



HaagBrown
COMMERCIAL
Real Estate & Development

*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.



For Lease

Prime Retail/Restaurant Space

📍 2811 W. KINGSHIGHWAY | PARAGOULD, AR



PROPERTY OVERVIEW

Haag Brown Commercial is excited to bring a RARE ± 2,000 square foot leasing opportunity in this 6,000 square foot retail center located along W. Kingshighway in Paragould, AR!

Join Verizon & NEW TO MARKET Jersey Mike's in this HIGH-PROFILE retail center adjacent to Huddle House & directly across from Aldi & the NEW Chick-fil-a!

The center offers modern architecture & storefronts with parking available in both the front & rear of the building.

The center is situated in the center of Paragould's most dominant retail district along the heavily trafficked US 412 (W. Kingshighway), lending it exposure to 21,000+ cars per day. All major retail & restaurant players are within a 1-mile radius of the site & include Walmart Supercenter, Five Below, Belk, Lowe's, Dollar Tree, Aldi, AT&T, PetSmart, Wendy's, Chili's, Zaxby's, Starbucks, Freddy's Frozen Custard & Steakburgers, KFC, 7 Brew, Scooters, Taco Bell, & Waffle House.

The availability of good, high-quality lease space in Paragould, Arkansas is RARE. Do not miss the opportunity to position yourself in A++ real estate for years to come!

HIGHLIGHTS

- RARE Leasing Opportunity in WELL-POSITIONED Retail Center
- Join HIGH-QUALITY Tenants Verizon & NEW TO MARKET Jersey Mike's!
- Well Positioned in Paragould's Dominant Retail Trade Area
- Excellent Visibility & Access to W. Kingshighway Lending Exposure to 21,000+ CPD
- Abundance of Parking - Front & Rear
- TIGHT Leasing Market with LIMITED Quality Availabilty

SIZE: ±2,000 SF | LEASE PRICE: \$28/SF NNN



*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.

