

FOR LEASE

5900 E. JOHNSON AVE | JONESBORO, AR

NEW CONSTRUCTION

49

CROSSING

RETAIL STRIP CENTER



870.336.8000



JOSH@HAAGBROWN.COM

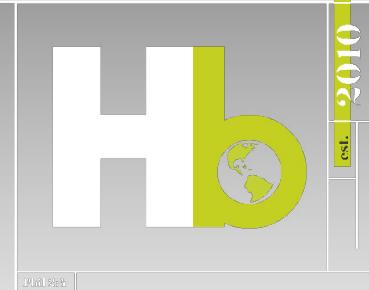
JOSHUA BROWN | PRINCIPAL BROKER



HAAGBROWN.COM

Haag Brown
COMMERCIAL





PROPERTY OVERVIEW

Over the years of economic growth in the city, we have noticed a high concentration of developments and businesses locating to the Hilltop area, right off Highway 49 (E. Johnson Avenue), which has helped spark a significant economic boom in the area. Major contributors to this boom are the recently built [NEA Baptist Memorial Hospital](#) and the [Greensboro Village Multi-use Development](#), both of which are located within 3 miles of this property. Several national franchises have chosen to locate out in this area, most recently including, but not limited to, [Marco's Pizza](#), [Guthrie's Chicken](#), [Jersey Mikes](#), [Dollar Tree](#), and [Dunkin'](#).

Jonesboro shares a strong commuter relationship with neighboring cities Brookland and Paragould, which contributes to the steady uptick in traffic counts along Highway 49, making it one of Jonesboro's busiest thoroughfares. The property sits in an area on Highway 49 known as Farville Curve, which is currently undergoing major construction of its infrastructure in preparation for [Jonesboro's new \\$60+ MM Eastern Bypass](#). The Eastern Bypass aims to provide a direct thoroughfare between Highway 49 and I-555, which will assist in relieving congestion in the city and offer a smooth traffic flow into and out of the Farville Curve area.

As you can imagine, with such rapid commercial and residential growth happening in such a concentrated area, lease space is in high demand but in short supply. That's why Haag Brown Commercial is excited to share that plans are underway for the construction of 49 Crossing, a state-of-the-art, 50' x 200' retail center on this 1.31-acre site in the middle of it all. The development offers 10,000 square feet for lease that can be divided into up to 8 suites and features 40 parking spaces on site. Due to its direct frontage to Highway 49, the space yields [exposure to vehicle traffic ranging from 25,000 to 39,000 cars per day](#) - ideal visibility for a variety of restaurant, retail, or business users.

HIGHLIGHTS

- 49 Crossing, A New Construction Retail Center
- Located on 1.30 Acres of Prime Commercial Land
- Between NEA Baptist Health System Campus and New Eastern Bypass
- Direct Frontage on Highway 49 N
- Exposure to Over 25,000 Cars Per Day
- 10,000 SF Available for Lease
- Building Can be Divided into Multiple Suites

PRICE: \$30 PSF (GROSS)

SIZE: 10,000 SF (50' x 200')

SUITES AVAILABLE: 1-8



\$400 MM HOSPITAL

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

[Click to Learn More](#)

UNDER CONSTRUCTION

New eastern bypass connecting Hwy 49 with I-555

[Click to Learn More](#)

E JOHNSON 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.

