



steel creek

PROPOSED 7,000 SF STRIP CENTER | TRUMANN, AR



**Renderings are preliminary and subject to change*



870.336.8000



JEFF@HAAGBROWN.COM

JEFF ARMSTRONG | INDUSTRIAL AGENT

ZAC@HAAGBROWN.COM

ZAC QUALLS | EXECUTIVE BROKER

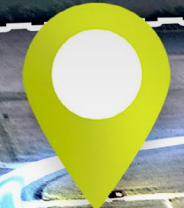


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INDUSTRIAL PARK ACCESS RD
BIRDIE LN



PROPERTY OVERVIEW

Haag Brown Commercial is excited to bring to market a PROPOSED 7,000 square foot retail strip center within the Steel Creek mixed used development in Trumann, Arkansas!

The PROPOSED center will be located on lot 6.7 (1.38 acres) at the entrance of the Steel Creek development. Surrounding retailers include Walmart, Tractor Supply Co., McDonald's, Burger King, AutoZone, & Dollar Tree.

Don't miss out on this RARE leasing/development opportunity within Trumann's main retail trade area!



Walmart

HIGHLIGHTS

- NEW PROPOSED 7,000 SF Center Within The Steel Creek Mixed-Use Development
- Flexible Square Footage Accommodations
- Spaces Will Be Delivered in Cold-Dark Shell Condition with Negotiable Tenant Allowance
- RARE Leasing Opportunity within Trumann's Main Retail Trade Area
- Surrounded by National Users Such as Walmart, Tractor Supply Co., McDonald's, Burger King, AutoZone, & Dollar Tree

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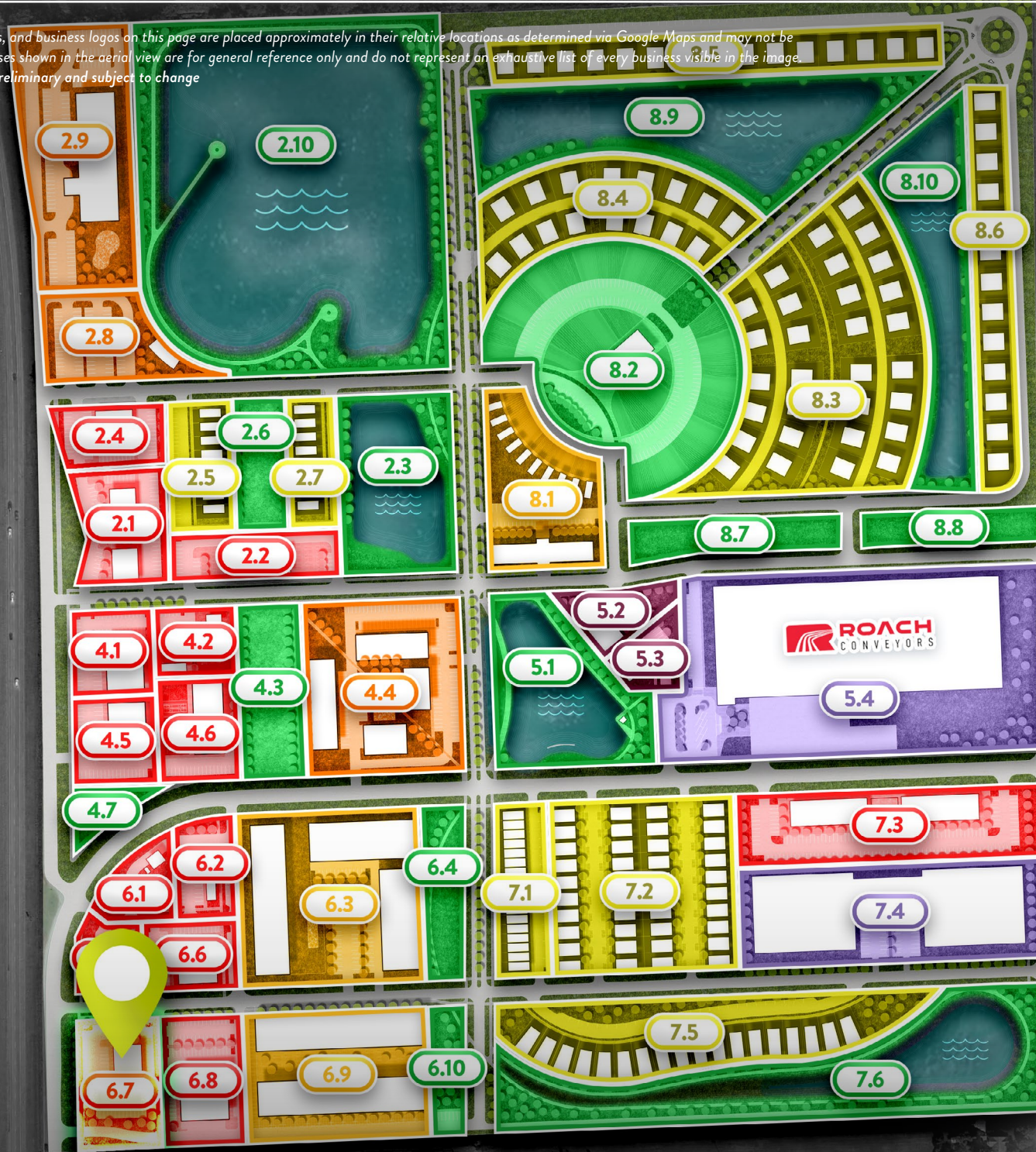
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TRACT 2

