



HaagBrown
COMMERCIAL
INVESTMENTS DIVISION

FOR SALE



HIGH-RETURN MEDICAL INVESTMENT

📍 1713 W MAIN ST | HEBER SPRINGS, AR

opportunity OVERVIEW

Located at 1713 W. Main St. in Heber Springs, Arkansas, this high-return medical investment opportunity offers investors the chance to **acquire a well-positioned, income-producing asset** leased to Access Medical Clinic, a leading clinic network with locations across Alabama, Arkansas, Oklahoma, Texas, Tennessee, Georgia, North Carolina, and Indiana. The property consists of an approximately 2,484 SF building situated on 0.34 acres, providing a functional layout and adequate parking to support the current medical use as well as a variety of potential future uses.

Structured with a NNN lease, this asset offers investors the benefit of a more passive ownership profile with limited landlord responsibilities. With just over one (1) year remaining on the primary lease term, the property provides in-place income while also allowing flexibility for a future investor to evaluate renewal, re-tenanting, or owner-user possibilities.

Access Medical Clinic is a leading family practice and urgent care medical group providing a complete complement of care and treatment options for patients throughout Arkansas, Oklahoma, Tennessee, Georgia, North Carolina, and Indiana. With its dedicated team of physicians, family nurse practitioners, nurses and other healthcare providers and support staff, Access Medical Clinic is committed to helping every member of your family stay as healthy as possible at every age and every stage of life.

SALE PRICE

\$190,000

0.34 AC | 2,484 SF

LOT & BUILDING SIZE

HIGHLIGHTS

- High-Return Medical Investment Property - NNN Lease Structure
- 1+ Year Remaining on Primary Lease Term
- 2,484 SF Building on ~0.34 AC
- Adequate Parking for a Multitude of Future Uses
- Access Medical Clinic is a Leading Clinic Network with Locations in AL, AR, OK, TX, TN, GA, NC, & IN



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EDGEHILL APARTMENTS

 **Baptist Health**
Home Health Network

Everything Crys

ARROWHEAD
Boat & Mini Storage

S Elm St

W Main St



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INVESTMENTS DIVISION

AROMATIQUE[®]
Production

WESTHILL APARTMENTS



DOLLAR GENERAL



Exxon

HARPS
HOMETOWN FRESH

Cleburne County Library

Baptist Health
Home Health Network

Everything Cryo

EDGEHILL APARTMENTS

W Main St

S Elm St

W Searcy St

AAA
Mini Storage

ARROWHEAD
Boat & Mini Storage

S High St

FOR SALE: ACCESS MEDICAL CLINIC INVESTMENT SALE

ZAC QUALLS | EXECUTIVE BROKER

HAAG BROWN COMMERCIAL

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



AROMATIQUE®
Production

Amana
Heating & Air Conditioning



AAA
Mini Storage

ARROWHEAD
Boat & Mini Storage

S Elm St

Everything Cryo

Baptist Health
Home Health Network

W Main St

W Searcy St

S Vine St

EDGEHILL APARTMENTS

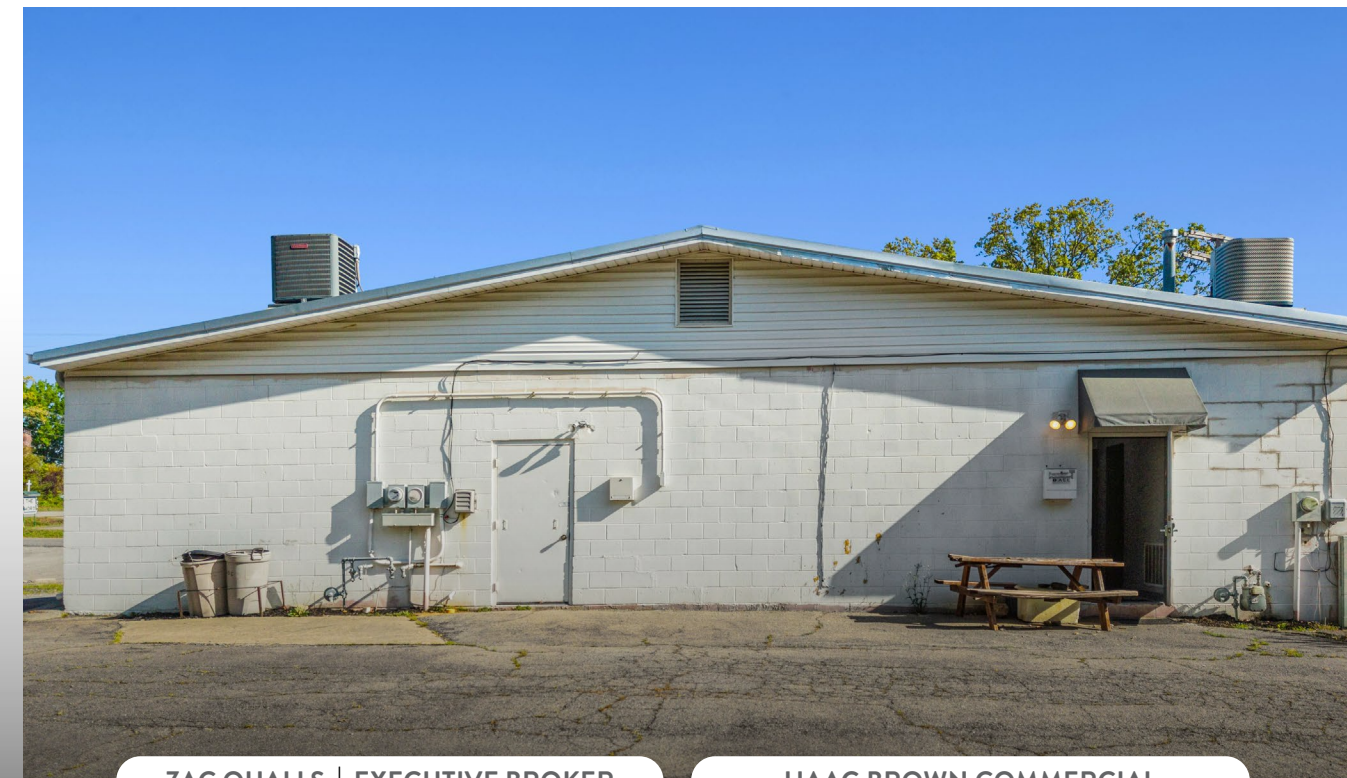
1713 W MAIN ST | HEBER SPRINGS, AR



FOR SALE: ACCESS MEDICAL CLINIC INVESTMENT SALE



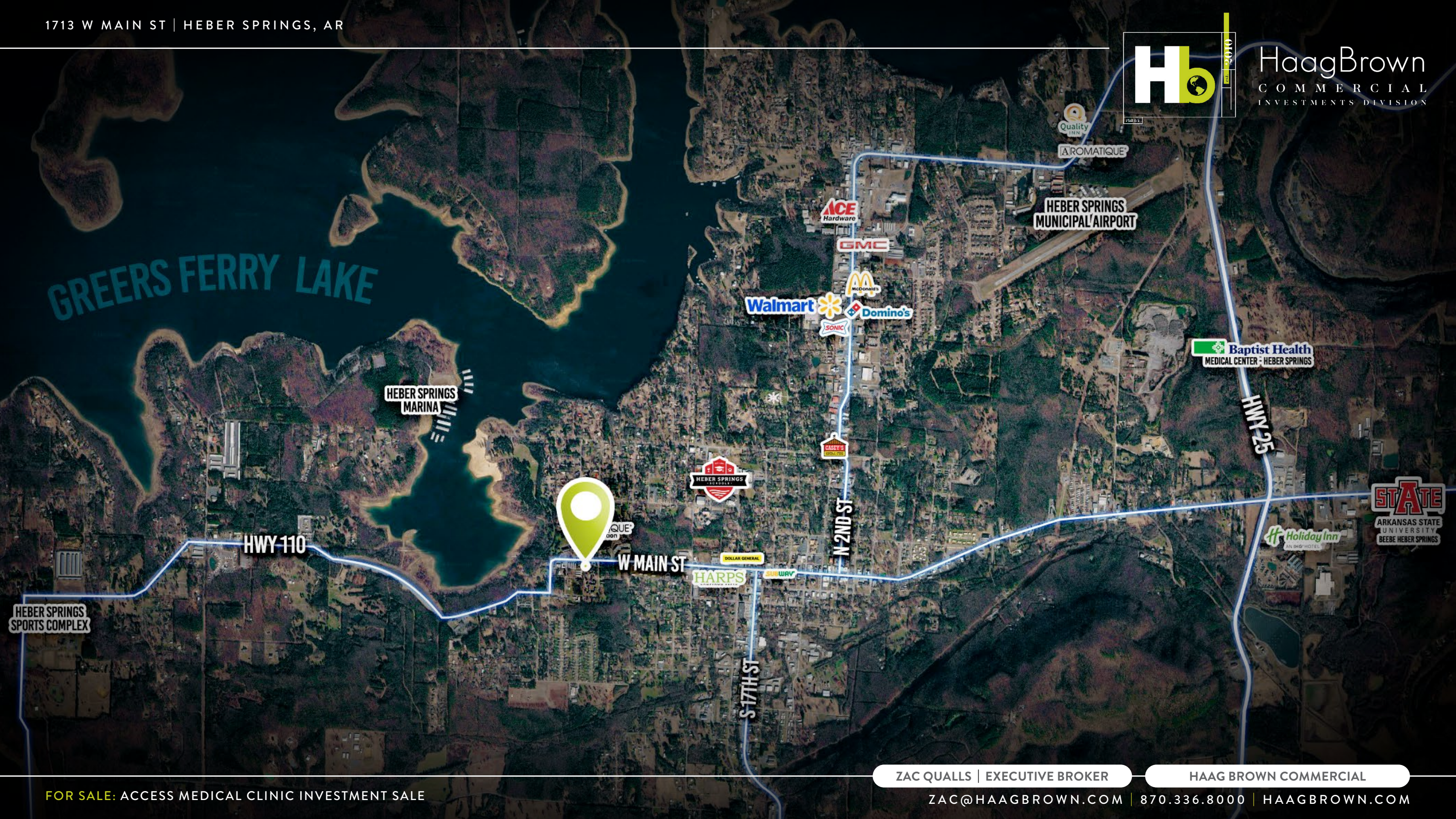
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ZAC QUALLS | EXECUTIVE BROKER

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ZACQUALLS

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

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



“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.

NEA OFFICE
2221 HILL PARK CV.
JONESBORO, AR

NWA OFFICE
700 SE 5TH ST. | STE 150
BENTONVILLE, AR



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