

528 INDUSTRIAL PARK ACCESS RD | TRUMANN, AR

FOR SALE

NN+ ARKIDS PEDIATRIC DAY CENTER



870.336.8000



NATHAN@HAAGBROWN.COM

NATHAN ELLER | EXECUTIVE BROKER

JOSH@HAAGBROWN.COM

JOSHUA BROWN | CO-FOUNDER



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HIGHLIGHTS

- Anchored by Walmart Supercenter
- Retail Area Serves Approx. 3x the City's Population
- Within One of the Largest Retail Development in the County
- Located by The New Steel Creek Development
- Direct Access & Exposure to I-555
- Exposure to 21,100 CPD



SITE OVERVIEW

Haag Brown Commercial is excited to offer a new construction and high-quality investment opportunity with a long-established tenant, [Arkids Pediatric Day Centers](#). Since the building's completion in 2020, Arkids has occupied the property and has 8 years remaining on the initial term lease. ***This lease is personally guaranteed.**

Surrounded by some of the market's largest businesses (including Walmart, Tractor Supply Co., Unico Bank, and NEA Baptist Clinic) the site sits within, what we believe to be, the largest retail development in Poinsett County, serving approximately three times the city's population on average. The property also has excellent frontage to Interstate 555 and [yields a total exposure to 21,100 cars per day.](#)

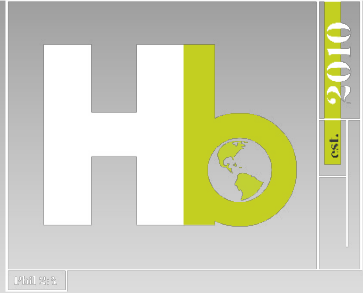
Sitting just North of the site is [Trumann's newest 140-acre mixed-use development, Steel Creek](#), which will feature Class A office and retail space, restaurant out parcels, themed single-family housing, amenity-rich multi-family housing, and a potential event venue. The development will also feature a several-mile-long trail system that will connect all of Trumann and improve walkability around the area. Currently under construction is Roach Conveyor's newest 80,000-square-foot Distribution Center project, which has an estimated delivery date of Q4 2024.

With development continuing to trend out to this area (including a new Platinum Trailer Group Facility and new restaurant, La Cascada), the site is well-anchored and perfect for forward-thinking investors looking for low management and a dynamic tenant in one of the best areas in the market.

PURCHASE OVERVIEW

PRICE	\$2,209,800
NOI	\$149,160
CAP RATE	6.75%
BUILDING SIZE	8,450 SF
LOT SIZE	1.26 AC
YEAR BUILT	2020





LEASE SUMMARY

LANDLORD RESPONSIBILITIES	Landlord shall be responsible for roof, slab floor and subfloor, exterior walls, structural members, foundation, parking lot and all asphalt surfaces of the Premises.
TENANT RESPONSIBILITIES	Tenant shall be responsible for cost associated with all maintenance, replacement and repairs necessary to keep the premises in a good state including plumbing systems, HVAC systems, electrical systems, equipment, fixtures, walls, ceilings, floors, windows, doors, glass, lawn, landscaping.
COMMON AREA MAINTENANCE	Tenant's Responsibility.
TAXES	Tenant's Responsibility payable as additional rent.
INSURANCE	Tenant's Responsibility payable as additional rent.
UTILITIES	Tenant shall be responsible for all utility services within the premises, including gas, electric, telephone, water, sewer, cable and trash removal.
ASSIGNMENT & SUBLETTING	Tenant shall have the right at any time to sublease or assign all or any portion of Tenant's Premises with Landlord's prior approval or consent, which shall not be unreasonably withheld or delayed. However, Tenant shall remain guarantor on lease.

CHANGES		CAP RATE	
YEAR 6-12	\$158,499.00	7.17%	
YEAR 13-17	\$173,816.50	7.86%	OPTION 1
YEAR 18-22	\$191,223.50	8.65%	OPTION 2
YEAR 23-27	\$210,320.50	9.52%	OPTION 3

RENT ROLL

RENT COMMENCE MAY 1, 2020	RENT/SF \$17.65
LEASE EXPIRATION MAY 31, 2032	OPTIONS TWO, 5-YEAR
INITIAL TERM 12 YEARS	LEASE TYPE NN+
ANNUAL RENT (YR 3-5) \$149,160	

Arkids Pediatric Day Centers



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TRUMANN RECREATIONAL COMPLEX



