



*Davita*  
Dialysis

216 Hester Parker Drive, Marked Tree, AR 72365

**BEST MULTI-USE OFFICE BUILDING IN MARKED TREE**





## OPPORTUNITY OVERVIEW

This building is located on Hester Parker Drive, just off Highway 63, future I-555, which supports **14,000 CARS PER DAY**. The property has the best visibility in the city from Highway 63 and is in **THE HEART OF THE COMMERCIAL DISTRICT**. This area includes Unico Bank, Dollar General, McDonalds, Bill's Fresh Market, & Phillips 66.

This **4,600 SQUARE FOOT BUILDING** has a front lobby/waiting area, handicap accessible restrooms, reception desk, multiple offices, large storage rooms, break room, kitchen, and a very large open area in the middle of the building. The building sits on a very large parking lot with a covered vehicle drive-thru, 35 parking spaces with 2 being designated as handicap accessible, and beautiful landscaping.



## OFFERING

Space Available:	<b>4,600 SF</b>
Lot Size:	<b>30,927 SF</b>
Rental Rate:	<b>\$16 / SF / YEAR</b>
Lease Term:	<b>60 MONTHS</b>
Property Type:	<b>MEDICAL OFFICE</b>

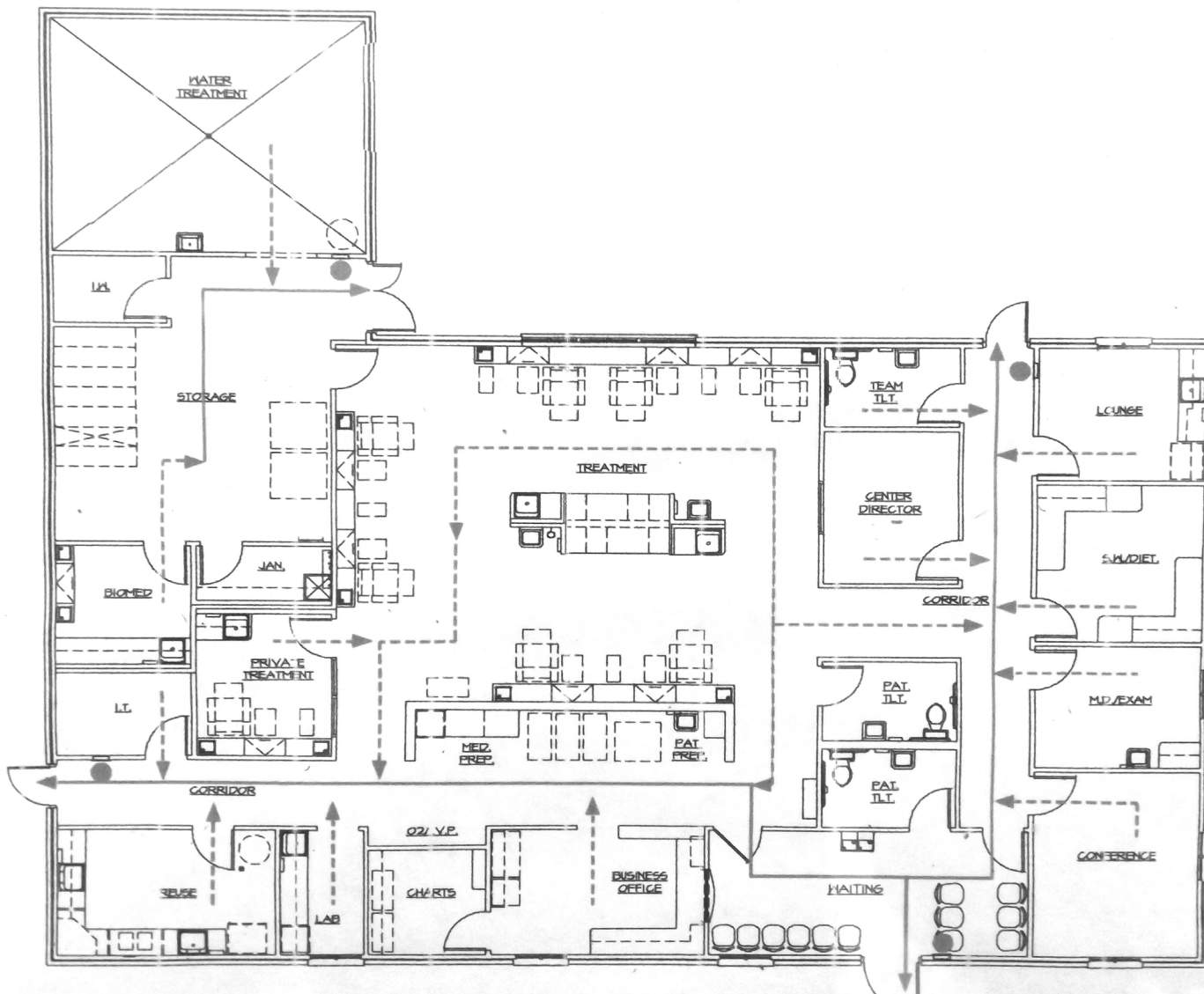
**ZAC QUALLS**  
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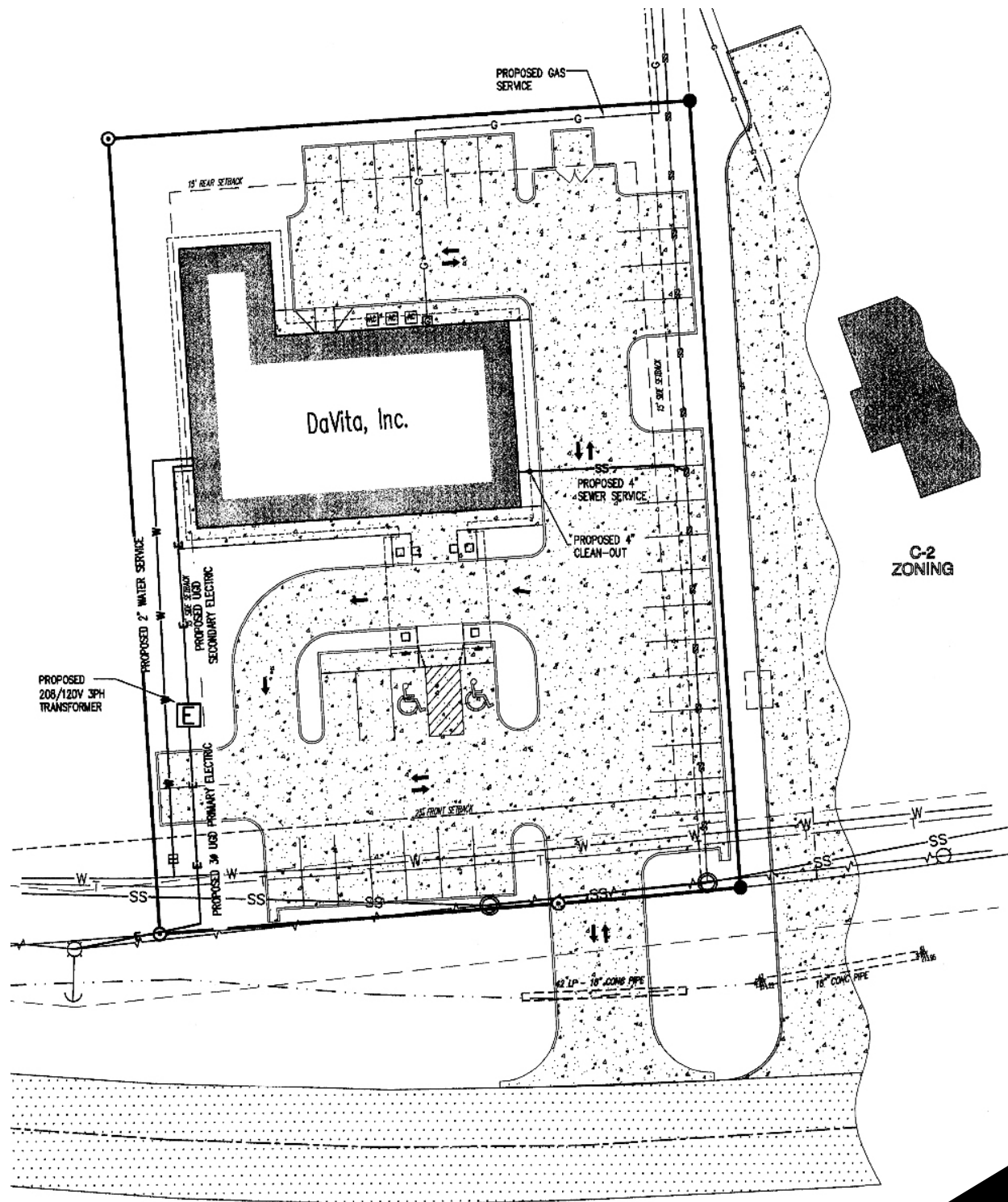
**CONNECT**

