

2839 RACE ST | JONESBORO, AR

# SALE LEASE

26,750 SF FREE-STANDING BUILDING W/ LOADING DOCK



Haag Brown  
COMMERCIAL



870.336.8000



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HAAGBROWN.COM



## PROPERTY OVERVIEW

Offering a substantial 26,750 square feet of space on approximately 1.96 acres, this freestanding building was initially constructed for FFO Home in 2014. Situated along Race St. in Jonesboro, Arkansas, this property enjoys a strategic location at the heart of Jonesboro's bustling retail trade area.

Positioned directly across from the Fairgrounds Re-Development, home to a mix of local and national retail establishments like Academy Sports, Sissy's Log Cabin, The Everyday Chef, Aspen Dental, & Men's Wearhouse, this property is at the center of retail activity. The surrounding dining options, including Panera Bread, Q'doba, Uncle Maddio's, Gigi's Cupcakes, Starbucks, Tacos 4 Life, Wings to Go, & Cheddar's Casual Cafe, further enhance the property's allure and potential foot traffic.

With visibility from Red Wolf Boulevard, which sees over 32,000 cars pass by daily, this freestanding building offers prime exposure to a high-traffic area. Convenient access to the signalized intersection of Race St. & Red Wolf Blvd. enhances visibility and makes the property easily reachable from both major roads.

Featuring 26,750 square feet of lease space, including a loading dock at the rear, this property presents a rare opportunity in a prime location. Being situated on Race St., the property benefits from its visibility at the signalized intersection and easy access from Race St. & Red Wolf Blvd., making it a highly attractive space for a range of retail and commercial uses.

If you're seeking a prominent retail space in a high-traffic, dynamic retail area of Jonesboro, this freestanding building's exceptional size, visibility, & strategic location make it a standout opportunity that doesn't come on the market often. Don't miss your chance to secure this prime property in the midst of Jonesboro's retail hub.

**SALE PRICE** \$3,000,000

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

**BUILDING SIZE** 26,750sf

## HIGHLIGHTS

- RARE 26,750 SF STAND-ALONE BUILDING JUST OFF RED WOLF BLVD.
- DIRECT ACCESS & VISIBILITY FROM 2 MAJOR THOROUGHFARES - RACE ST. & RED WOLF BLVD.
- LOCATED WITHIN JONESBORO'S PRIMARY RETAIL TRADE AREA
- EXPOSURE TO OVER 32,000 CARS PER DAY
- 1.96 AC WITH 37 TOTAL PARKING SPACES
- CONCRETE RECESSED LOADING DOCK

\*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.

