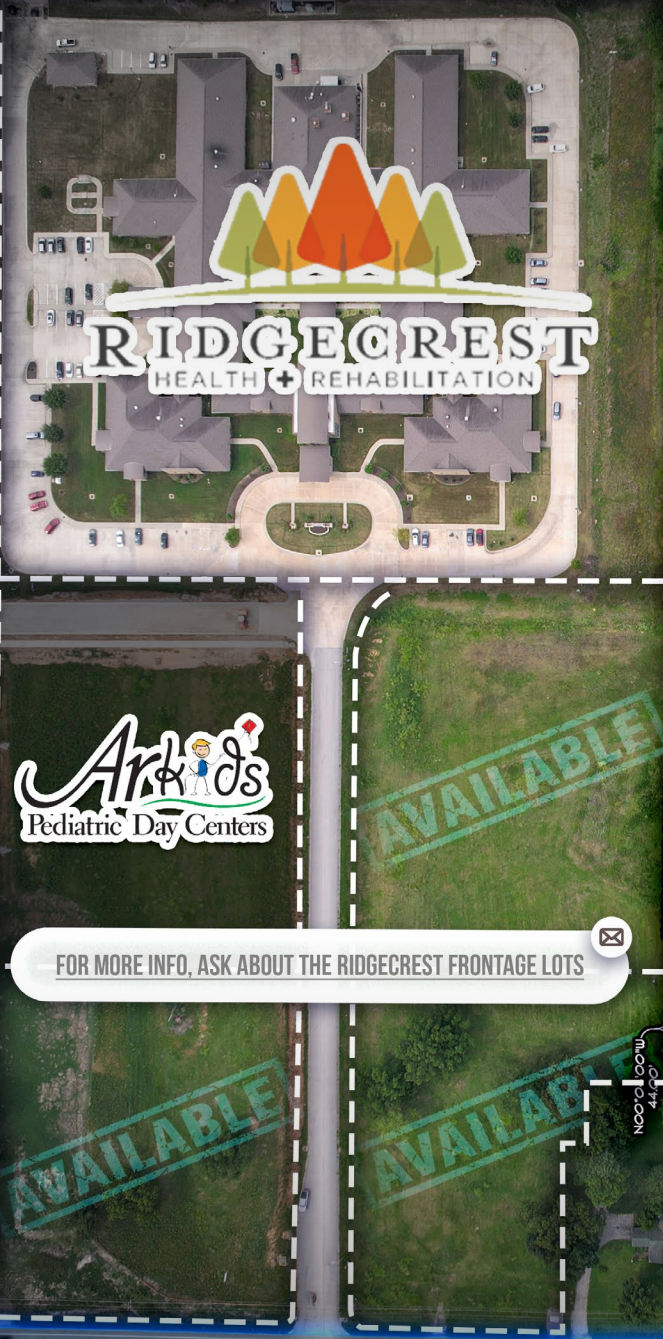
10.43 AC TRACT W/ HWY 49 FRONTAGE

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**PROPERTY OVERVIEW**

Located at the prominent hard corner of Highway 49 North and Greenway Lane, this exceptional property presents an unparalleled opportunity in Jonesboro's rapidly developing commercial landscape. Sitting directly between the [\\$400 million NEA Baptist Healthcare System Campus](#), [The Reserve at NEA](#) - an 11-acre lifestyle-focused medical park - and Jonesboro's new [Eastern Bypass](#) - set to connect Highway 49 with I-555 - this site is strategically positioned for significant growth and development with [exposure to over 25,000 vehicles per day](#) and rising.

Situated within the up-and-coming Brookland School District, the property is adjacent to the Ridgecrest Development, home of the 64,795 SF [Ridgecrest Health and Rehabilitation Center](#), and is only 3 miles from [Arkansas State University](#). Its proximity to major institutions and recent national franchises, such as Jersey Mikes, Dollar Tree, and Dunkin', underscores the versatile site's potential as a prime location for major retail development.

Previously purchased for a [16-screen University Cinema Movie Theater](#), the 10.43-acre site has undergone \$2 million in preparatory work. This includes ground leveling, excess dirt removal, utility relocation, water drainage installation, parking lot preparation, and light pole installation - making it development-ready with substantial potential for high-profile projects.

[Currently zoned C-3 LUO](#), the site is suited for a wide range of commercial uses including restaurants, retail, medical offices, or hospitality ventures - offering a rare and valuable opportunity for investors and developers looking to capitalize on Jonesboro's most promising medical and retail corridor.