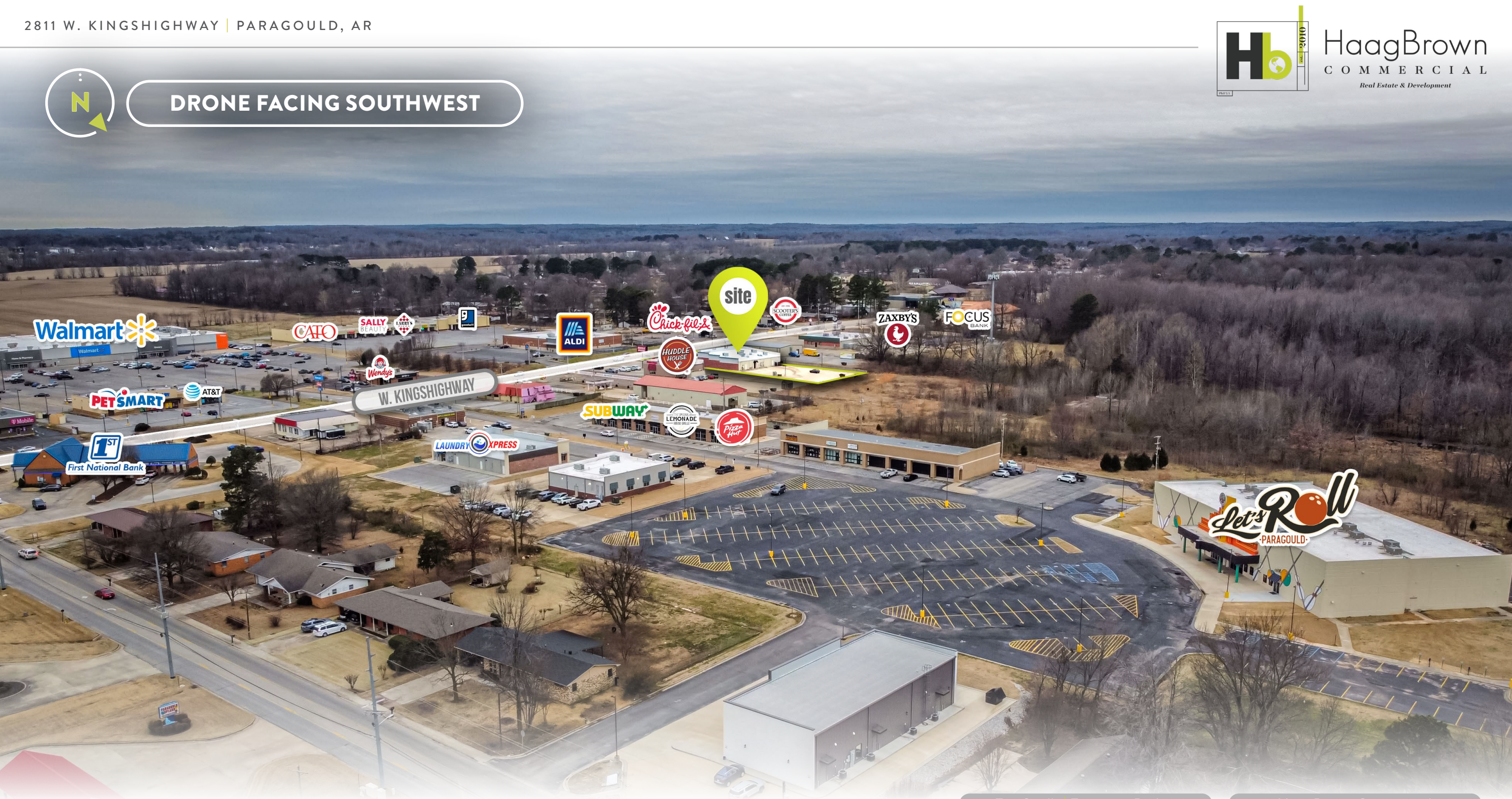


DRONE FACING NORTHEAST





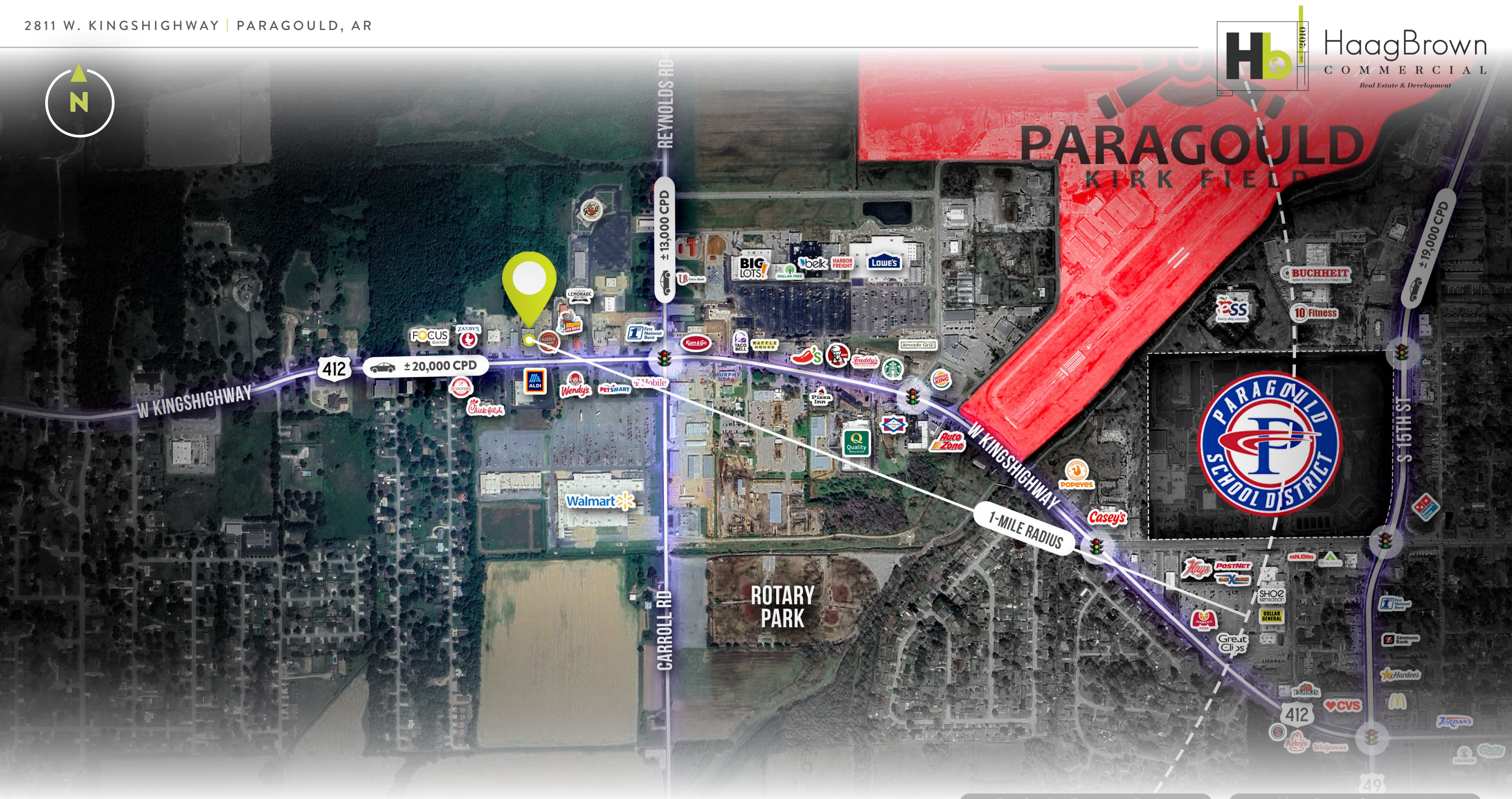
DRONE FACING SOUTHWEST



*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.