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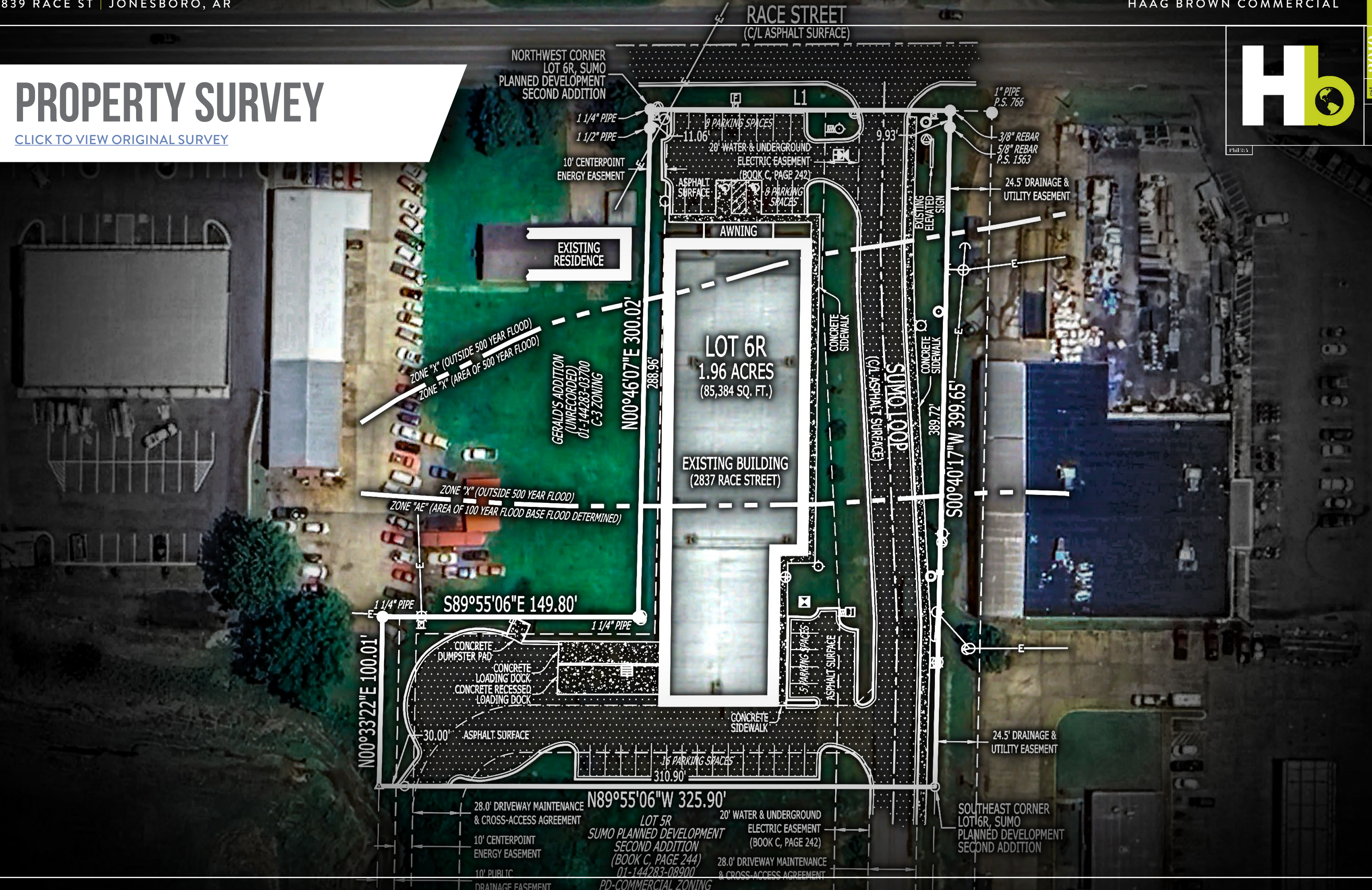