**PRICE** \$3,500,000

**PRICE/SF** \$7.70

**SIZE** 10.43 AC | 454,331 SF

**HIGHLIGHTS**

- ADJACENT TO THE RIDGECREST HEALTH AND REHABILITATION CENTER
- JUST EAST OF \$400 MM NEA BAPTIST HEALTHCARE SYSTEM CAMPUS & THE RESERVE AT NEA
- EXPOSURE TO 25,000 CARS PER DAY
- CLOSE TO JONESBORO'S NEW EASTERN BYPASS
- \$2MM IN SITE WORK ALREADY COMPLETE
- ZONED FOR COMMERCIAL USE
- LOCATED IN THE RAPIDLY EXPANDING BROOKLAND SCHOOL DISTRICT

FOR MORE INFO, ASK ABOUT THE RIDGECREST FRONTAGE LOTS

AVAILABLE

E JOHNSON AVE



JOSHUA BROWN | EXECUTIVE BROKER  
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FOR SALE: 10.43 AC LOT W/ HWY 49 FRONTAGE





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PHD 33

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Costco

COURTYARD BY MARRIOTT

ACE Hardware

NEA BAPTIST MEMORIAL HOSPITAL

The reserve at NEA  
a lifestyle medical center  
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AVAILABLE

Ark's Pediatric Day Centers

RIDGECREST HEALTH + REHABILITATION

AVAILABLE

AVAILABLE

10.43Ac

OLD BRIDGER RD

49

PARAGOULD/BROOKLAND

JONESBORO

E JOHNSON AVE

GREENWAY LN

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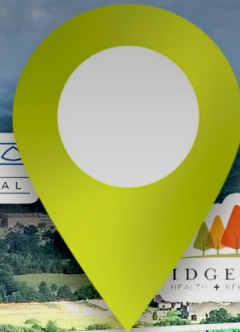
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**UNDER CONSTRUCTION**  
New eastern bypass connecting Hwy 49 with I-555  
[Click to Learn More](#)



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## C-3 LUO

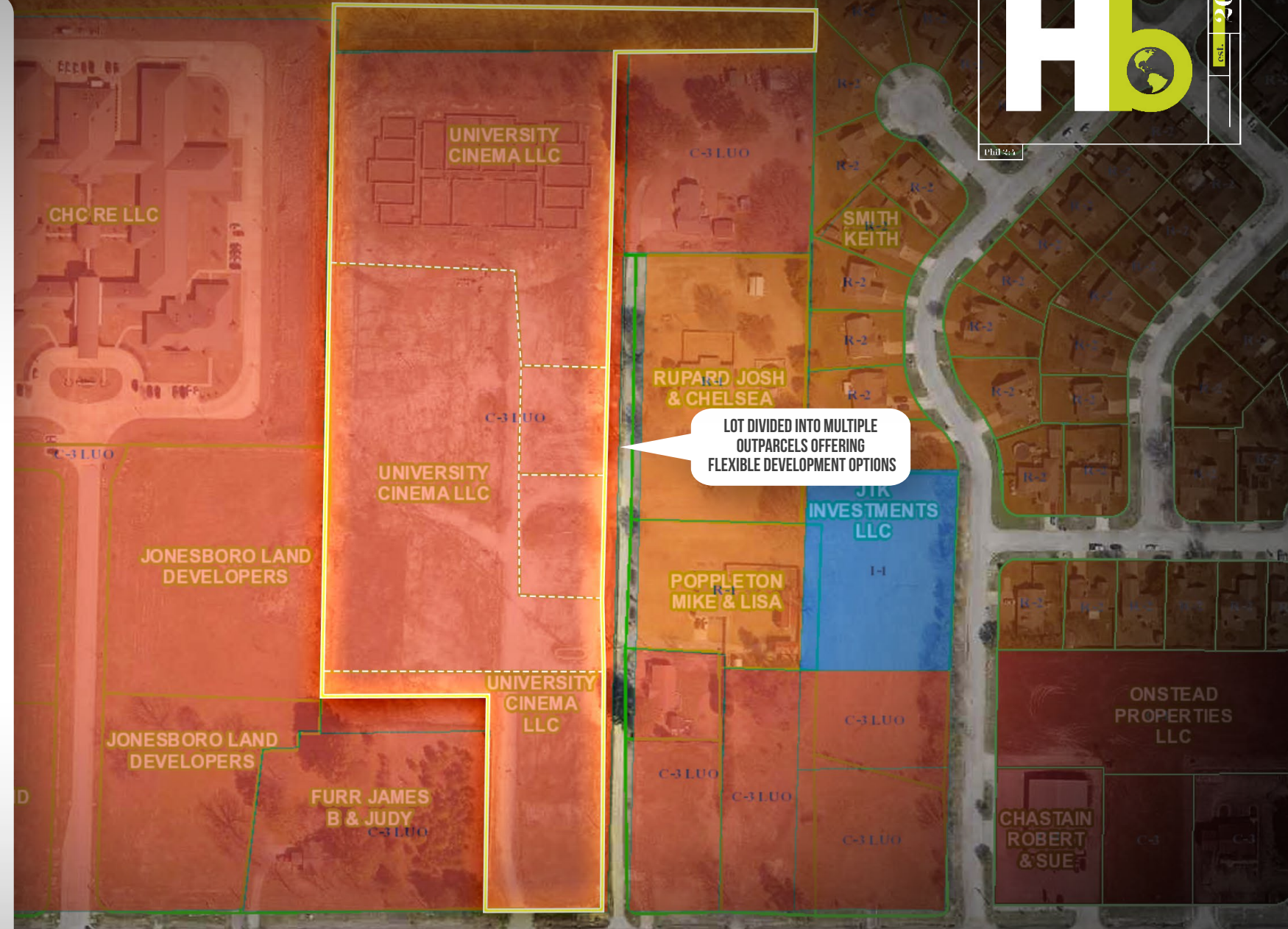
**C-3, general commercial district.** The purpose of this district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial street. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.