| | |
|------|----------|
| 2.1 | 1.30 AC |
| 2.2 | 1.00 AC |
| 2.3 | 2.65 AC |
| 2.4 | 0.85 AC |
| 2.5 | 1.10 AC |
| 2.6 | 0.93 AC |
| 2.7 | 0.78 AC |
| 2.8 | 1.40 AC |
| 2.9 | 3.60 AC |
| 2.10 | 13.46 AC |

TRACT 5

| | |
|-----|---------|
| 5.1 | 2.68 AC |
| 5.2 | 0.68 AC |
| 5.3 | 0.55 AC |
| 5.4 | 8.60 AC |

TRACT 7

| | |
|-----|---------|
| 7.1 | 1.20 AC |
| 7.2 | 4.00 AC |
| 7.3 | 2.87 AC |
| 7.4 | 3.80 AC |
| 7.5 | 3.50 AC |
| 7.6 | 5.30 AC |

TRACT 8

| | |
|-----|---------|
| 8.1 | 2.00 AC |
| 8.2 | 5.50 AC |
| 8.3 | 6.50 AC |
| 8.4 | 3.00 AC |
| 8.5 | 2.20 AC |

TRACT 4

| | |
|-----|---------|
| 4.1 | 0.87 AC |
| 4.2 | 0.73 AC |
| 4.3 | 1.50 AC |
| 4.4 | 3.40 AC |
| 4.5 | 0.93 AC |
| 4.6 | 1.06 AC |
| 4.7 | 0.45 AC |

TRACT 6

| | |
|------|---------|
| 6.1 | 0.64 AC |
| 6.2 | 0.75 AC |
| 6.3 | 4.00 AC |
| 6.4 | 0.98 AC |
| 6.5 | 0.60 AC |
| 6.6 | 0.86 AC |
| 6.7 | 1.38 AC |
| 6.8 | 1.30 AC |
| 6.9 | 3.00 AC |
| 6.10 | 0.62 AC |

SUBJECT PROPERTY



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who

Haag Brown Development has partnered with Roach Manufacturing Corporation to bring Steel Creek, a brand new mixed-use development, to Trumann, Arkansas. Our goal is to partner with several local and national developers to provide a one-of-a-kind, lifestyle-focused development never before seen in Northeast Arkansas.