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**LOADING DOCK**

# PROPERTY SURVEY

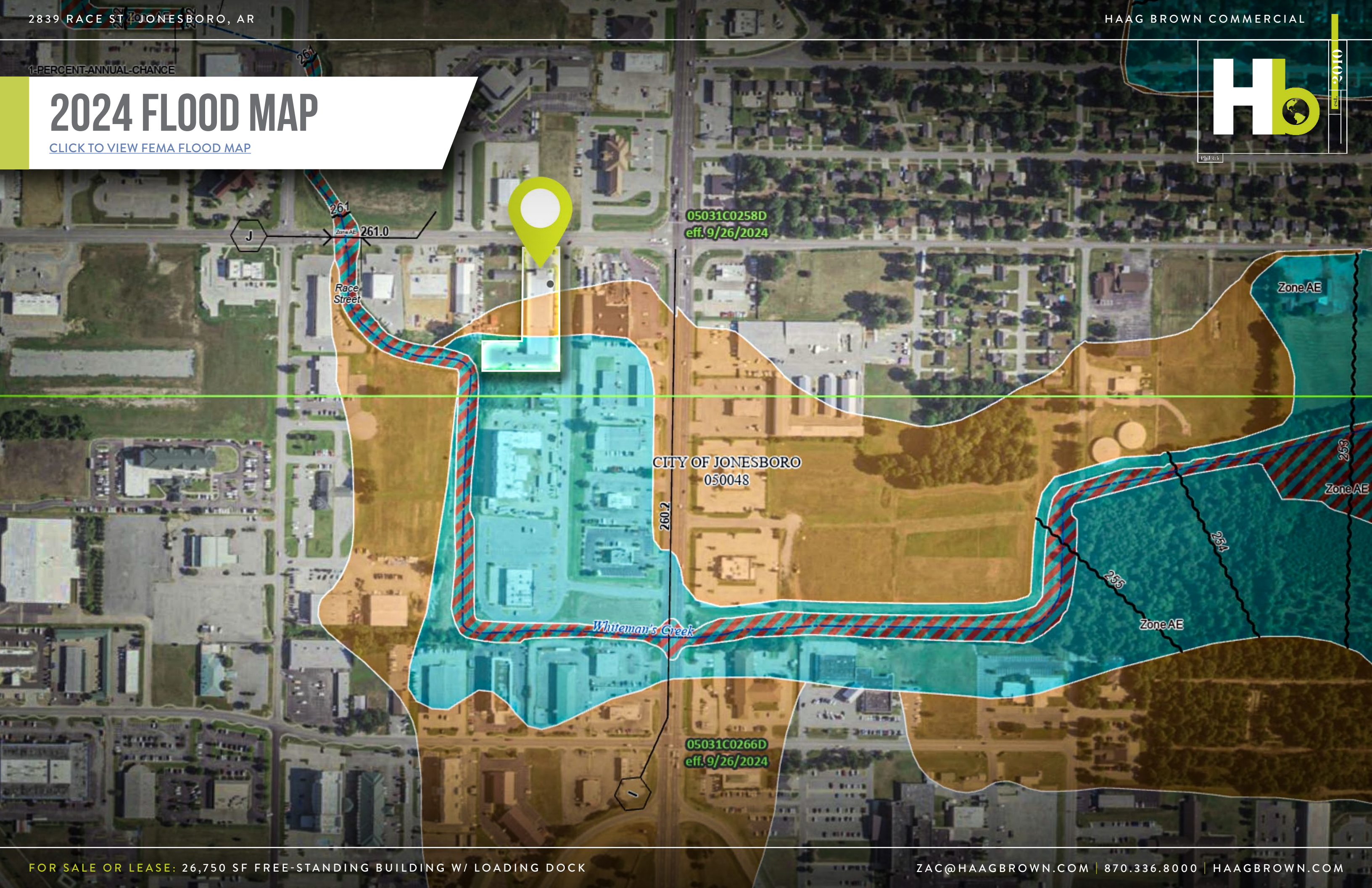
[CLICK TO VIEW ORIGINAL SURVEY](#)



1-PERCENT-ANNUAL-CHANCE

# 2024 FLOOD MAP

[CLICK TO VIEW FEMA FLOOD MAP](#)



05031C0258D  
eff. 9/26/2024

CITY OF JONESBORO  
050048

05031C0266D  
eff. 9/26/2024

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EST. 2010



RED WOLF BLVD

RACE ST

29,000 CPD

9,700 CPD



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BAYMONT BY WYNDHAM

CANDLEWOOD SUITES

Hampton BY MILTON

Days Inn

STARKS AUTO PLAZA

CAPTAIN D'S

Sumo

ZAXBY'S

O'Reilly AUTO PARTS

Kum & Go

Residence INN BY MARRIOTT

TSC TRACTOR SUPPLY CO

LONGHORN STEAKHOUSE

Munchys Specialty SANDWICHES

Ridout LUMBER COMPANY

SONIC

RED WOLF BLVD

29,000 CPD

RACE ST

9,700 CPD

FOCUS BANK

Battery Outfitters

CADENCE Bank

GATEWAY SERVICE CENTER

United States POSTAL SERVICE

LEGENDARY SUPPLEMENTS

ATA MARTIAL ARTS

GERALD AUTO CENTER

FNCB

ALDI

enterprise

Hilton Garden Inn

success CREDIT UNION

MADDO FRIGGE

FIVE ONE STEAKHOUSE

LAUNDRY XPRESS

Casey's

Red River

S&H SYSTEMS

Holiday Inn

Best Western

QUINTA INN & SUITES

INTERSTATE 555

INTERSTATE 555

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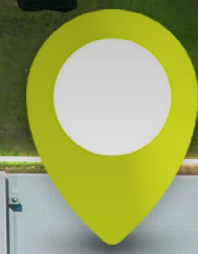
RACE ST

9,700 CPD



RED WOLF BLVD

29,000 CPD







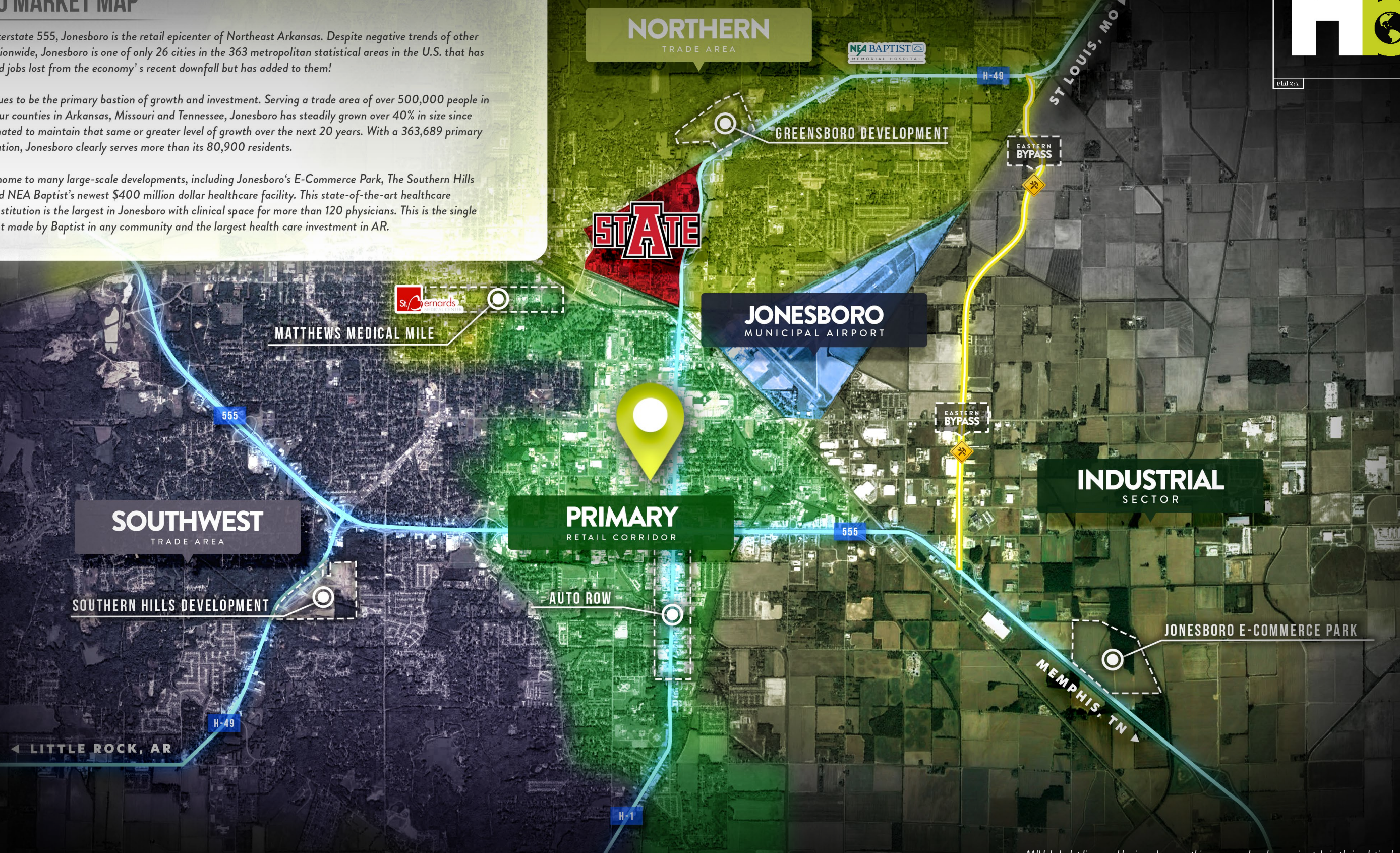
EST. 2010

## 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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# 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

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## 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