**LINKS**





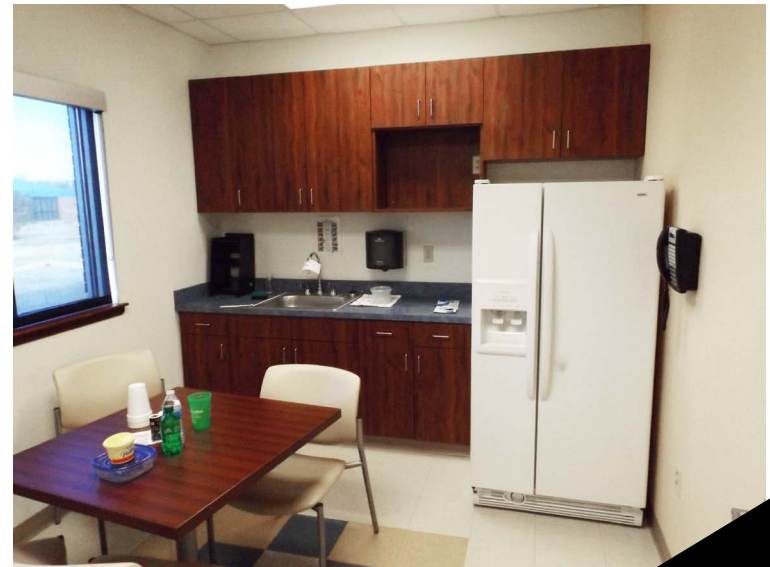
**FLOOR PLAN**



**SITE PLAN**



**SITE PHOTOS**



**SITE PHOTOS**



**SITE AERIAL**





**34.5 MI**  
TO JONESBORO

**LOCATION**

**38.7 MI**  
TO MEMPHIS

**SITE LOCATION**  
**WITH AERIAL**





# ZAC QUALLS, **BROKER**

PH: 870.336.8000 CELL: 870.284.4448 E: ZAC@HAAGBROWN.COM



Coming from **A BACKGROUND OF MULTIPLE MILLION DOLLAR INSTITUTIONS**, Zac Qualls maintains **SEVEN PLUS YEARS OF EXTENSIVE FINANCIAL EXPERTISE** and is highly equipped to adapt and communicate with a variety of business leaders. His determination, hard work ethic and skill level is evident since he was a former banker and member of the Financial Industry Regulator Authority (FINRA), which covers a broad range of investments including stock, bonds, options, limited partnerships and investment company products. **HAVING HELD THE SERIES 7 AND 66 LICENSES, THE MOST COMPREHENSIVE OF SEVERAL SECURITY LICENSES THAT PERMIT AN AGENT TO COMMUNICATE WITH RETAIL INVESTORS**, Zac demonstrates an extensive knowledge of broad range investment products. His role within the company is to advise clients through the process of disposition and acquisition of investment real estate as well as provide up-keep on multiple high-end commercial properties. Zac, a northeast Arkansas local, received his Bachelor's of Finance degree from Arkansas State University in 2007.

## **ABOUT HAAG BROWN**

*Many of you know Haag Brown Commercial is the region's authority on listing & selling commercial real estate in Jonesboro and Northeast Arkansas. You should also be aware that Haag Brown 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 utmost 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 several high-income clients who desire to be invested into commercial real estate. This is a service we value and excel in at our firm. We can provide testimony from clients who have hired our firm to advise on commercial real estate investments who have excelled in the commercial arena. We have the character, experience & education needed to be the best commercial brokerage firm in our region for advising on commercial real estate investments.*



# JOSHUA H. BROWN, CCIM

Haag Brown Commercial | Principal



*"Each of you should look not only to your own interest, but also to the interest of others."*

- Philippians 2:4

## SUMMARY

Joshua Brown serves as the co-Owner & Executive Broker of Haag Brown Commercial Real Estate & Development, the largest, most trusted, and most technologically advanced commercial brokerage firm in Northeast Arkansas. Joshua also serves as a Principal in Haag Brown Development, which has developed numerous high profile retail properties.

Joshua has received numerous coveted business awards including "The New Influentials, 20 in Their 20's", "Arkansas Business' 40 Under 40", and his company was named a finalist for "Arkansas Business Small Business of the Year" in 2012. Joshua has been appointed to the Jonesboro Vision 2030 Comprehensive Planning Advisory Commission, and serves on numerous boards in Northeast Arkansas for NEA Baptist Clinic, the Chamber of Commerce, and Arkansas State University.

Joshua has been on mission trips all over the world with his local church, Central Baptist in Jonesboro, Arkansas. His most recent adventures have taken him to Dubai, UAE, to serve in labor camps, and to Assam, India to serve unreached villages needing wells. Joshua can seldom be found too far from his wife Britni, his daughter Alex, and his son Lincoln. Joshua places his faith first, his family second, and his work third, but that does not keep him from always being situated at the top of the commercial real estate industry.