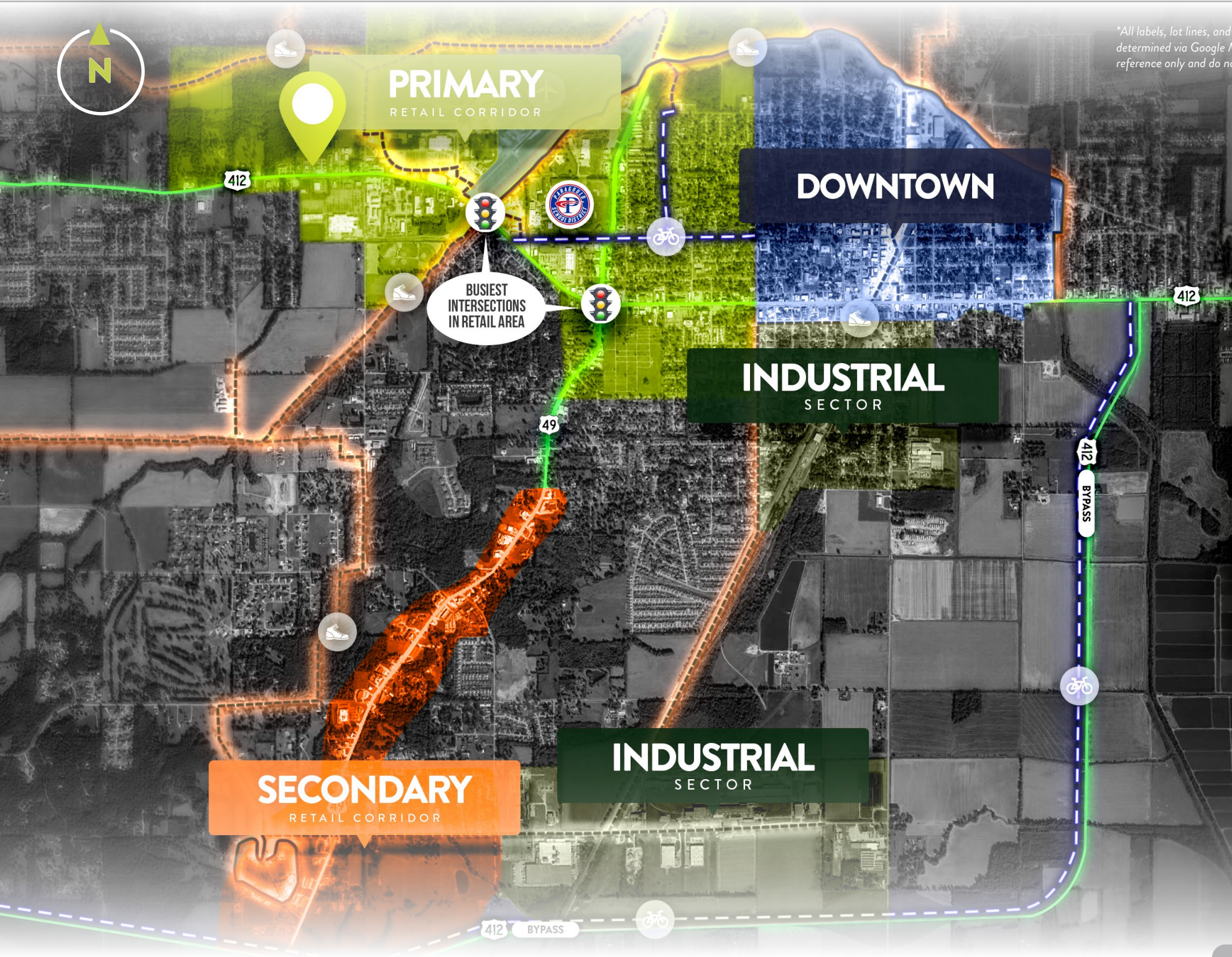
HaagBrown
COMMERCIAL
Real Estate & Development



*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.



*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.



History of Paragould

Paragould's rich history should start with the city's name itself. As the only Paragould in the world, the name was derived from a combination of the names of two railroad tycoons, J.W. Parmore and Jay Gould, whose railroad paths literally crossed in 1882 in a small community in central Greene County.

The area was still an uncultivated timber-covered tract. During this time, eastern Arkansas contained some of the highest quality lumber sources in the nation. With readily available rail transportation, the timber industry gained momentum quickly. Paragould received an increasing amount of spectators and corporate interests. Shortly thereafter, boomtowns developed all along the rail lines.

Paragould was thriving at the turn of the 20th century. The city was able to support the demands of new industries and a rising population. By 1910, the blossoming town of Paragould had three department stores, an opera house, a hospital, and six banks. However, as the 1920s neared, the timber industry began to slow down. The once vast tract of timber surrounding the town was vacant giving rise to excellent farmland. As the timber business declined, workers started turning to agriculture. Agricultural production of cotton, corn, and soybeans soon become the area's most important industry.

Throughout the early 1900s, industry and development began to flourish in Paragould. Industry in Paragould grew continually throughout the 20th Century, beginning with the relocation of Dr. Pepper Bottling, Inc., to Paragould in the 1920s. Ely's Employee Store (a shirt manufacturer), Ed White Shoe Factory and Foremost Dairy soon thereafter called Paragould home. In the early 1940s, the new Arkansas Methodist Hospital (now known as Arkansas Methodist Medical Center) was constructed on the site where the present facility exists today. Throughout the 1950s and 1960s, Paragould grew exponentially. Emerson Electric, one of Paragould's first Fortune 500 companies, built a plant in Paragould.

Thanks to the new presence of Emerson, Paragould received a growth spurt that propelled the town through more than five decades of significant growth. Other industries began relocating to Paragould, steadily increasing its population to the current 29,537.

