

FOR SALE

📍 2200 E MAIN ST | RUSSELLVILLE, AR

ABSOLUTE NNN SLIM CHICKENS

• ACROSS FROM #1 



HaagBrown
COMMERCIAL
INVESTMENTS DIVISION



OPEN LATE
HOURS: 11:00 AM - 11:00 PM
MON - THU: 11:00 AM - 10:00 PM
FRI - SAT: 11:00 AM - 12:00 AM
SUN: 11:00 AM - 10:00 PM



Property Overview

Presenting an opportunity to acquire a Slim Chickens located across from the #1 Walmart in Arkansas on what is widely considered the best retail site in the Russellville market.

This property is anchored by the #1 performing Walmart in Arkansas, a dominant retail driver ranked among the top stores in the state and serving as the primary draw for the entire trade area. Positioned directly within this high-traffic corridor, the Slim Chickens benefits from unmatched visibility, accessibility, and consumer demand.

The surrounding retail node continues to experience significant expansion and new national brand investment, including:

- Olive Garden
- Academy Sports + Outdoors
- Buffalo Wild Wings
- Panda Express
- Chipotle Mexican Grill
- Freddy's Frozen Custard & Steakburgers
- ALDI

This concentration of national brands reinforces the long-term viability of the corridor and solidifies Russellville as a regional retail hub.

Highlights

- Across from Walmart Supercenter
- Anchored by the #1 Walmart in Arkansas
- 15-Year Lease | 9+ Years Remaining
- Absolute NNN – Zero Landlord Responsibilities
- Surrounded by strong national co-tenancy
- Best retail site in Russellville
- Long-term, secure investment in a thriving regional market

PRICE :: \$2,772,500
NOI :: \$170,500
CAP RATE :: 6.15%
LEASE TYPE :: Absolute NNN
LEASE TERM :: 9 Years
BUILDING SIZE :: 2,258 SF
LOT SIZE :: 1.03 AC

Investment Overview

Slim Chickens executed a **15-year lease** and currently has **9+ years of term remaining**, offering stable, predictable cash flow in a high-performing retail environment. The lease structure is **Absolute NNN**, providing truly passive ownership with zero landlord responsibilities.

The site is positioned at the heart of Russellville's most dominant commercial intersection, delivering sustained traffic, strong co-tenancy, and long-term residual value.

Financial Overview

ANNUAL RENT :: \$170,500
GLA :: 2,258 SF
LOT SIZE :: 1.03 ACRES
YEAR BUILT :: 2020
ORIGINAL TERM :: 15 Years
INCREASES :: 10% Every 5 Years
NUMBER OF LOCATIONS :: 270+
HQ :: Fayetteville, AR
WEBSITE :: SlimChickens.com

