



870.336.8000



ZAC@HAAGBROWN.COM



HAAGBROWN.COM

Haag Brown  
COMMERCIAL



2712 PHILLIPS DR | JONESBORO, AR

SALE  
OR  
LEASE



# FENCED-IN AREA

**43**

PARKING SPACES

**7**

OVERHEAD DOORS

**WAREHOUSE AREA**

**GATE 1**

**GATE 2**

**OFFICE AREA**

**10**

PARKING SPACES

## PROPERTY OVERVIEW

Haag Brown Commercial proudly introduces a spacious 15,800 square foot building located along Phillips Dr. that is available for both sale and lease in Jonesboro, Arkansas!

Formerly utilized by FedEx Shipping, this property boasts a strategic combination of office & warehouse space, making it well-suited for a variety of businesses looking to establish a presence in the area. Situated on approximately 1.81 acres, the building offers exceptional curb appeal along Phillips Dr., a bustling route connecting S. Caraway Rd. (23,000 cars per day) & Red Wolf Blvd. (28,000 cars per day).

Nestled just minutes away from Interstate 555, this property enjoys a convenient & highly accessible location that is sure to attract a wide range of potential users. The building's proximity to major roadways ensures excellent exposure to high daily traffic volumes, providing an ideal setting for businesses seeking visibility & easy reach for customers.

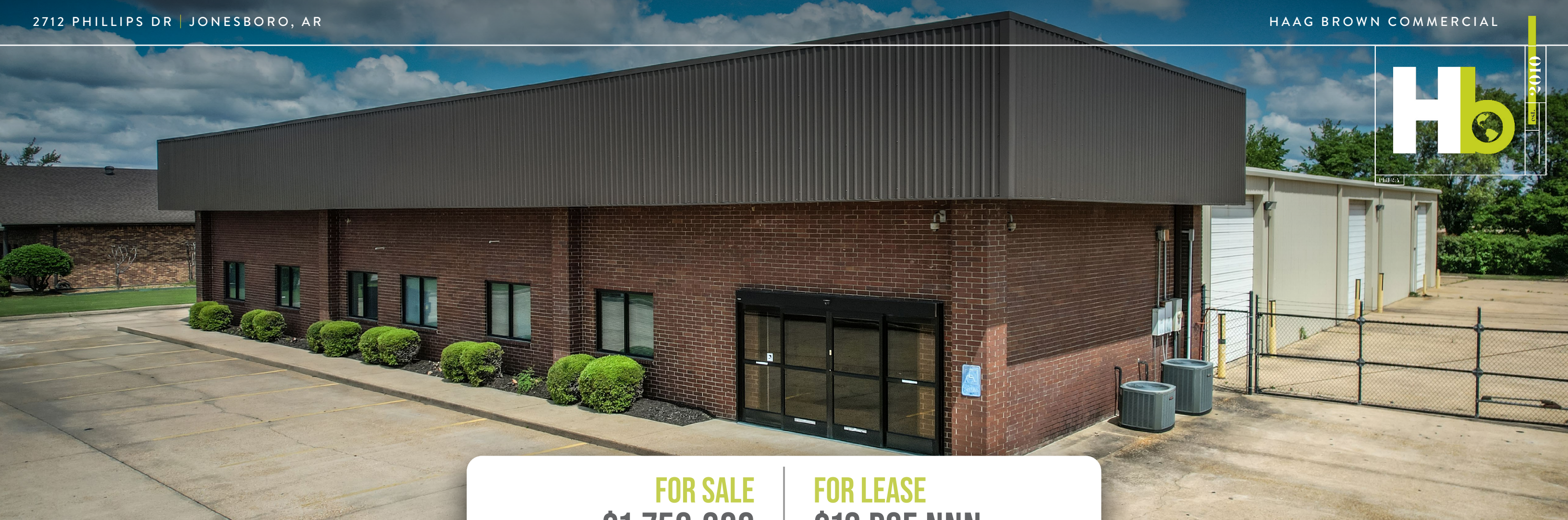
Whether you're looking to secure a new space for your operations or seeking a strategic investment opportunity, this 15,800 SF building on Phillips Dr. presents an attractive proposition. The versatile layout, favorable location, & ample acreage make it an ideal choice for businesses of varying sizes & industries.

## PROPERTY OVERVIEW

- RARE Centrally Located 15,800 SF Building on 1.81 AC
- Formerly Occupied by FedEx Shipping
- Excellent Curb Appeal
- Access to Two (2) Major Thoroughfares - S. Caraway Rd. & Red Wolf Blvd.
- Located Within Minutes to Interstate 555
- Building Offers both Office & Warehouse Space - 7 Drive-In Bays



est. 2010



**FOR SALE**  
**\$1,750,000**

**FOR LEASE**  
**\$12 PSF NNN**

**BUILDING: 15,800 SF LOT: 1.81 AC**





I-555 ON-RAMPS

0.4 MILES | 2 MIN

APACHE DR

RED WOLF BLVD

BAYMONT BY WYNDHAM

CANDLEWOOD SUITES

Days Inn

Hampton by HILTON

PHILLIPS DR

SECURA SELF STORAGE

Comfort

St. Elizabeth's Place

NEA BAPTIST

KALMER SOLUTIONS

Ark & Jos Pediatric Day Centers

NEA BAPTIST URGENT CARE PLUS

SOUTHERN PHARMACY

HONDA

BURGER KING

WAFFLE HOUSE

STARKS AUTO PLAZA

Sumo Japanese Steakhouse & Sushi



NE BAPTIST URGENT CARE PLUS

APACHE DR

RED WOLF BLVD

29,000 CPD

5,700 CPD

PHILLIPS DR



\*Traffic Counts Calculated via ARDOT Daily Traffic Map

FOR SALE OR LEASE: 15,800SF SHIPPING CENTER

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



## Executive Summary

2712 Phillips Dr, Jonesboro, Arkansas, 72401  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.80984  
Longitude: -90.67185

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	4,021	36,502	63,818
2020 Population	3,947	40,749	73,548
2023 Population	3,971	41,555	76,658
2028 Population	4,012	42,136	79,368
2010-2020 Annual Rate	-0.19%	1.11%	1.43%
2020-2023 Annual Rate	0.19%	0.60%	1.28%
2023-2028 Annual Rate	0.21%	0.28%	0.70%
2020 Male Population	47.1%	47.5%	47.9%
2020 Female Population	52.9%	52.5%	52.1%
2020 Median Age	29.0	30.5	31.7
2023 Male Population	48.2%	48.2%	48.7%
2023 Female Population	51.8%	51.8%	51.3%
2023 Median Age	31.2	32.6	34.0

In the identified area, the current year population is 76,658. In 2020, the Census count in the area was 73,548. The rate of change since 2020 was 1.28% annually. The five-year projection for the population in the area is 79,368 representing a change of 0.70% annually from 2023 to 2028. Currently, the population is 48.7% male and 51.3% female.

### Median Age

The median age in this area is 34.0, compared to U.S. median age of 39.1.

### Race and Ethnicity

	1 mile	3 miles	5 miles
2023 White Alone	39.6%	59.4%	62.6%
2023 Black Alone	42.8%	26.4%	23.8%
2023 American Indian/Alaska Native Alone	0.3%	0.4%	0.4%
2023 Asian Alone	0.9%	2.4%	2.2%
2023 Pacific Islander Alone	0.2%	0.1%	0.1%
2023 Other Race	9.0%	4.5%	4.1%
2023 Two or More Races	7.2%	6.7%	6.8%
2023 Hispanic Origin (Any Race)	14.1%	8.4%	7.8%

Persons of Hispanic origin represent 7.8% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 61.0 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

	1 mile	3 miles	5 miles
2023 Wealth Index	44	58	68
2010 Households	1,520	14,675	24,890
2020 Households	1,491	16,572	28,781
2023 Households	1,513	16,915	30,122
2028 Households	1,536	17,233	31,352
2010-2020 Annual Rate	-0.19%	1.22%	1.46%
2020-2023 Annual Rate	0.45%	0.63%	1.41%
2023-2028 Annual Rate	0.30%	0.37%	0.80%
2023 Average Household Size	2.57	2.26	2.43

The household count in this area has changed from 28,781 in 2020 to 30,122 in the current year, a change of 1.41% annually. The five-year projection of households is 31,352, a change of 0.80% annually from the current year total. Average household size is currently 2.43, compared to 2.43 in the year 2020. The number of families in the current year is 18,340 in the specified area.



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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	35.2%	26.8%	24.1%
<b>Median Household Income</b>			
2023 Median Household Income	\$25,529	\$42,200	\$48,945
2028 Median Household Income	\$35,313	\$51,070	\$57,660
2023-2028 Annual Rate	6.70%	3.89%	3.33%
<b>Average Household Income</b>			
2023 Average Household Income	\$62,658	\$72,884	\$82,184
2028 Average Household Income	\$76,579	\$86,569	\$96,672
2023-2028 Annual Rate	4.09%	3.50%	3.30%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$22,997	\$29,935	\$32,469
2028 Per Capita Income	\$28,134	\$35,665	\$38,352
2023-2028 Annual Rate	4.11%	3.56%	3.39%
<b>GINI Index</b>			
2023 Gini Index	52.4	49.4	48.8

### Households by Income

Current median household income is \$48,945 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$57,660 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$82,184 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$96,672 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$32,469 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$38,352 in five years, compared to \$47,525 for all U.S. households

	1 mile	3 miles	5 miles
<b>Housing</b>			
2023 Housing Affordability Index	75	96	106
2010 Total Housing Units	1,647	16,035	26,986
2010 Owner Occupied Housing Units	513	6,350	13,143
2010 Renter Occupied Housing Units	1,013	8,325	11,747
2010 Vacant Housing Units	127	1,360	2,096
2020 Total Housing Units	1,673	18,191	31,283
2020 Owner Occupied Housing Units	406	6,257	13,640
2020 Renter Occupied Housing Units	1,085	10,315	15,141
2020 Vacant Housing Units	143	1,624	2,531
2023 Total Housing Units	1,681	18,681	32,890
2023 Owner Occupied Housing Units	471	6,899	14,866
2023 Renter Occupied Housing Units	1,042	10,016	15,256
2023 Vacant Housing Units	168	1,766	2,768
2028 Total Housing Units	1,709	19,061	34,151
2028 Owner Occupied Housing Units	496	7,159	15,657
2028 Renter Occupied Housing Units	1,039	10,074	15,695
2028 Vacant Housing Units	173	1,828	2,799

### Socioeconomic Status Index

	1 mile	3 miles	5 miles
2023 Socioeconomic Status Index	41.6	45.2	45.9

Currently, 45.2% of the 32,890 housing units in the area are owner occupied; 46.4% renter occupied; and 8.4% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 31,283 housing units in the area and 8.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.55%. Median home value in the area is \$196,495, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.50% annually to \$233,397.



est. 2010



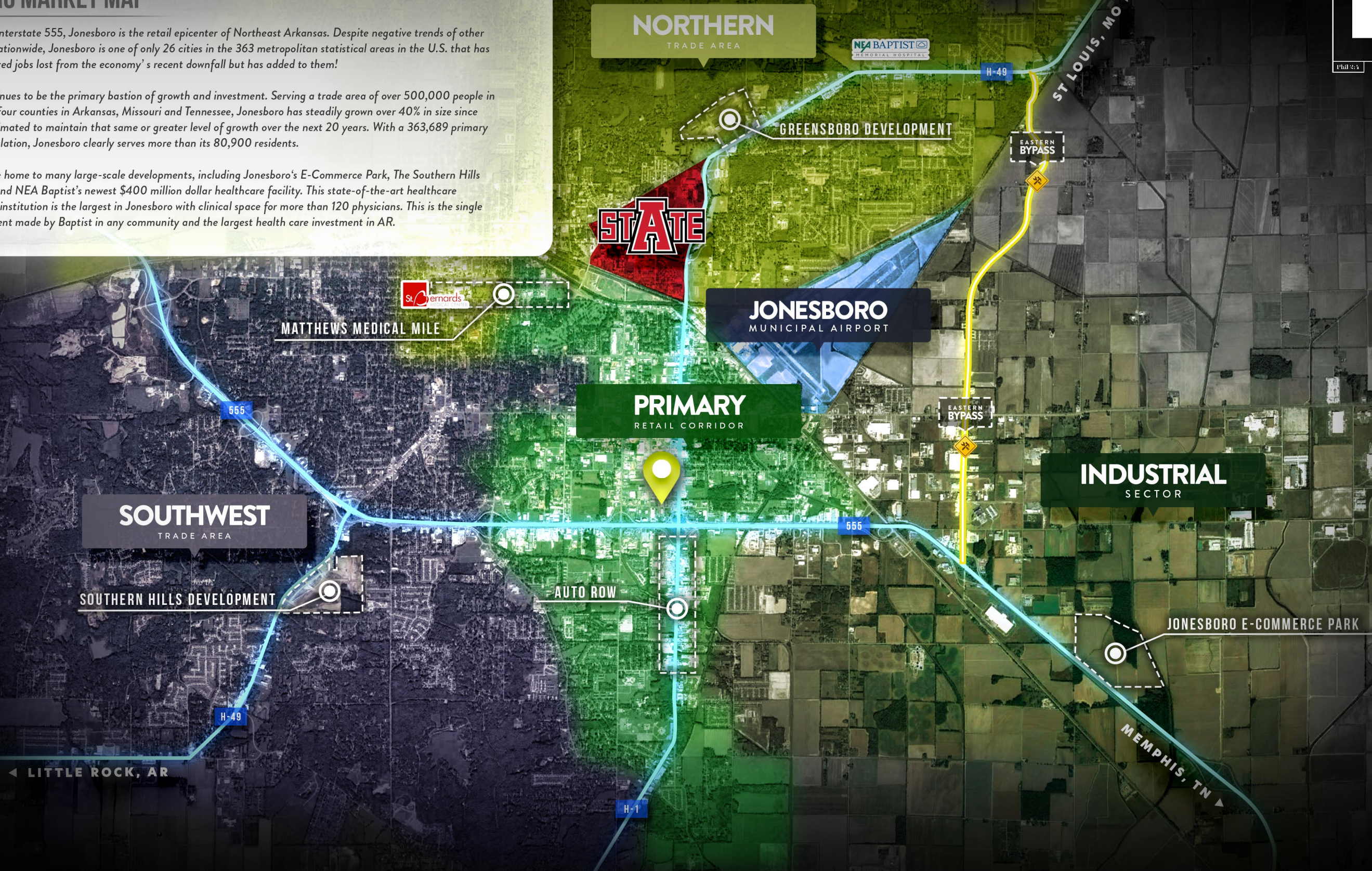
EST. 2010

## JONESBORO MARKET MAP

Located along Interstate 555, Jonesboro is the retail epicenter of Northeast Arkansas. Despite negative trends of other marketplaces nationwide, Jonesboro is one of only 26 cities in the 363 metropolitan statistical areas in the U.S. that has not only recovered jobs lost from the economy's recent downfall but has added to them!

Jonesboro continues to be the primary bastion of growth and investment. Serving a trade area of over 500,000 people in almost twenty-four counties in Arkansas, Missouri and Tennessee, Jonesboro has steadily grown over 40% in size since 1990 and is estimated to maintain that same or greater level of growth over the next 20 years. With a 363,689 primary trade area population, Jonesboro clearly serves more than its 80,900 residents.

Jonesboro is the home to many large-scale developments, including Jonesboro's E-Commerce Park, The Southern Hills Development, and NEA Baptist's newest \$400 million dollar healthcare facility. This state-of-the-art healthcare 550,000 + SF institution is the largest in Jonesboro with clinical space for more than 120 physicians. This is the single largest investment made by Baptist in any community and the largest health care investment in AR.



# ZAC QUALLS

Executive Broker - Asset Management & Tenant Rep.





As the leader of the Asset Management and Leasing team for Haag Brown Commercial, Zac Qualls oversees the management of some of the most prominent assets in Jonesboro, including the 2400 Building, The Highlands, Urbantech, Southwest Drive Center, and Turtle Creek Crossing. His role within the company is also to advise clients through the process of disposition and acquisition of investment real estate as well as represent a range of commercial tenants.

Zac plays a pivotal role in assisting Haag Brown Development with numerous redevelopment initiatives. He aids in advancing the national expansion program, which has led to introducing over 100+ national restaurants and retailers to the Northeast Arkansas region.

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 are evident since he was a former banker and member of the Financial Industry Regulatory 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 a broad range of investment products.

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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

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

Arkansas Money & Politics - Top 100 Professional

Triple Diamond Award : (\$21MM+ in Volume) - 2022

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. 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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