what

Steel Creek is a forward-thinking development, designed around the initial production of a first-class warehouse and distribution center for Roach Manufacturing, the anchor for the project. Plans are in place for the development to host Class A office and retail space, restaurant outparcels, themed single-family housing, amenity-rich multi-family housing, and a potential event venue. A hotel-like development is being designed to encompass a small lake.

where

Steel Creek is located in Trumann, Arkansas, in one of highest trafficked corridors in the city. Positioned just off the exit of I-555, the site is surrounded by attractions such as: Tractor Supply Co., a Regional Sports Complex, McDonalds, Dollar Tree, and the highest-grossing Walmart Supercenter in the area. Collectively, this area services three times the city's population and yields exposure to commuters traveling all across Northeast Arkansas.

when

Construction is nearly complete on the first-class warehouse and distribution center for Roach Manufacturing, and phase one of the project (including infrastructure, landscaping, and roads).

why

As the growing delta continued to expand, Roach Manufacturing saw the needs of the city of Trumann and decided to meet them however they could. Serving as Trumann's major economic and employment pillar, Roach Manufacturing has continued to provide and invest in Trumann, which is what has inspired this market-altering project.

how

With the help of Martin Smith at Ecological Design Group, one of the state's most environmentally conscious planners, we have created a master-planned campus that will feature water and drainage as key components within each phase of the project. The Sunken Land Trail, a network of trails connecting every lot in this mixed-use development, will be incorporated along the water retention and drainage. This project will introduce lifestyle connectivity never before seen in this region, which will transform the market and trends of the city.



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PHOTO

ABOUT[Click Here to Learn More](#)

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SUNKEN LANDS TRAIL

Proposed connectivity plan that spans across 140 acres and provides convenient walkability throughout all of Steel Creek, as well as local ammenities, including: The Trumann Sports Complex and Walmart Supercenter.



TRUMANN SPORTS COMPLEX

12,000 

WALMART SUPERCENTER

AVERAGE: 87.3K MONTHLY VISITS (OVER A MILLION VISITS ANNUALLY)

- One of Trumann's highest-trafficked sites
- The only Walmart location within a 10-mile radius
- Serves neighboring towns and daily commuters

3,100 



BASEBALL/SOFTBALL SEASON

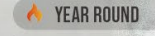
AVERAGE: 600 ATTENDEES PER WEEK

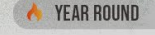
Additional Weekend Tournaments known as one of the nicest outdoor complexes in the region

SOCCER/FLAG FOOTBALL SEASON

AVERAGE: 400 ATTENDEES PER WEEK

INDOOR FACILITY

Kids on Campus Programs sponsored by EACC 
Include gymnastics, yoga, basketball, pickle ball, junior chef, and others

