

# PROPERTY OVERVIEW

RARE 31,000+ Square Foot Free-Standing Commercial Building in Batesville, Arkansas!

This prime property, located just off the signalized intersection of N. St. Louis St. & Barnett Dr., spans approximately 2.06 acres & has previously housed FFO Home &, more recently, American Freight.

Renovated in 2015, the building boasts over 31,000 square feet of versatile showroom & warehouse space. The showroom features upgraded lighting & polished floors, creating an inviting atmosphere. The warehouse is equipped with an attached dock-high loading dock, facilitating efficient inventory management.

The exterior showcases a brick storefront with a raised facade & a large pylon sign, ensuring excellent visibility & exposure to N. St. Louis St., which sees over **19,000+ cars per day**.

Surrounding retailers & restaurants include Kroger, Harbor Freight, Ollie's, 7 Brew, Dairy Queen, Mazzio's Pizza, Hardee's, & Advance Auto Parts.

With 25 available parking spaces, a dock-high loading dock, & **LIMITED MARKET VACANCY**, this building represents one of the **BEST RETAIL OPPORTUNITIES** currently available!

## HIGHLIGHTS

- Free-standing building on approx. 2.06 AC
- Over 31,000 square feet of showroom & warehouse space
- Located at N. St. Louis St. & Barnett Dr. with exposure to 19,000+ cars per day
- Upgraded lighting & polished floors from 2015 renovations
- Includes a dock-high loading dock for easy inventory management
- Property is available both FOR SALE & FOR LEASE

**SIZE :: 31,210 SQ FT**  
**SALES PRICE :: \$2,400,000**  
**PRICE PSF :: \$76.90 PSF**  
**FOR LEASE PRICE :: \$7.75 PSF NNN**