There are three CCIM's in the Jonesboro trade area. Joshua and his partner, Greg Haag make up two thirds of that group, which helps make Haag Brown Commercial the most qualified in the region to assist clients with retail & office leasing, tenant representation, and acquisition & disposition of investment properties and land.

## CLIENTS &/OR PROJECTS REPRESENTED

- |                                   |                             |                          |
|-----------------------------------|-----------------------------|--------------------------|
| Academy Sports                    | Dollar General              | O'Reilly Auto Parts      |
| Arkansas State University         | Families Inc.               | Panera Bread             |
| Armor Seed                        | Fazoli's                    | Plato's Closet           |
| Autowash Partners                 | Five Guys Burgers           | Quality Suites Hotel     |
| BNSF Railroad                     | Hugg & Hall                 | Red Lobster              |
| Buffalo Wild Wings                | Kirkland's Home Furnishings | Reliance Health Care     |
| Cinema Management Group           | Longhorn Steakhouse         | Ritter Communications    |
| <small>*16 Screen Theatre</small> | Mattress Firm               | Sai's Thai Restaurant    |
| Cheddars Casual Cafe              | Men's Wearhouse             | San Francisco Bread Co.  |
| CWL Jonesboro                     | Murphy Oil                  | Sissy's Log Cabin        |
| Dairy Queen                       | Nabholz Real Estate Clinic  | Starbucks, Super 8 Hotel |
| Diet Center                       | NEA Baptist Clinic          | Uppercurst Pizza         |

## EDUCATION

- Arkansas State University, B.A. in Political Science, minor in Criminology, 2005
- Certified Commercial Investment Member, CCIM, designation awarded in 2010

## ACHIEVEMENTS

- 2012 Arkansas Business "Small Business of the Year" Finalist
- 2011 Arkansas Business "40 Under 40" Recipient (Youngest Member of the Class)
- 2010 Northeast Arkansas Business Today "Outstanding Young Executive"
- 2009 Arkansas Business "The New Influentials, 20 in Their 20s"
- 08-12 Board of Realtors "Diamond Award of Excellence" (top overall volume each year)

## AFFILIATIONS & DESIGNATIONS

- Certified Commercial Investment Member, CCIM
- International Council of Shopping Centers, ICSC
- Leadership Jonesboro Class of 2009
- Jonesboro Regional Chamber of Commerce | Member of Jonesboro Unlimited
- Arkansas Association of Realtors & National Association of Realtors
- The Community Advisory Committee for the NEA Baptist Charitable Foundation
- President of the NEA Duck Classic Sponsorship Committee
- Downtown Jonesboro Association
- Vision 2030 Committee for the City of Jonesboro
- Member of Central Baptist Church
- Dubai of United Arab Emirates Mission Trip | October 2011
- Assam, India Mission Team | February 2009

## SIGNIFICANT TRANSACTIONS

- Academy Sports - 7.73 Acre Retail Development in Jonesboro, AR
- Buffalo Wild Wings - Site selection in Conway, Fort Smith, North Little Rock, AR & Norman,
- Cheddar's Casual Cafe - 2 Acre Restaurant Site in Jonesboro, AR
- Five Guys Burgers & Plato's Closet Development - Stadium Boulevard in Jonesboro, AR
- Hugg & Hall, site location, warehouse in Jonesboro, AR
- Kirkland's - 0.98 Acre Site on Highland Drive Across from the Mall At Turtle Creek in Jonesboro
- Longhorn Steakhouse - 1.46 Acre Restaurant Development on Stadium in Jonesboro, AR
- Mattress Firm - 0.89 Acre Retail Development Site on Stadium in Jonesboro, AR
- Murphy Oil, USA, Inc., site location, .94 acres of Creek Place Development in Jonesboro, AR
- NEA Baptist Clinic - Disposition of a portfolio of (6) Medical Office Buildings in Jonesboro, AR
- Panera Bread - 1 Acre Restaurant at Fairgrounds Re-Development Site on Stadium, Jonesboro, AR
- Qdoba - 2,550 SF in New Retail Center at the Fairgrounds Re-Development - Stadium, Jonesboro, AR
- Red Lobster - 2.35 Acre Restaurant Development on Stadium in Jonesboro, AR
- Ritter Corporate Headquarters - 7+/- acres in Jonesboro, AR
- Schlotzsky's - 3,000 SF in New Retail Center at the Creek Place Development - Stadium, Jonesboro, AR
- Sissy's Log Cabin - 1 Acre Site at Fairgrounds Re-Development on Stadium, Jonesboro, AR
- Starbucks, Men's Wearhouse Development - 1.02 Acre Retail Project on Stadium in Jonesboro, AR
- Waddell, Cole & Jones, P.A. - +13,000 SF, 12 Year Lease in Jonesboro, AR