Community Adult Pickleball / Cornhole Weekly Leagues 

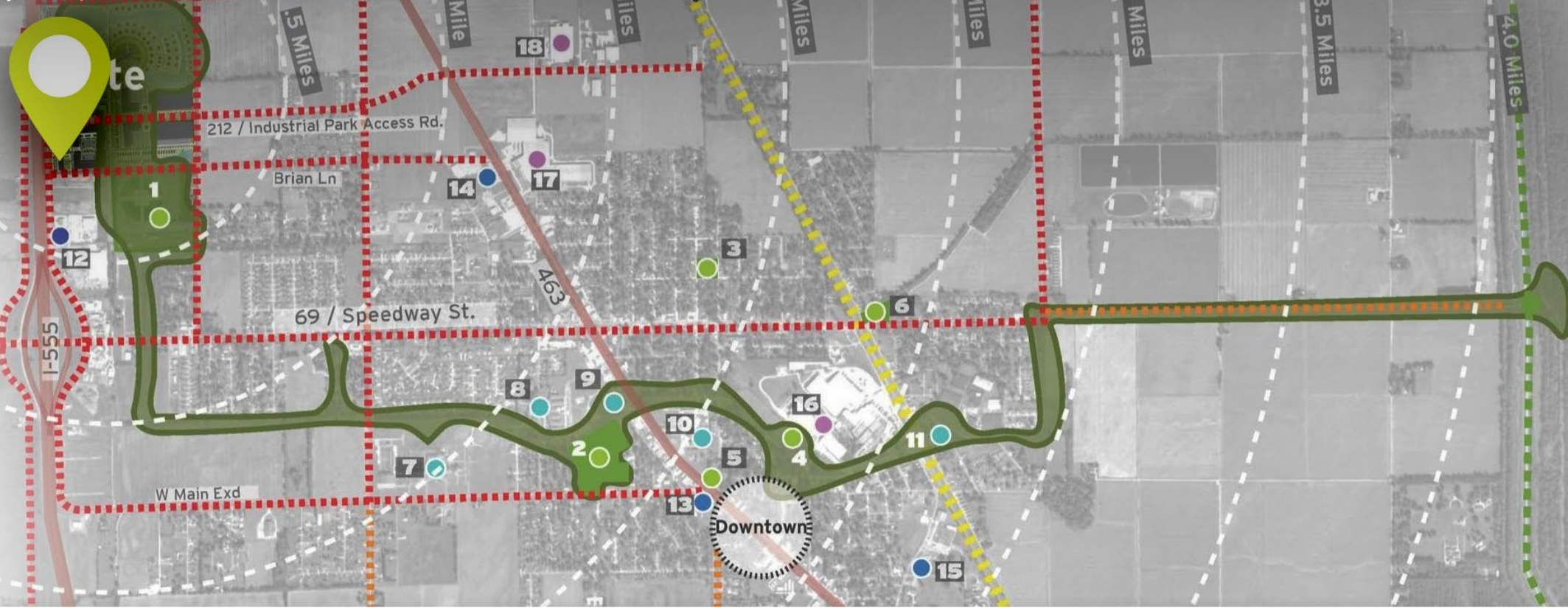
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SUNKEN LANDS TRAIL

Strategically located on Industrial Park Access Road, Steel Creek Development sits north of the Wal-Mart Supercenter and fronts I-555, providing the project substantial interstate visibility and easy connectivity to surrounding industries within the state and further.

Through the implementation of walking trails and biking paths across the 140 acres, Haag Brown intends to introduce lifestyle flexibility never seen in this region. The Sunken Land Trail, a network of trails connecting every lot in this mixed-use development, will be incorporated with water retention and drainage.

- Parks & Recreation
- Schools
- Services
- Industry / Employment
- Pedestrian Paths
- 1 Recreational Complex
- 7 Trumann High School
- 12 NEA Baptist Clinic
- 16 WinField United
- Train Tracks
- 2 Cedar Park
- 8 Trumann Elementary
- 13 Trumann Fire Department
- 17 Roach Manufacturing Corporation
- Main Streets
- 3 North Side Park
- 9 Pre-K School
- 14 Mayor's Office
- 18 Gateway Tire & Services
- 4 Horance F. Fleming Fields
- 10 Intermediate School
- 15 Police Department
- 11 Arkansas State University Technical Center
- 5 American Legion Memorial Park
- 6 Ozark Street Park

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INDUSTRIAL PARK DR



REGIONAL SPORTS COMPLEX



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**Traffic Counts Calculated via ARDOT Daily Traffic Map



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Phil 2/3



LITTLE ROCK, AR | 133 MILES

2,700

3,500

1,100

1,200

3,100

2,000

8,400

3,300

7,900

5,100

12,000

JONESBORO, AR | 1.1 MILES
MEMPHIS, TN | 53.5 MILES

PROXIMITIES

- SITE ► ARKANSAS STATE UNIVERSITY **16 MILES**
- SITE ► NESTLE EXIT IN JONESBORO, AR **8 MILES**
- SITE ► MEMPHIS BRIDGE **52 MILES**
- SITE ► OSCEOLA, AR **50 MILES**
- SITE ► ST. LOUIS, MO **237 MILES**
- SITE ► PARAGOULD, AR **30 MILES**