N ST LOUIS ST

Exxon



69

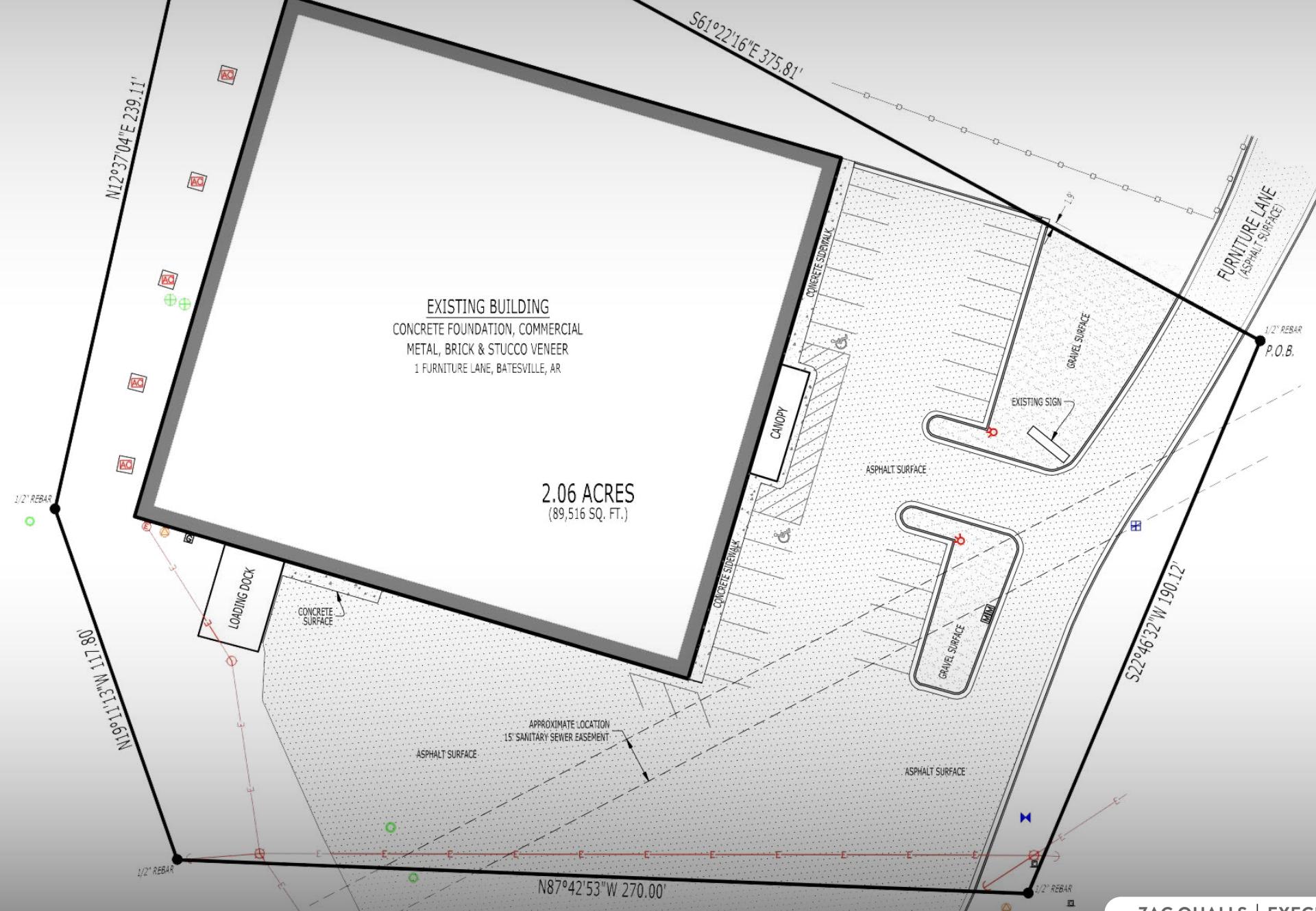
FOR SALE OR LEASE: FORMER AMERICAN FREIGHT BUILDING