BIRDIE LN



INDUSTRIAL PARK ACCESS RD

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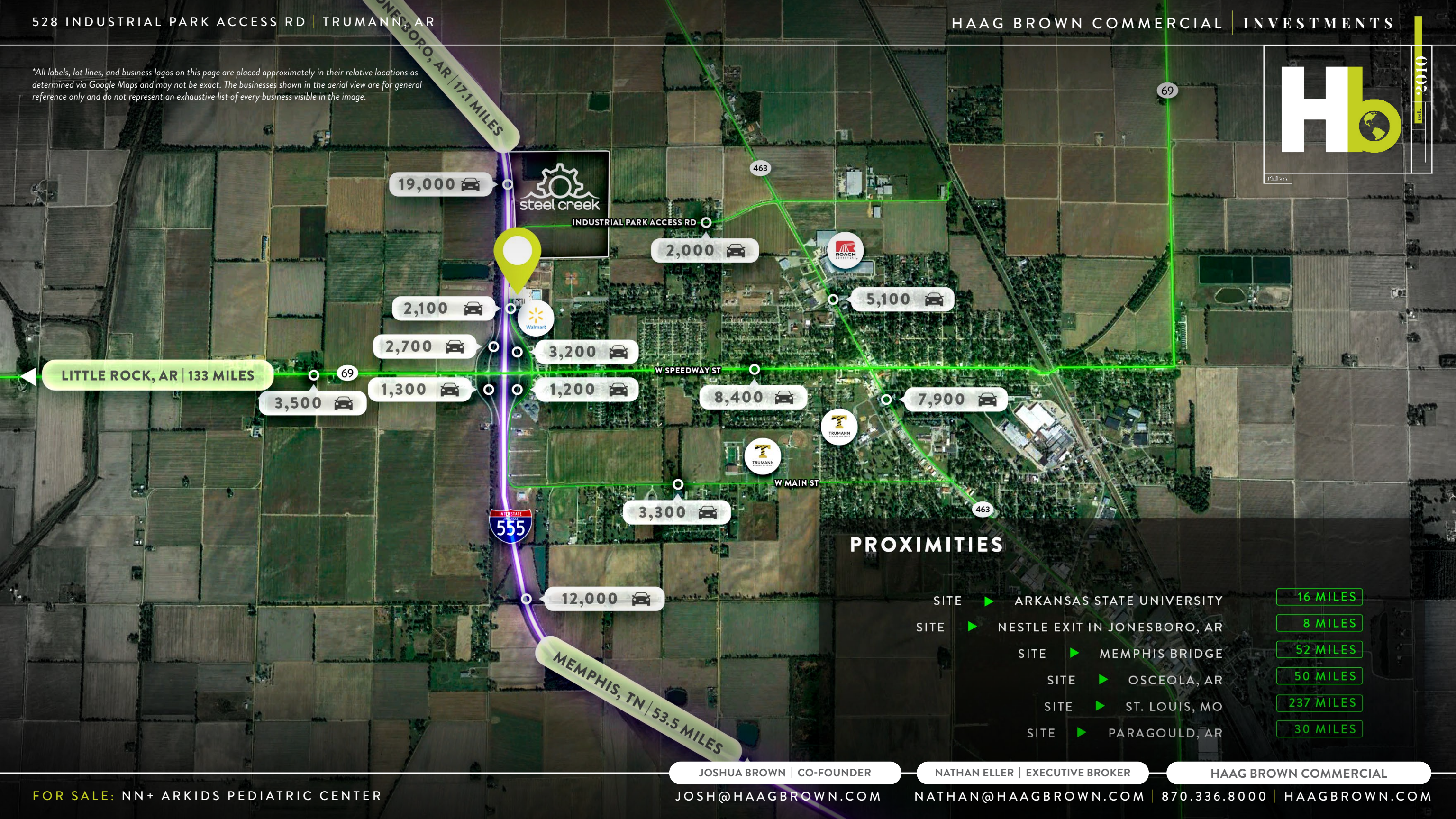
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19,000



2,000



2,100



5,100

2,700

3,200

8,400

7,900

LITTLE ROCK, AR | 133 MILES

3,500

1,300

1,200

3,300

12,000

MEMPHIS, TN | 53.5 MILES

PROXIMITIES

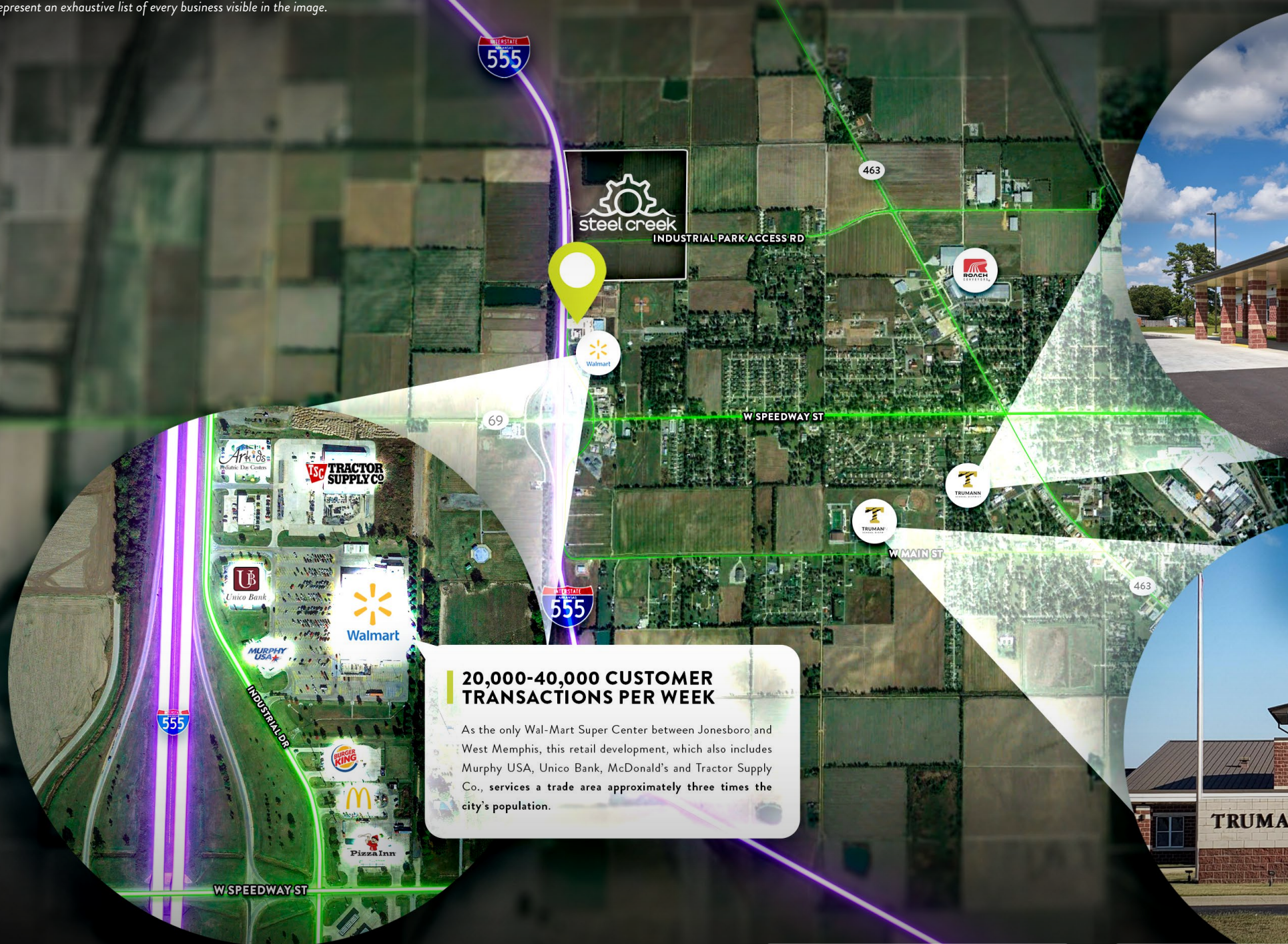
- SITE ► ARKANSAS STATE UNIVERSITY 16 MILES
- SITE ► NESTLE EXIT IN JONESBORO, AR 8 MILES
- SITE ► MEMPHIS BRIDGE 52 MILES
- SITE ► OSCEOLA, AR 50 MILES
- SITE ► ST. LOUIS, MO 237 MILES
- SITE ► PARAGOULD, AR 30 MILES

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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.

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.



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ABOUT STEEL CREEK

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. Located just off I-555, Trumann's first life-style focused, master-planned, mixed-use development is planned to change the entire landscape of the city and become one of the most significant destinations in Northeast Arkansas.

[CLICK TO LEARN MORE](#)



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**Renderings are preliminary and subject to change*

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“Our mission at Haag Brown Investments 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 Investments is the region’s authority on listing & selling income producing commercial property in Jonesboro and Northeast Arkansas. HB remains one of the top options in the region for Portfolio Diversification, Buyer & Seller Representation, Sale Leasebacks, 1031 Tax Exchanges & Investment Advising. We have the experience, expertise, and information to help clients make the most informed decision with the upmost value. 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



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

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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

JOSHUA BROWN

PRINCIPAL, CCIM

I believe...

In the "I am third" principal - Jesus first, others second, self third.

"Do nothing out of selfish ambition or conceit, but in humility consider others as more important than yourselves. Everyone should look not to his own interests, but rather to the interests of others." Philippians 2:4

There is no separation between who we are professionally and who we are with our loved ones. Who you are at home is who you will be at work.

Our team should be faithful, serving spouses and exceptional, engaged parents. I believe in creating loyal, lasting business relationships with clients based on the same principals.

We add real tangible value to the businesses, property owners, and brokers we work for and with.

In over-delivering in our world that is full of over-promising.

Ideas are great, but implementation is key. If you can't execute, nothing happens. I believe in making things happen.

AWARDS & ACHIEVEMENTS

Named to Arkansas 250 every year since the creation of the group in 2017 | Youngest in Arkansas to receive CCIM designation | Arkansas State University College of Business Executive of the Year | ARA Award of Excellence "Triple Diamond Level" (\$21MM+) Recipient every year since 2010 | Arkansas Business' The New Influentials, 20 in Their 20's | Arkansas Business' Arkansas 40 under 40 | Arkansas Money & Politics Top 100 Professionals



CLICK OR SCAN TO LISTEN

The Paragould Podcast with Jared Pickney
Featuring Joshua Brown



2010

LAUNCHED

HAAG BROWN COMMERCIAL

Led HBC to be the face of commercial real estate brokerage in Jonesboro for over a decade, with fingerprints on 50+ national retail and restaurant projects in NEA alone.

Former Indian Mall :: 16+ AC Mall/Sears Transformation into The Uptown, Hottest Retail Development in Jonesboro, AR

Fairgrounds Re-Development :: 38 AC Re-Development of the NEA District Fairgrounds Property in the heart of Jonesboro, AR

Phoenix Flyover :: 8+ AC Retail Development along I-540 in Fort Smith, AR

Highland Square Center :: 80,000 SF Re-Development of Longstanding Kmart Space in Jonesboro, AR

2016

co-FOUNDER

HAAG BROWN ASSET MANAGEMENT

Dedicated to advising and representing buyers and sellers of investment real estate across Arkansas.

2400 Building :: 5-Story Office Building & Home of Regions Bank in Jonesboro, AR

Turtle Creek Crossing :: 36,000 SF Retail Center with Strong National Tenants in Jonesboro, AR

Ritter Communications Headquarters :: 33,000 SF Leed Certified Office Building in Jonesboro, AR

Chenal Shopping Center :: 63,000 SF former Kroger Center in Little Rock, AR

Manages Numerous Notable Retail, Office, and Industrial Assets in Arkansas

Over \$150MM of Investment Transactions

50+ 1031 tax exchanges Successfully Completed

Emphasis on Portfolio Diversification, Wealth Management, and Sale Leasebacks

2021

co-FOUNDER

HAAG BROWN INDUSTRIAL

With the vision of being the top industrial brokerage team in Arkansas, HB Industrial acquires existing industrial properties, lists and sells warehouse related properties, and develops modern, e-commerce driven industrial projects.

E-Commerce Park :: Northeast Arkansas' First Ultramodern Logistics, Warehousing & Digital Fulfillment Park On 250+ AC In Jonesboro, AR

Formed Real Estate for E-Commerce, LLC for Industrial Development & Acquisitions

Established 3 MM SF E-Commerce Park on I-555 in Jonesboro, AR

Partnered with Hytrol Conveyors on the First 150,000 SF Project within E-Commerce Park

Acquired 41,000 SF FedEx Freight Facility

\$700MM+ CRE Sales / Lease Volume

100+ National Retail & Restaurants in Arkansas

Arkansas Business' Small Business Of The Year In 2016, Finalists in 2012 & 2013

2012

co-FOUNDER

HAAG BROWN DEVELOPMENT

Specializes in expanding many companies throughout the southern United States - Arkansas, Oklahoma, Texas, Missouri, Tennessee, Kentucky, and Mississippi.



100+ Ground-Up Projects In Numerous States

New Unit Development for Starbucks, Slim Chickens, Panera Bread, Freddy's Frozen Custard & Steakburgers, and Chipotle

Emphasis in Carve-Out Development Completing Multiple Deals with Wal-Mart, Kroger and Target

Expert in Shopping Center Re-Development and Creating Premier Lifestyle Oriented Office Developments

2018

co-FOUNDER

HAAG BROWN MEDICAL HOLDINGS

Regional expert on brokering and developing medical related real estate in Arkansas and the contiguous states.

Reserve at NEA Baptist :: 11+ AC Lifestyle Focused Medical Development Adjacent to NEA Baptist Health System Campus in Jonesboro, AR

Reserve At Hill Park :: First Life-Style Oriented Office Development In Jonesboro, AR

NEA Sale Leaseback :: \$17mm Purchase Of 11 NEA Baptist Clinics Across Northeast Arkansas

Formed HB Medical Holdings, LLC for Medical Development & Acquisitions

Over \$50MM in Medical Real Estate Assets

Multiple Ground-Up Urgent Care & Specialized Medical BTS

Over \$200MM in Medical Real Estate Brokerage

2023

co-FOUNDER

HAAG BROWN AG

Regional expert on advising and representing buyers and sellers of agricultural real estate & land investments across Arkansas.

JOSH@HAAGBROWN.COM

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