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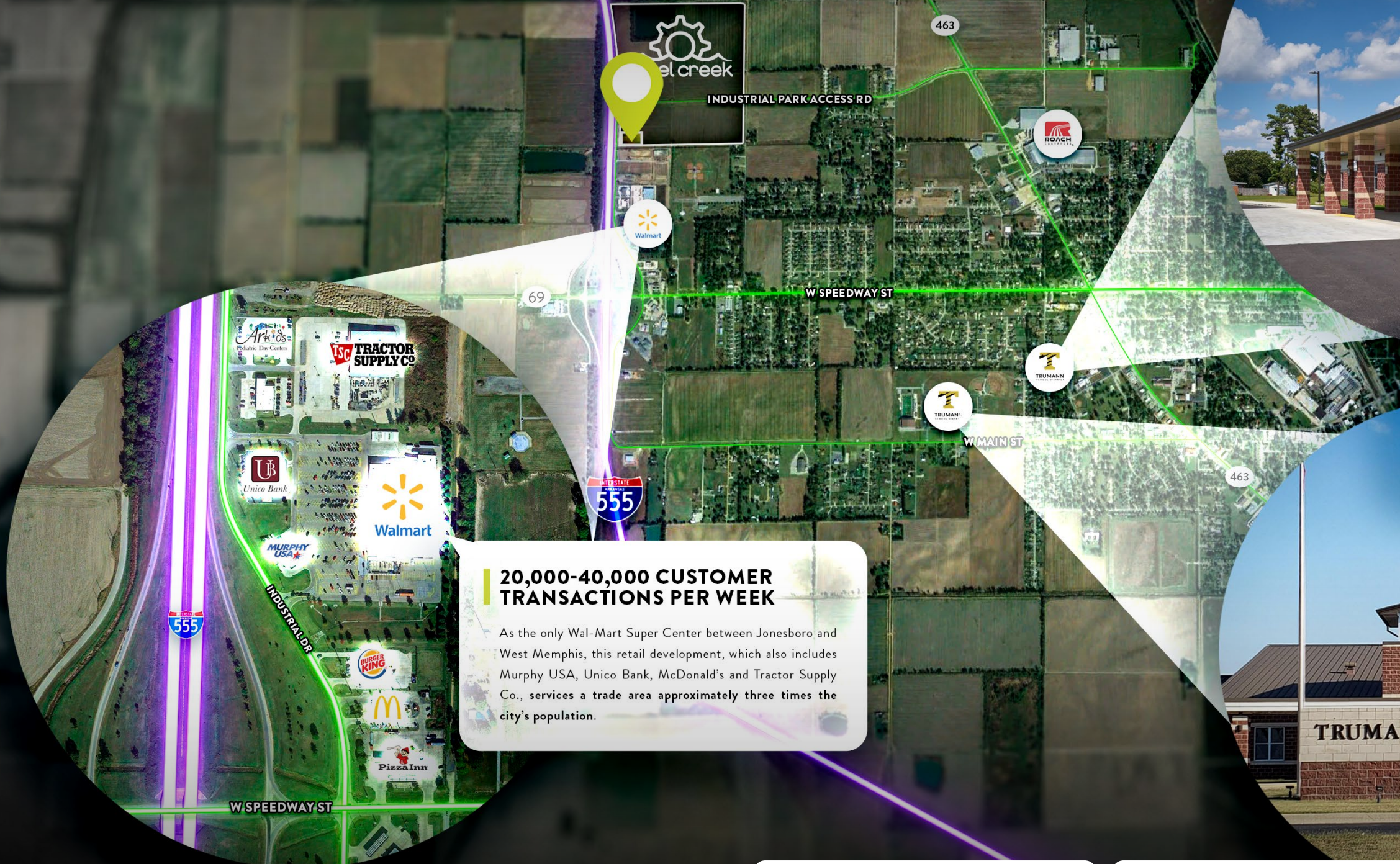


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Phil 3:3



TRUMANN SCHOOL DISTRICT

The city of Trumann has received two brand new schools, Trumann Elementary School and Trumann High School, within the past 15 years, totaling more \$30 Million.