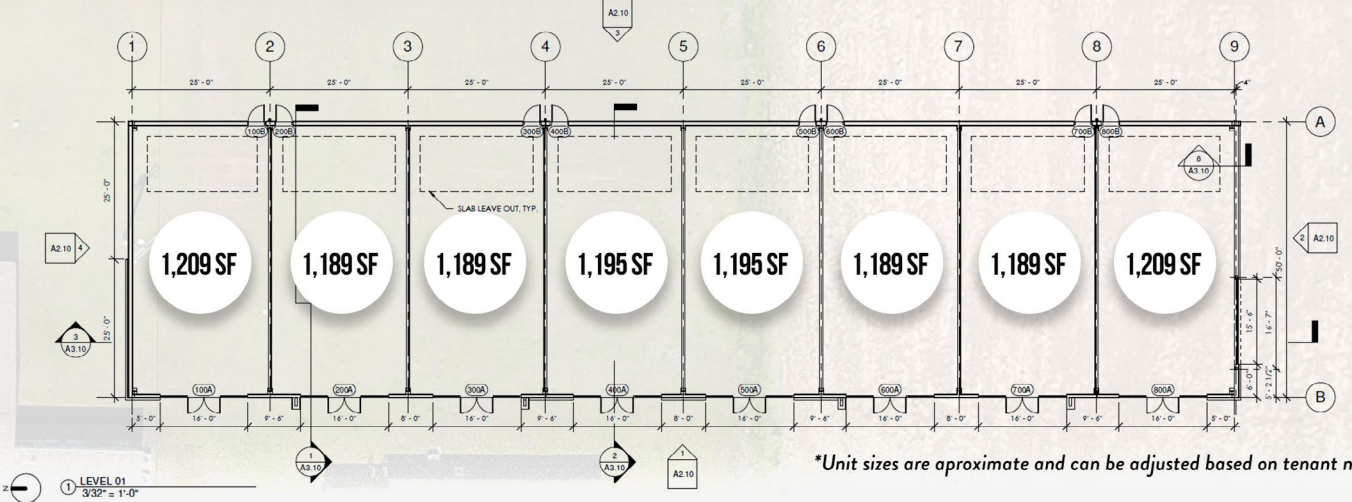
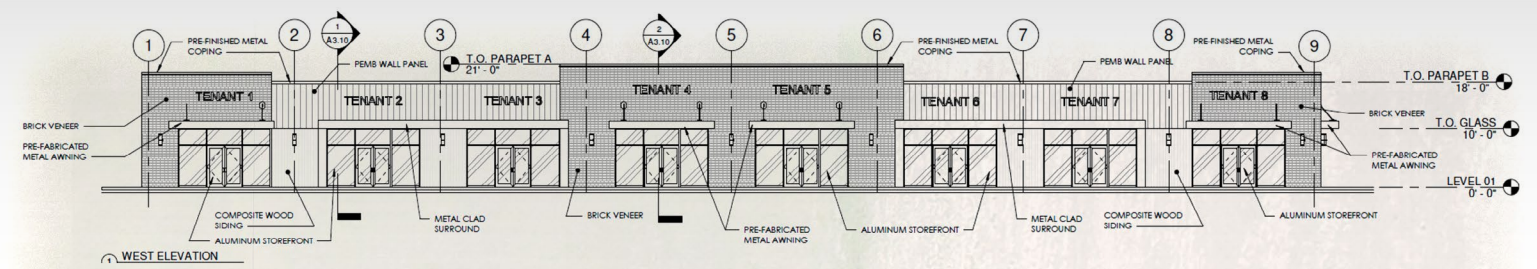
FOR LEASE: 49 CROSSING-NEW RETAIL STRIP CENTER

JOSHUA BROWN | PRINCIPAL BROKER

HAAG BROWN COMMERCIAL

JOSH@HAAGBROWN.COM

870.336.8000 | HAAGBROWN.COM



*Unit sizes are approximate and can be adjusted based on tenant needs



DOLLAR GENERAL



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



*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: 49 CROSSING-NEW RETAIL STRIP CENTER

JOSHUA BROWN | PRINCIPAL BROKER

HAAG BROWN COMMERCIAL

JOSH@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM

Netleton Baptist Church

BROOKLAND

49

Your Extra Closet

GAMBLE|HOME

EASTERN BYPASS

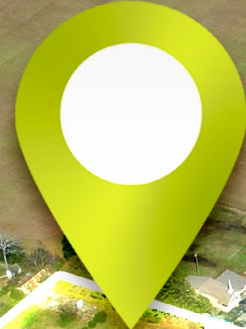
DOLLAR GENERAL

E JOHNSON AVE



EST. 2010

Plot 2-3



*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: 49 CROSSING-NEW RETAIL STRIP CENTER

JOSHUA BROWN | PRINCIPAL BROKER

HAAG BROWN COMMERCIAL

JOSH@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



2010

Plot 2, 3



EASTERN BYPASS

49

proposed
16-screen
cinema

RIDGECREST
HEALTH + REHABILITATION

25,000+ CPD

E. JOHNSON AVE

NEA BAPTIST
MEMORIAL HOSPITAL

NEA BAPTIST
HEALTH CLINIC

The Reserve at N4
a lifestyle medical park

PHASE 2
PLANT 30,000 SQ
MEDICAL PROJECT

ACE
Hardware

ARVEST
BANK

DOLLAR
GENERAL

Bank of America

G|H



*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.