ZAC QUALLS | EXECUTIVE BROKER

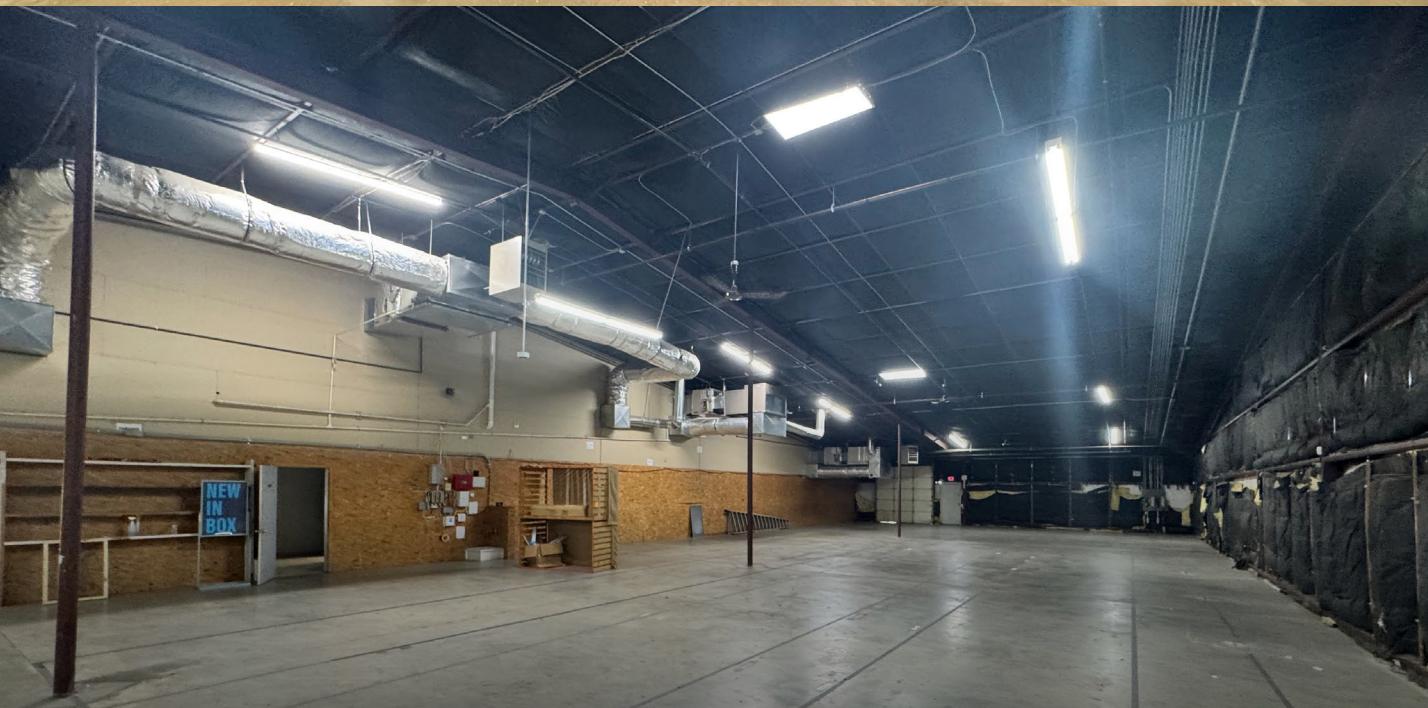
ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM

HAAG BROWN COMMERCIAL



**LEGEND:**

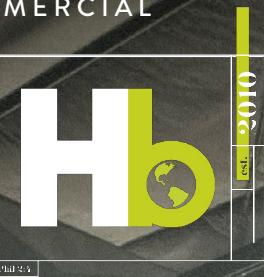
- FOUND MONUMENT (AS NOTED)
- UTILITY POLE
- LIGHT POLE
- ↗ GUY WIRE
- ◐ ELECTRIC METER
- FLOOD LIGHT
- AC UNIT
- WATER VALVE
- WATER METER
- SANITARY SEWER CLEAN-OUT
- SANITARY SEWER MANHOLE
- GAS METER
- TELECOMMUNICATIONS PEDESTAL
- MAILBOX
- BURIED GAS LINE MARKER
- BURIED CABLE MARKER
- OVERHEAD ELECTRIC LINE
- Existing Plastic Rail Fence Line



FOR SALE OR LEASE: FORMER AMERICAN FREIGHT BUILDING

ZAC QUALLS | EXECUTIVE BROKER

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



HAAG BROWN COMMERCIAL

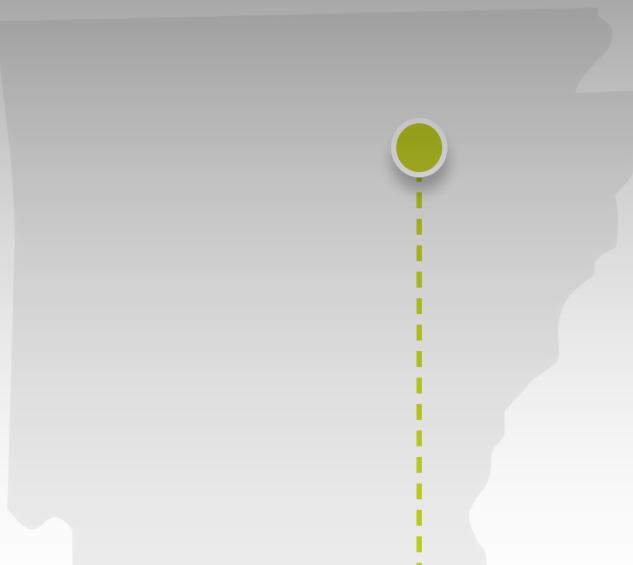


FOR SALE OR LEASE: FORMER AMERICAN FREIGHT BUILDING

ZAC QUALLS | EXECUTIVE BROKER

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM

HAAG BROWN COMMERCIAL



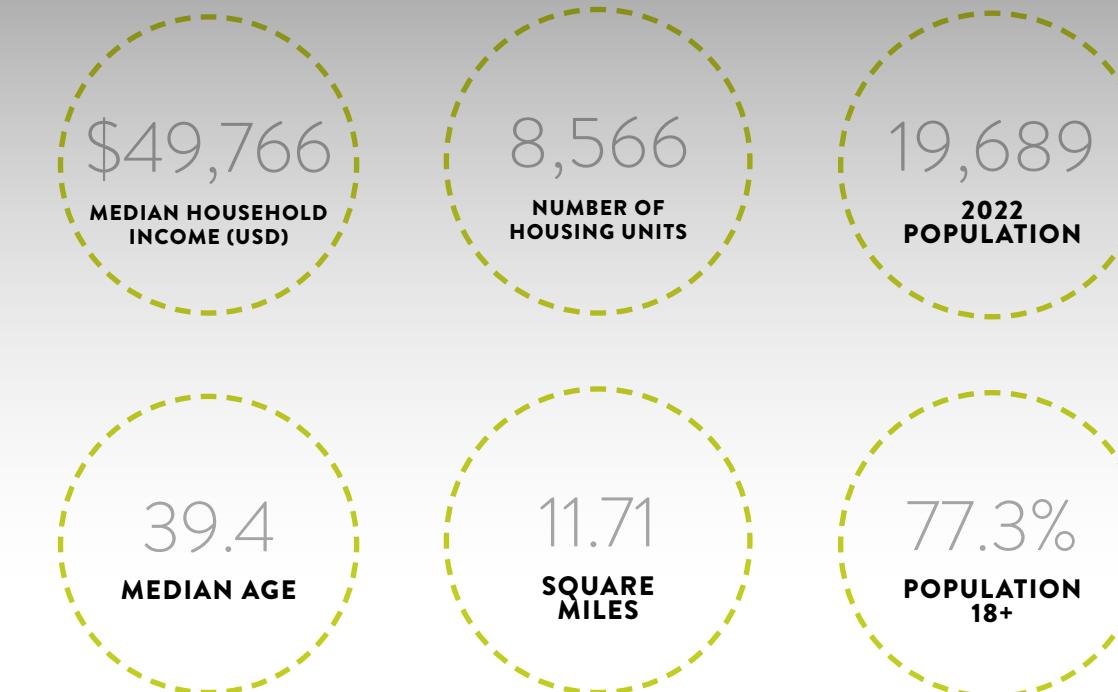
## ABOUT BATESVILLE

Nestled along the White River, Batesville is the oldest existing city in the state of Arkansas.

Independence County is a destination for those seeking one-of-a-kind experiences. Find eclectic shops, restaurants, and lodging in every corner of our tree-dotted county. Batesville is a vibrant college town with a unique history, award-winning parks, a thriving historic district, and family-friendly festivals. Explore places and see why HomeSnacks called Batesville “one of the best places to raise a family in Arkansas.”

Batesville is a vibrant college town with a unique history. It's the Christmas Capital of Arkansas™, the dirt-racing capital of the South, home to NASCAR legend Mark Martin, and the home of our state-of-the-art 112,000 sq. ft. Community Center & Aquatics Parks. The area is known for its outdoor activities such as hiking, canoeing, caving, climbing, scenic photography, and fishing. Batesville is the ultimate basecamp for your next adventure.

### BATESVILLE'S LARGEST EMPLOYERS

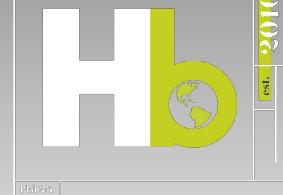


### BATESVILLE'S BIGGEST ATTRACTIONS

[CLICK FOR MORE](#)

- Lyon College
- Blanchard Springs Caverns
- Mark Martin Museum
- Batesville Motor Speedway
- The Course at Eagle Mountain
- Jamestown Crag
- Spring River
- White River

- Recognized as a “Top 25 City” in the nation for its attractions, hospitality, and affordability by USA Today
- Recognized as a “Trendsetter City” for its achievements in Public Safety, Wellness, Infrastructure, and the Environment by Arkansas Business
- Batesville’s White River Wonderland Christmas lights display was named a finalist for the “Arkansas Tourism Attraction of the Year” Award by the Arkansas Department of Parks, Heritage, and Tourism
- Top 50 best places to live in Arkansas (out of 1498 communities)
- 45th best place to buy a house in Arkansas (out of 1498 communities)
- Top 40 best public schools in Arkansas
- Among the 10% lowest cost-of-living places in America



# ZAC QUALLS

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](mailto: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



# HaagBrown C O M M E R C I A L

*Real Estate & Development*

*\*\*\*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