20,000-40,000 CUSTOMER TRANSACTIONS PER WEEK

As the only Wal-Mart Super Center between Jonesboro and West Memphis, this retail development, which also includes Murphy USA, Unico Bank, McDonald's and Tractor Supply Co., services a trade area approximately three times the city's population.

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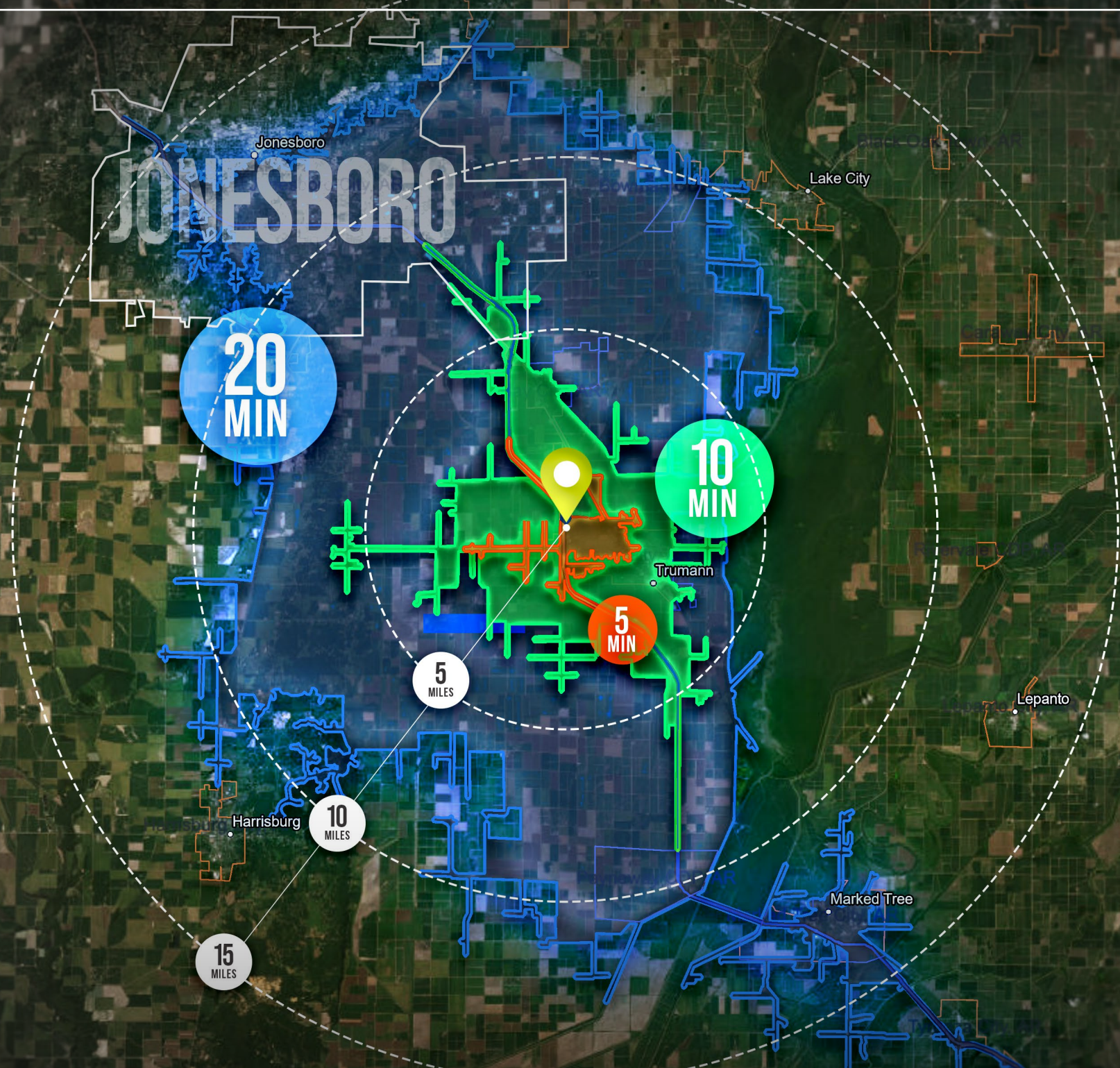