JOSHUA BROWN | PRINCIPAL BROKER

HAAG BROWN COMMERCIAL

FOR LEASE: 49 CROSSING-NEW RETAIL STRIP CENTER

JOSH@HAAGBROWN.COM

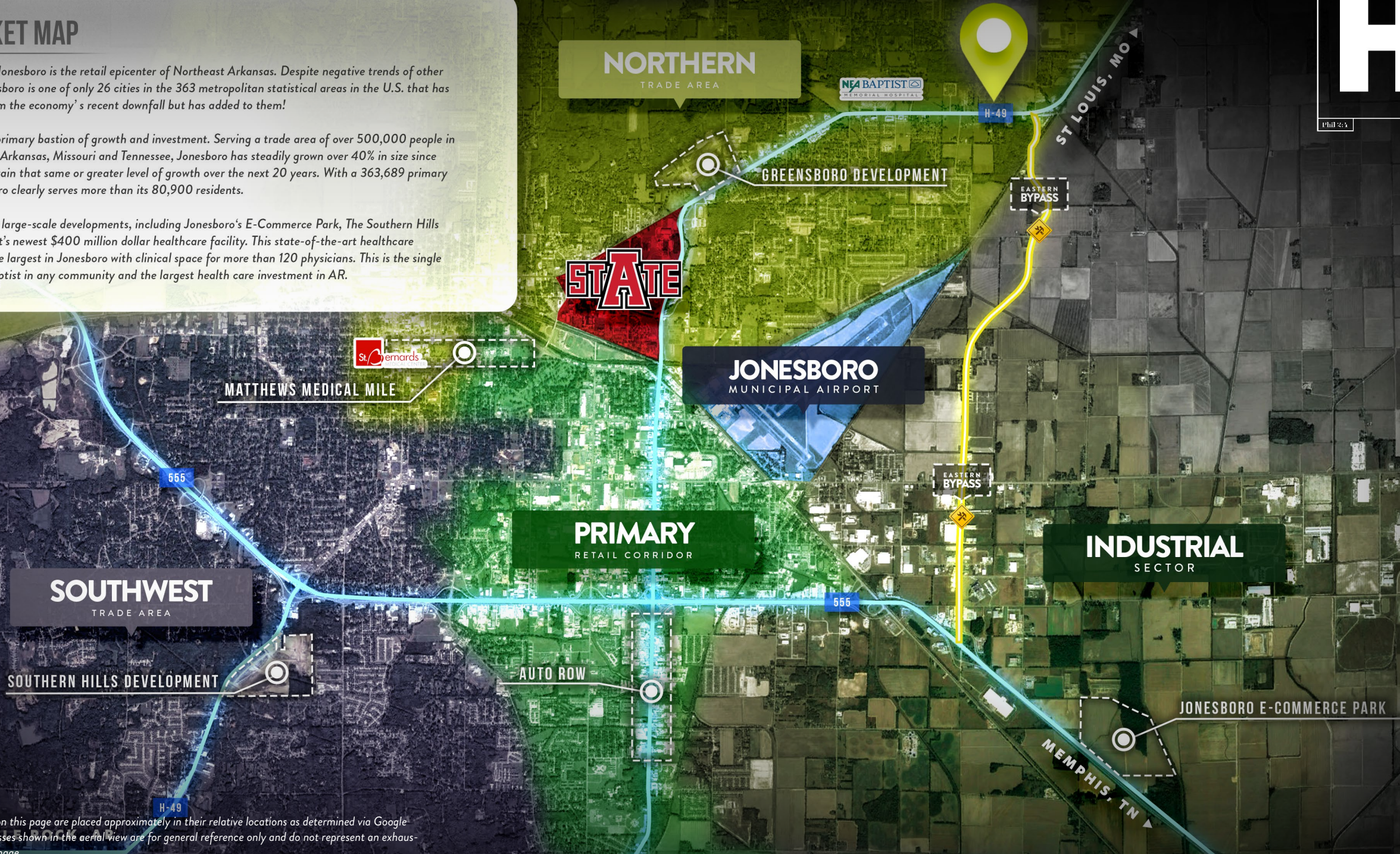
870.336.8000 | HAAGBROWN.COM

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.



*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: 49 CROSSING-NEW RETAIL STRIP CENTER

JOSHUA BROWN | PRINCIPAL BROKER

HAAG BROWN COMMERCIAL

JOSH@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



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.

JOSH@HAAGBROWN.COM

870.336.8000

HAAGBROWN.COM