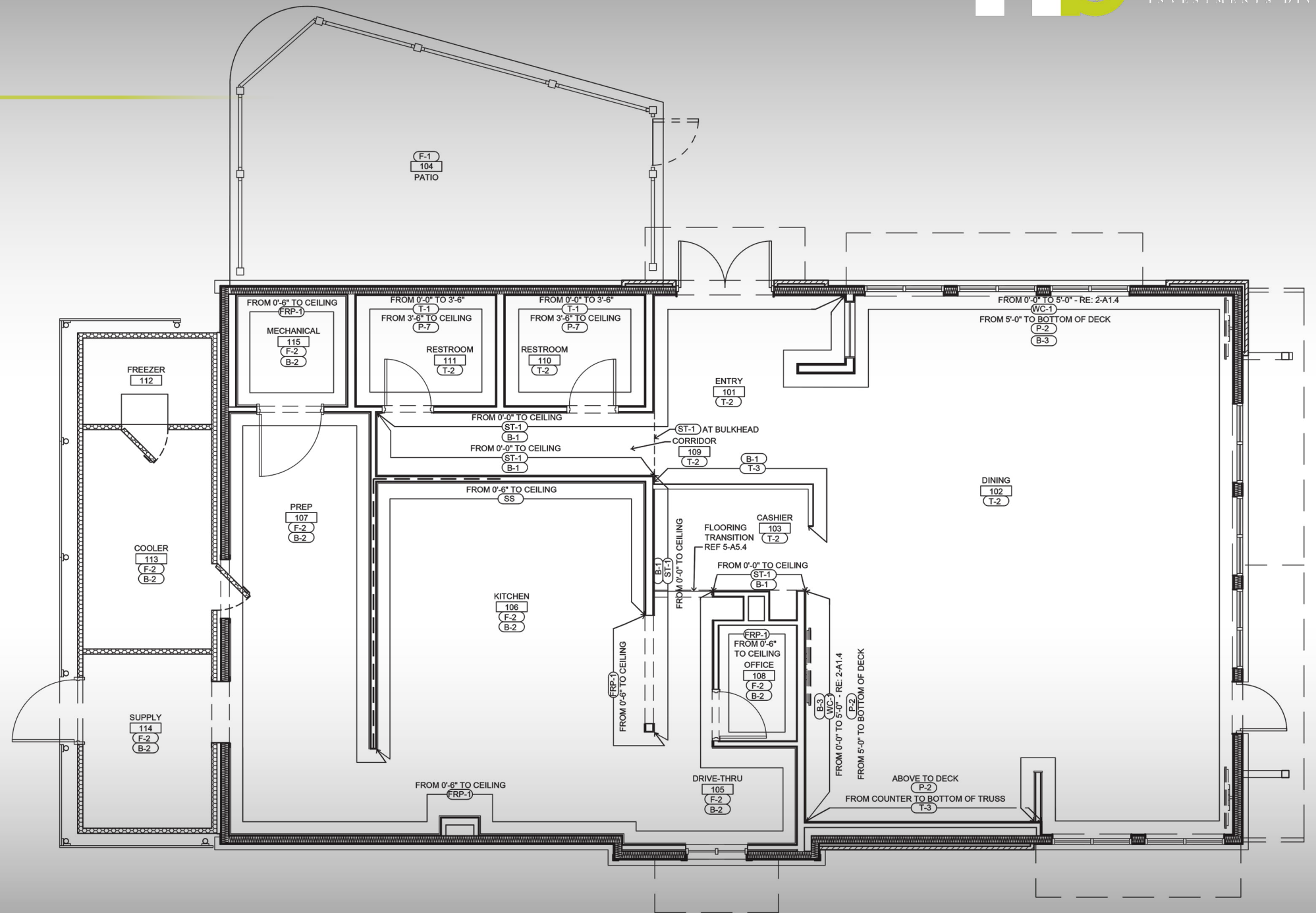
Rent Roll

TENANT NAME :: Dixie Chicken, LLC
REMAINING TERM :: 9 Years
LEASE EXP. :: Q2, 2035
CHANGES ::
 Year 11-15 : \$187,550 CAP RATE :: 6.76%
OPTION 1 :: Year 16-20 : \$206,305 CAP RATE :: 7.44%
OPTION 2 :: Year 21-25 : \$226,936 CAP RATE :: 8.18%

Strong Rent Increases



Site Plan







Freddy's
FROZEN CUSTARD &
STEAKBURGERS®

RIVER VALLEY
TINTING & GLASS
AUTO • COMMERCIAL • RESIDENTIAL

NAPA
NAPA AUTO PARTS

SLIM CHICKENS

EMI
COGSWELL MOTORS
LINCOLN Ford MAZDA

**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 SALE: ABSOLUTE NNN SLIM CHICKENS

NATHAN ELLER | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

NATHAN@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM

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Walmart
Super Center

ARVEST
BANK

sears

Hobby Lobby

GameStop

verizon

Great Clips

Baptist Health
URGENT CARE

AutoZone

chili's

Zaxby's

HARBOR FREIGHT
TOOLS & EQUIPMENT

Chick-fil-A

Ashley

CHIPOTLE

Firestone

Splash
CAR WASH

CONAGRA
BRANDS

ALDI

Arkansas
Tire &
Auto Service

AMERICA'S
CAR-MART
Keeping You on the Road

Freddy's
FROZEN CUSTARD &
STEAKBURGERS

americold

International
Paper

WEIR RD

E MAIN ST

E 2ND ST

S VERONA AVE

RIVER VALLEY
TINTING & GLASS
AUTO • COMMERCIAL • RESIDENTIAL

TAKE 5
CAR WASH

NAPA

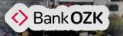
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E MAIN ST

WEIR RD



S VERONA AVE



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CALIBER
FLEET SOLUTIONS

CHARITY BAPTIST CHURCH



telcoe
FEDERAL CREDIT UNION

LIBERTY TAX

EMI
COGSWELL MOTORS
Ford

BRANGUS
STEAKHOUSE

Academy
SPORTS & OUTDOORS

PRICE BREAK

Ridout
Lumber Company

taco john's



Russellville Pediatric & Adolescent
clinic

O'Reilly
AUTO PARTS

C&C MACHINE

NAPA

S VERONA AVE

DQ
Grill & Chill

TAKE 5
CAR WASH

TAKE 5

E 2ND ST

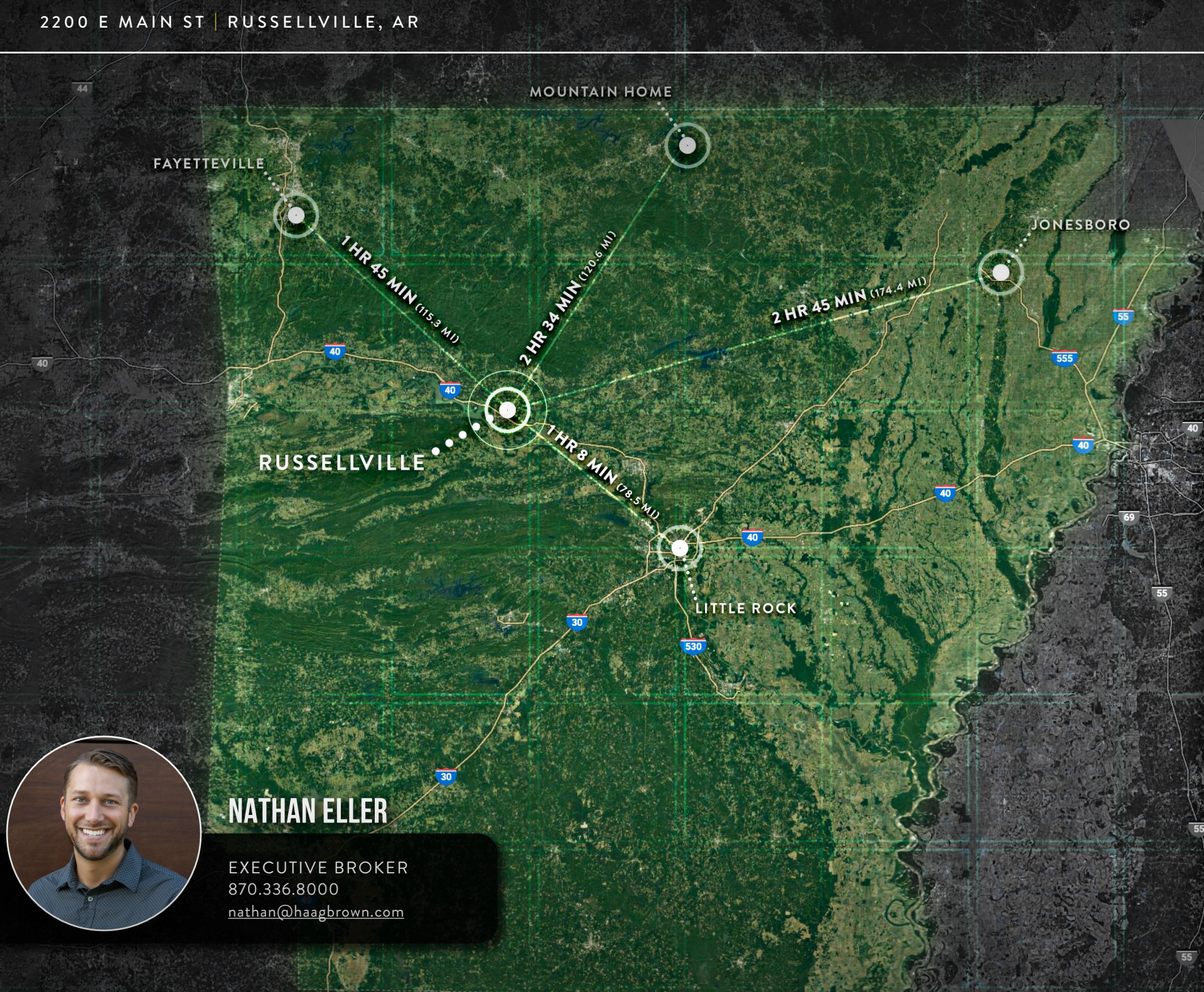
E MAIN ST

RIVER VALLEY
TINTING & GLASS
AUTO • COMMERCIAL • RESIDENTIAL

Freddy's
FROZEN CUSTARD &
STEAKBURGERS

DISCOUNT
TIRE

ABOUT THE TRADE AREA RUSSELLVILLE, AR



Situated between the Ozark and Ouachita National Forest, Russellville is located in the heart of west-central Arkansas. Russellville has the perfect mix of urban and rural life, and with a population of 27,920, the city is just large enough to offer a lower cost of living, quality education from primary through higher education, and lots of activities for the whole family.

Residents of Russellville enjoy the qualities of a healthy and diverse economy, high-quality healthcare, excellent education, an abundance of retail shopping and entertainment events. At the same time, they appreciate the comforts and conveniences of small-town life – affordable housing, friendly people and low crime.

A strong, dedicated education system is a key quality of life component. The outstanding educational network in the Arkansas River Valley region continues to ensure success and prosperity for employees and companies.

Five colleges and universities in the region provide quality secondary education and prepare students for professional careers. Public and private schools are available for the region’s pre K-12 students, providing a choice of schools that makes it possible for any student to obtain an enriching education.

via [Russellville Chamber of Commerce](#)



NATHAN ELLER

EXECUTIVE BROKER
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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

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



HaagBrown

COMMERCIAL

Real Estate & Development

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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. We strive to place 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 a full-service commercial real estate and development firm specializing in the listing, sale, & development of properties throughout Arkansas and the surrounding region. Founded in 2010 by Greg Haag and Joshua Brown, HB was founded on a hands-on, client-first approach and have grown into a trusted partner for businesses and investors navigating complex real estate decisions.

With more than 60 years of combined experience in real estate investment, brokerage, and development, our team brings practical insight and steady guidance to every project. We act as a true extension of our clients’ real estate departments, working closely alongside them from strategy and site selection through execution and delivery. Serving national and regional clients across Arkansas, Tennessee, Florida, Mississippi, Missouri, Kentucky, Alabama, Texas, and Oklahoma, we pair local market knowledge with a broad regional perspective.

To better serve our clients, we have expanded to include dedicated Industrial, Medical, and Agricultural divisions and operate offices in both Northeast and Northwest Arkansas — allowing us to deliver specialized expertise and tailored solutions across every sector we represent.

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