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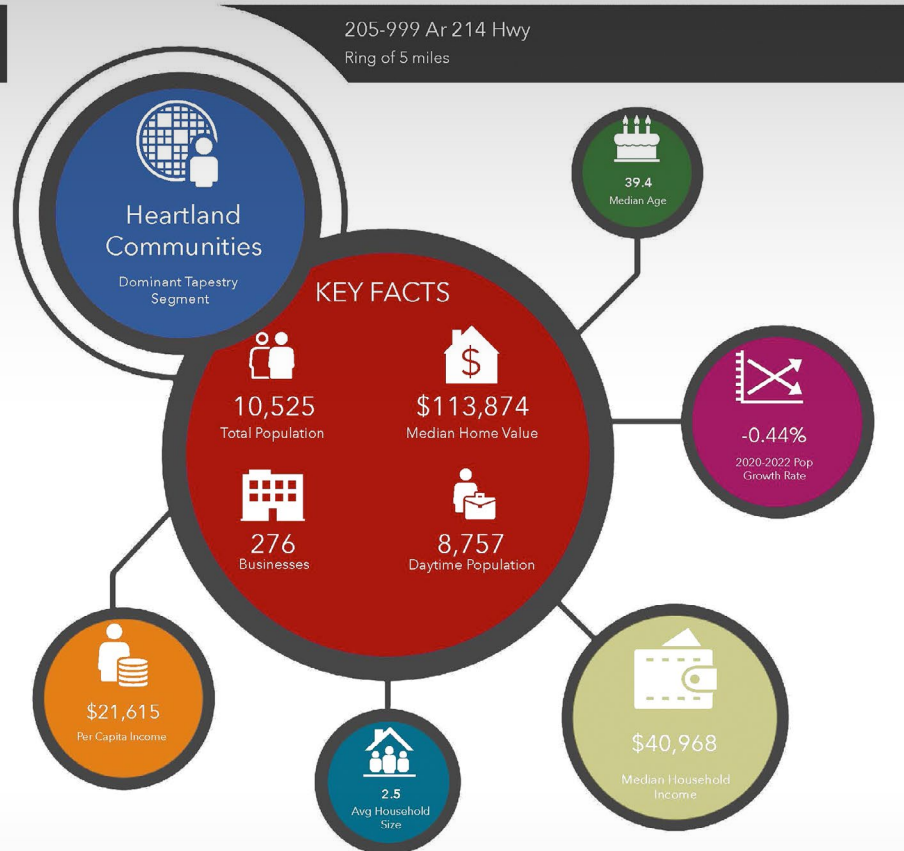
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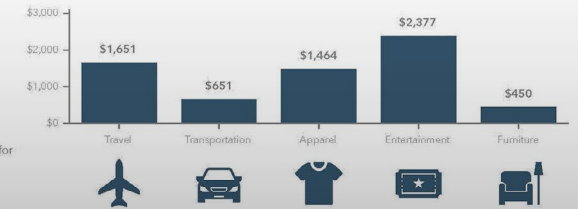
KEY SPENDING FACTS



KEY SPENDING FACTS



KEY SPENDING FACTS



Source: Esri, Esri-Data Axle, Esri-U.S. BLS, Esri forecasts for 2022, 2027.