### Uses:

- |                                 |                                   |                                       |
|---------------------------------|-----------------------------------|---------------------------------------|
| Agriculture, animal             | Golf course                       | Restaurant, fast-food                 |
| Agriculture, farmers market     | Government service                | Restaurant, general                   |
| Animal care, general            | Hospital                          | Retail/service                        |
| Animal care, limited            | Hotel or motel                    | Safety services                       |
| Auditorium or stadium           | Library                           | School, elementary, middle and high   |
| Automated teller machine        | Medical marijuana dispensary      | Service station                       |
| Bank or financial institution   | Medical service/office            | Sign, off-premises                    |
| Bed and breakfast               | Museum                            | Utility, major                        |
| Carwash                         | Nursing home                      | Utility, minor                        |
| Cemetary                        | Office, general                   | Vehicle and equipment sales           |
| Church                          | Parking lot, commercial           | Vehicle repair, general               |
| College/University              | Parks and recreation              | Vehicle repair, limited               |
| Communication tower             | Pawn Shops                        | Vocational school                     |
| Convenience store               | Pharmacy                          | Warehouse, residential (mini) storage |
| Day care, limited (family home) | Post office                       |                                       |
| Day care, general               | Recreation/entertainment, indoor  |                                       |
| Entertainment, adult            | Recreation/entertainment, outdoor |                                       |
| Freight Terminal                | Recreational vehicle park         |                                       |
| Funeral home                    | Research services                 |                                       |

LU-O—Limited use overlay district.

DATA FROM CRAIGHEAD COUNTY GIS



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### \$400 MM MEDICAL CAMPUS

Single largest community investment from Baptist Health and largest healthcare invest in Arkansas in the past decade.

[Click to Learn More](#)



### RIDGECREST

64,795 SF Ridgecrest Health and Rehabilitation Center

[Click to Learn More](#)



### EASTERN BYPASS

New bypass connecting Highway 49 with I-555

[Click to Learn More](#)

25,000+ CPD



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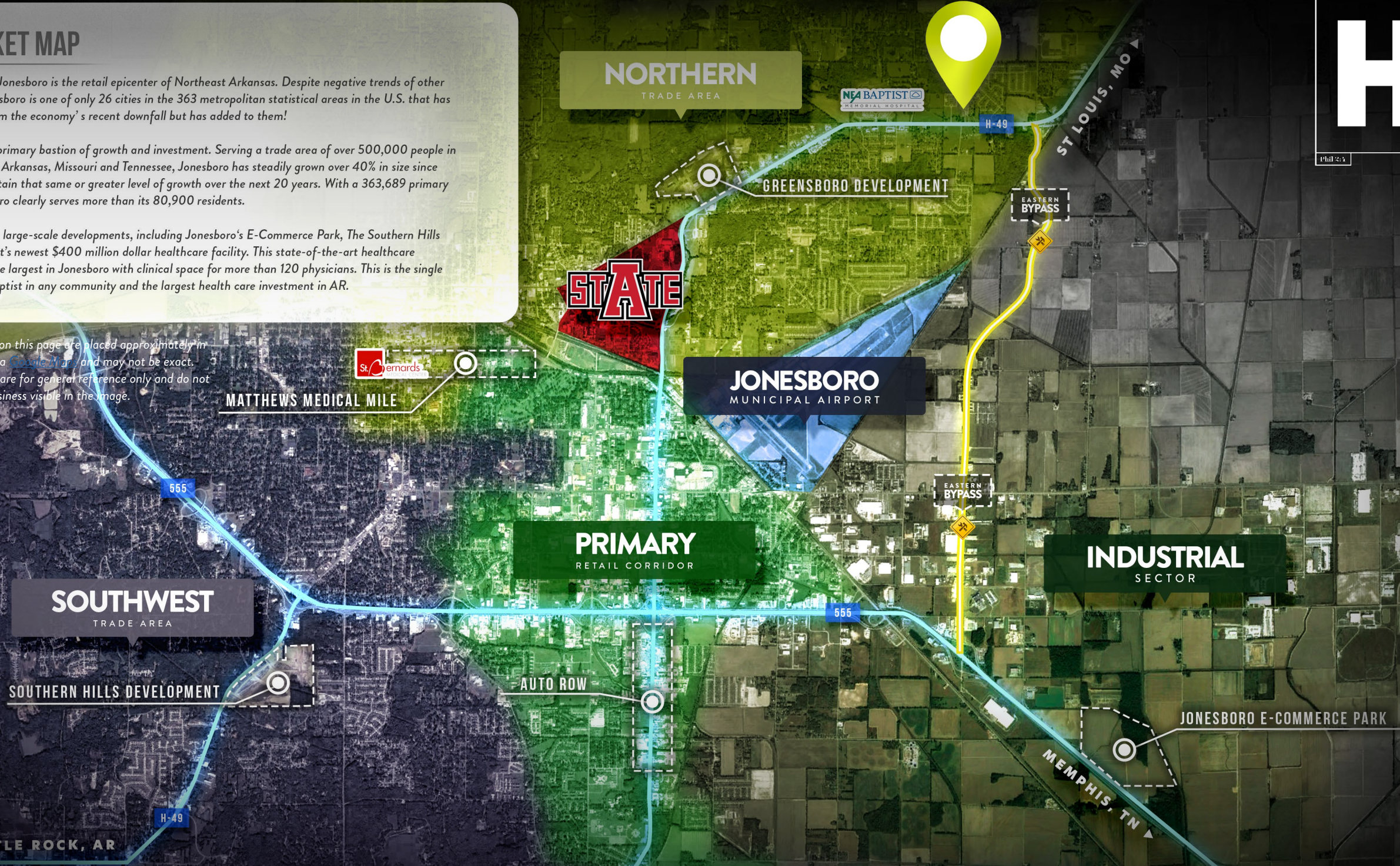
# JONESBORO MARKET MAP

Located along Interstate 555, Jonesboro is the retail epicenter of Northeast Arkansas. Despite negative trends of other marketplaces nationwide, Jonesboro is one of only 26 cities in the 363 metropolitan statistical areas in the U.S. that has not only recovered jobs lost from the economy's recent downfall but has added to them!

Jonesboro continues to be the primary bastion of growth and investment. Serving a trade area of over 500,000 people in almost twenty-four counties in Arkansas, Missouri and Tennessee, Jonesboro has steadily grown over 40% in size since 1990 and is estimated to maintain that same or greater level of growth over the next 20 years. With a 363,689 primary trade area population, Jonesboro clearly serves more than its 80,900 residents.

Jonesboro is the home to many large-scale developments, including Jonesboro's E-Commerce Park, The Southern Hills Development, and NEA Baptist's newest \$400 million dollar healthcare facility. This state-of-the-art healthcare 550,000 + SF institution is the largest in Jonesboro with clinical space for more than 120 physicians. This is the single largest investment made by Baptist in any community and the largest health care investment in AR.

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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.

2221 HILL PARK CV.  
JONESBORO, AR



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EFAX 888.561.4917  
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# 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)

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.

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