TEXT FROM CITYOFPARAGOUL.COM



8 MILE CREEK TRAIL
FUTURE

8 MILE CREEK TRAIL
CURRENT



BIKE LANE
FUTURE

INTERSTATE
& BYPASSES

Zac Qualls | Executive Broker

Haag Brown Commercial

ZAC@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.



INDUSTRY LEADERS

- Tenneco, Inc - Manufacturing - Shock Absorbers
- Greenbrier Rail - Rail Cars
- Anchor Industries - Manufacturing - Plastic Food Containers
- Arkansas Methodist Medical Center - Hospital
- Utility Trailer Manufacturing - Manufacturing - Truck Trailers
- Greene County Tech School District - Education
- Darling Store Fixtures - Manufacturing - Store Fixtures
- Prysmian Group, Prestolite Wire - Manufacturing - Auto Wire Cable
- Martin Sprocket & Gear - Manufacturing
- Paragould School District - Education
- Walmart - RetailCity of Paragould - Government
- Teleflora - Florist Service - Flower Wire Service
- Nidec - Manufacturing - Appliance & Automotive Components
- Lowe's - Retail
- Greene Acres Nursing Home - Service
- Green House Cottages of Belle Meade - Service
- Paragould Light, Water, Cable & Internet - Utility
- Marmaduke School District - Education
- First National Bank - Financial
- Greene County - Government
- KNL Holdings - Manufacturing - Trailers
- Allen Engineering - Manufacturing - Concrete Finishing Equipment

2021 Labor Force						
Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	445,439	239,411	16,498	6.4%	57.5%	54
16-24	60,230	28,956	5,544	16.1%	57.3%	48
25-54	208,455	152,313	9,361	5.8%	77.6%	73
55-64	73,130	40,945	1,135	2.7%	57.5%	56
65+	103,623	17,198	457	2.6%	17.0%	17
Economic Dependency Ratio						
Total						128.9
Child (<16)						45.5
Working-Age (16-64)						47.8
Senior (65+)						35.7
Industry	Employed	Percent	US Percent	Location Quotient		
Total	239,411	100.0%	100.0%			-
Agriculture/Forestry/Fishing	9,958	4.2%	1.3%			3.23
Mining/Quarrying/Oil & Gas	236	0.1%	0.4%			0.20
Construction	16,176	6.8%	7.1%			0.92
Manufacturing	39,355	16.4%	9.9%			1.55
Wholesale Trade	5,666	2.4%	2.5%			0.96
Retail Trade	27,660	11.6%	10.7%			1.20
Transportation/Warehousing	14,558	6.1%	5.1%			1.30
Utilities	2,846	1.2%	0.9%			1.33
Information	2,172	0.9%	1.8%			0.50
Finance/Insurance	8,022	3.4%	5.2%			0.69
Real Estate/Rental/Leasing	2,872	1.2%	1.9%			0.57
Professional/Scientific/Tech	6,181	2.6%	8.3%			0.32
Management of Companies	64	0.0%	0.1%			0.00
Admin/Support/Waste Management	6,852	2.9%	3.7%			0.74
Educational Services	20,492	8.6%	9.3%			0.89
Health Care/Social Assistance	41,561	17.4%	14.8%			1.15
Arts/Entertainment/Recreation	1,633	0.7%	1.5%			0.44
Accommodation/Food Services	11,899	5.0%	5.9%			0.89
Other Services (Excluding Public)	8,878	3.7%	4.5%			0.80
Public Administration	12,329	5.1%	5.2%			1.06

60-MILE RADIUS

2021 LABOR FORCE DATA

16+ POPULATION: 445,439
HOUSEHOLDS: 217,342
MEDIAN HOUSEHOLD INCOME: \$43,120
AVERAGE HOUSEHOLD INCOME: \$61,223
PER CAPITA INCOME: \$24,043

The Cost of Living index is based on a U.S. average of 100. Any amount below 100 is less expensive than the national average; any amount above 100 is more expensive than the national average.

The total of all cost of living categories weighed subjectively as following:

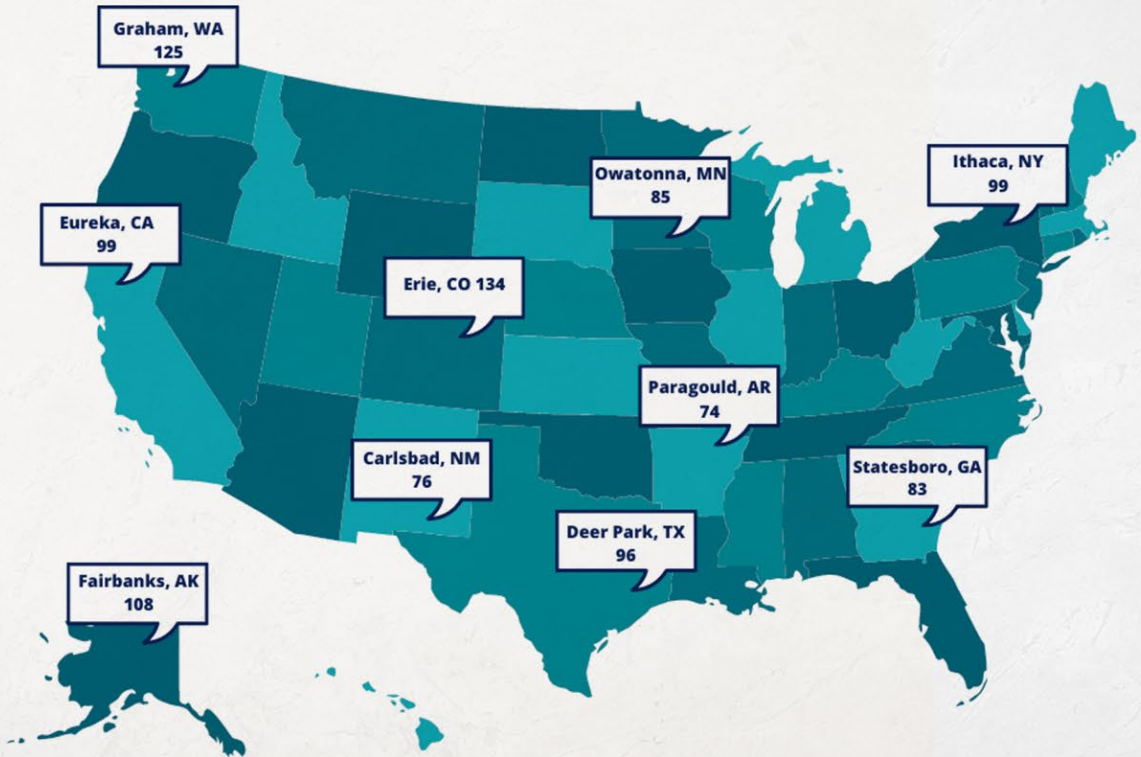
Housing: 30%
Food and Groceries: 15%
Transportation: 10%
Utilities: 6%
Healthcare: 7%

Miscellaneous Expenses (ex. Clothing, Services, and Entertainment): 32%
State and Local taxes are not included in any category.

Source: Sperling's Best Places

COST OF LIVING

Paragould's cost of living is 26% below the national average.



All cities highlighted are similar in size to Paragould, with populations ranging from 25,000 to 35,000.

UTILITIES

ELECTRIC

Paragould Light Water Cable

WATER

Paragould Light Water Cable

SEWER

Paragould Light Water Cable Wastewater Treatment Plant

TELECOMMUNICATIONS

Broadband+Fiber

NATURAL GAS

Centerpoint Energy

Breakdown by Category



Grocery
93



Housing
45



Transportation
69



Health
89



Utilities
99



Miscellaneous
94

Zac Qualls | Executive Broker

Haag Brown Commercial

ZAC@HAAGBROWN.COM | 870.336.8000 | 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.*

“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



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

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