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Spending facts are average annual dollars per household



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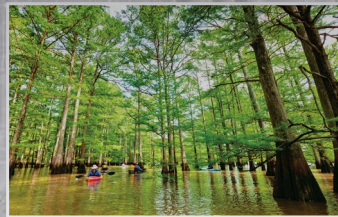
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History of Trumann



- **1890s collection of rough timber camps was established in the area** along the St. Louis San Francisco Railway (Frisco) to harvest the thousands of acres of virgin timber. Within a few years these camps were large enough to be recognized as small villages.
- **1896-1904 The village of Mosher was established** named after an official in one of the local lumber companies. Later, as the village grew into a town, the name changed to Trumann, the last name of a railroad executive in New York.
- **The Singer Sewing Company operation was established to provide lumber** for building cabinets that housed their famous sewing machines. Their popularity sparked a huge demand for lumber in this area and people flocked to work in the mills.
- **As Singer grew, the company started to provide housing for its workers.** This housing ranged from shotgun style houses to larger bungalows for married workers. Some of these houses still exist in Trumann today, with this development, The company started to build baseball fields, medical service facilities, and a community house for gatherings. They also provided water and electrical services throughout the town.
- **Singer's strong presence was partially responsible for the town being the "hotbed for socialism."** According to H.L. Mitchell, co-founder of the Southern Tenant Farmers' Union from Tyrnza, AR, there was a strong socialist party organized in Trumann led by Charles McCoy and J.W. Moody. They were also reported to have broken up the Ku Klux Klan when it attempted to organize in Trumann by joining it and destroying it from the inside.
- **Singer continued to dominate life in Trumann until 1982.** A group of large business men purchased the large singer factory complex, divided it into smaller section, and created an industrial park. The Trumann Chamber of Commerce created the Industrial Development Committee at roughly the same time. This has successfully attracted several companies to the town, resulting in a wide economic base that has continued to grow and prosper, a trend not often found in many Delta Communities.



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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.

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JONESBORO, AR



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EFAX 888.561.4917
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JEFF ARMSTRONG

Industrial & Logistics Brokerage



Jeff Armstrong leads HB Industrial, the division of Haag Brown Commercial that is solely focused on industrial property and development. With the vision of being the top industrial brokerage team in Arkansas, HB Industrial will acquire existing industrial properties, list and sell warehouse and logistics related properties, and develop modern, e-commerce driven industrial projects.

Jeff was the Director of Operations at Armor Seed for twelve years. He was part of the management team responsible for the company's extensive growth leading up to the sale of the brand in 2017 to Land O' Lakes. It was at Armor where he developed a deep working knowledge of the entire operations process of delivering a company's products to their consumers. His experience with research & development, production, manufacturing and distribution makes it easy for him to identify and meet the needs of our clients acquiring warehouse/manufacturing/distribution space.

Jeff was a member of the United State Air Force's 34th Fighter Squadron and currently serves in multiple areas at school and church. He enjoys spending time with his wife Erica and investing in their 3 children.

Jeff is a northeast Arkansas native and received a bachelor's in Agriculture Business from Arkansas State University.

INDUSTRIAL ROLES

WAREHOUSE AND LOGISTICS: List, Sale, and Develop

E-COMMERCE: Develop

MANUFACTURING: List and Sale

ACHIEVEMENTS

United States Air Force : 1991 - 1997

Director of Operations at Armor Seed : 2005 - 2017

Agriculture Business - Arkansas State University : Bachelor's 1998

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ZACQUALLS

Executive Broker



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.

zac@haagbrown.com

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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

Arkansas State University - Bachelors of Science in Finance - 2007

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager