

For Lease

±88,000 SF Retail Redevelopment

📍 1 K-MART PLAZA | CABOT, AR

*All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact. The businesses shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image.





est. 2010

HaagBrown

COMMERCIAL

Real Estate & Development



OPPORTUNITY OVERVIEW

Haag Brown Commercial is excited to present leasing opportunities within a landmark re-development project in Cabot, Arkansas!

The former K-Mart building, comprising $\pm 88,000$ SF, is undergoing a complete transformation into a modern & exciting retail destination. Its strategic positioning between The Home Depot & Kroger Marketplace, coupled with proximity to established national retailers & newly constructed hotels, creates a highly desirable location.

The redeveloped property will feature updates to facades, incorporating enhanced Tenant signage for optimal visibility. The optimized site plan will create out-parcel opportunities as well, accommodating QSR or single/multi-tenant needs.

Haag Brown Commercial is curating a selection of national tenants, with a focus on attracting a diverse mix of retail, dining, & service providers to create a synergistic environment!

Cabot, Arkansas, boasts a growing population & a strong local economy, making it an ideal market for retailers. The redevelopment project aims to significantly enhance Cabot's retail environment, providing a modern & convenient shopping experience for residents & visitors alike.

Leasing opportunities are available for a variety of space sizes & configurations, with competitive lease terms & tenant improvement allowances offered to qualified tenants.

HIGHLIGHTS

- RARE Junior/Big Box Redevelopment Opportunity in Cabot, Arkansas!
- Owner has the Ability to Meet Specific Square Footage Needs with Redevelopment
- BOOMING Market with Limited Box Space Availability
- Adjacent to Home Depot & Surrounded by National Hotels, Retail, & Restaurants
- Major U.S. Hwy 167 Construction / Updates to Support Cabot's Growth
- Potential of Two (2) One (1) Acre Outparcels in Tight Market

FOR LEASE

NNN

 ± 88 K SF Retail Redevelopment | \$10/SF

FOR LEASE

NNN

Two (2) 1-Acre Outparcels | \$90,000/YR

Zac Qualls | Executive Broker

Nathan Eller | Executive Broker

Haag Brown Commercial

ZAC@HAAGBROWN.COM

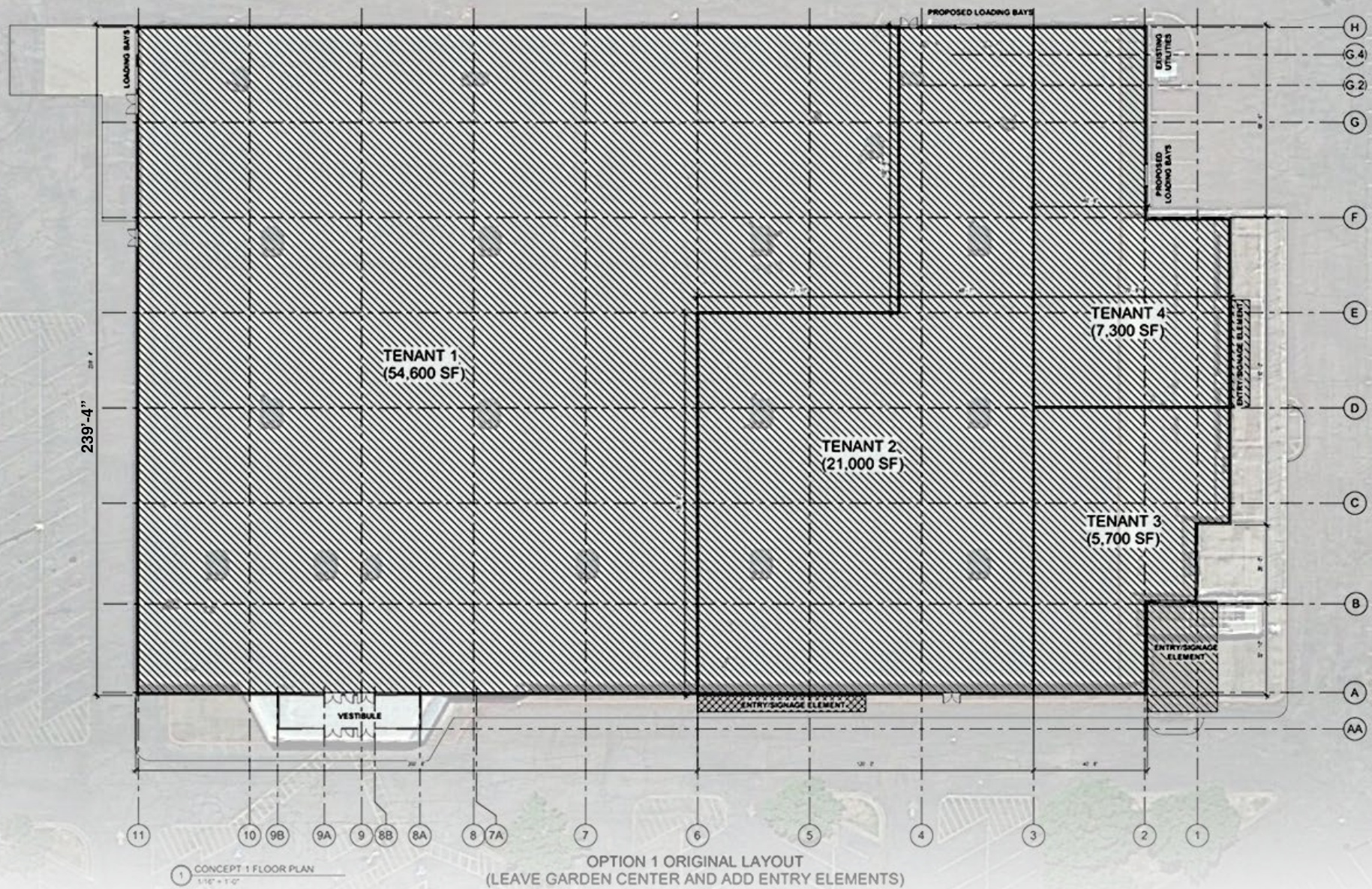
NATHAN@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM

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K-Mart Redevelopment

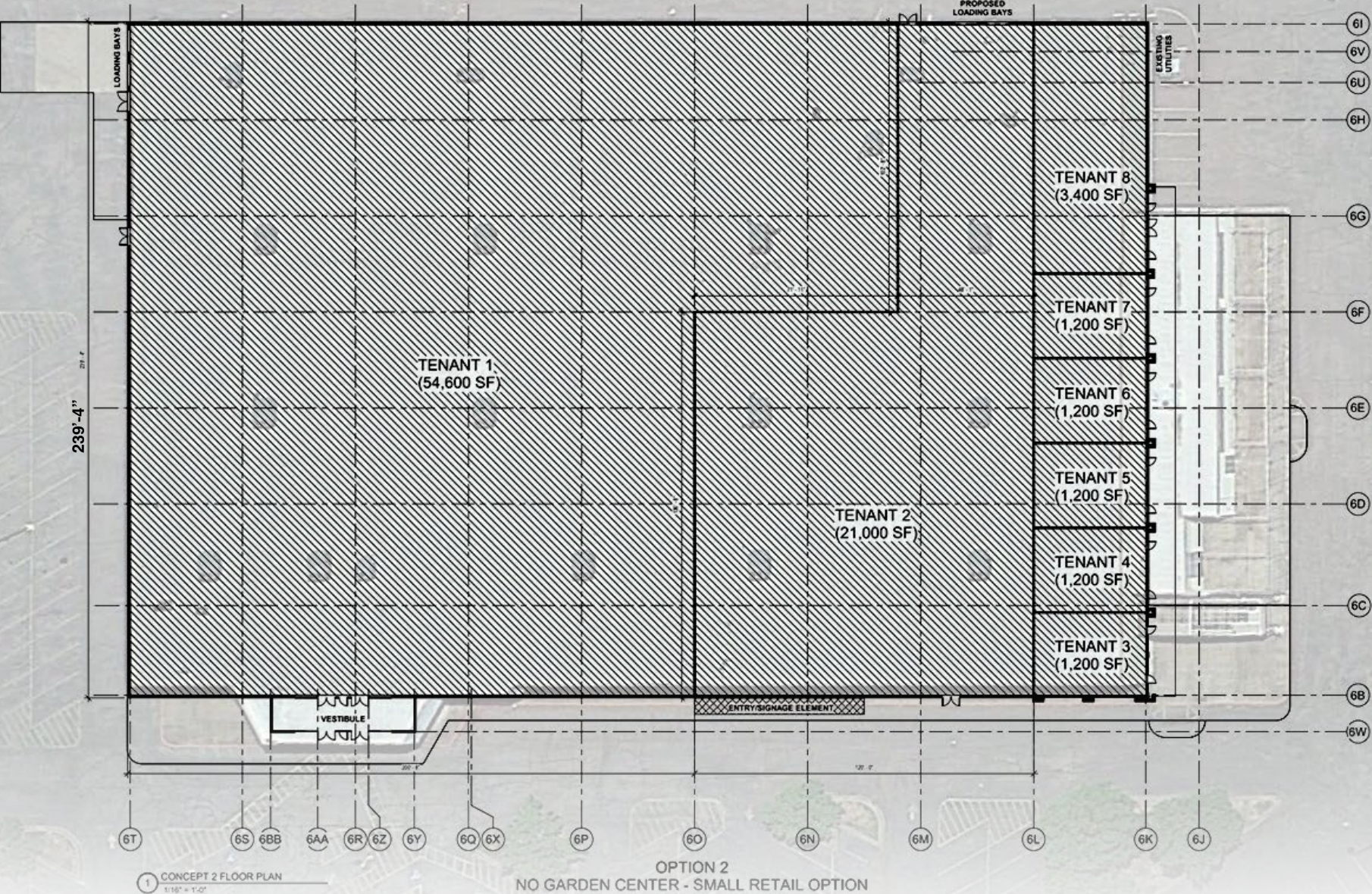
CONCEPT ONE





K-Mart Redevelopment

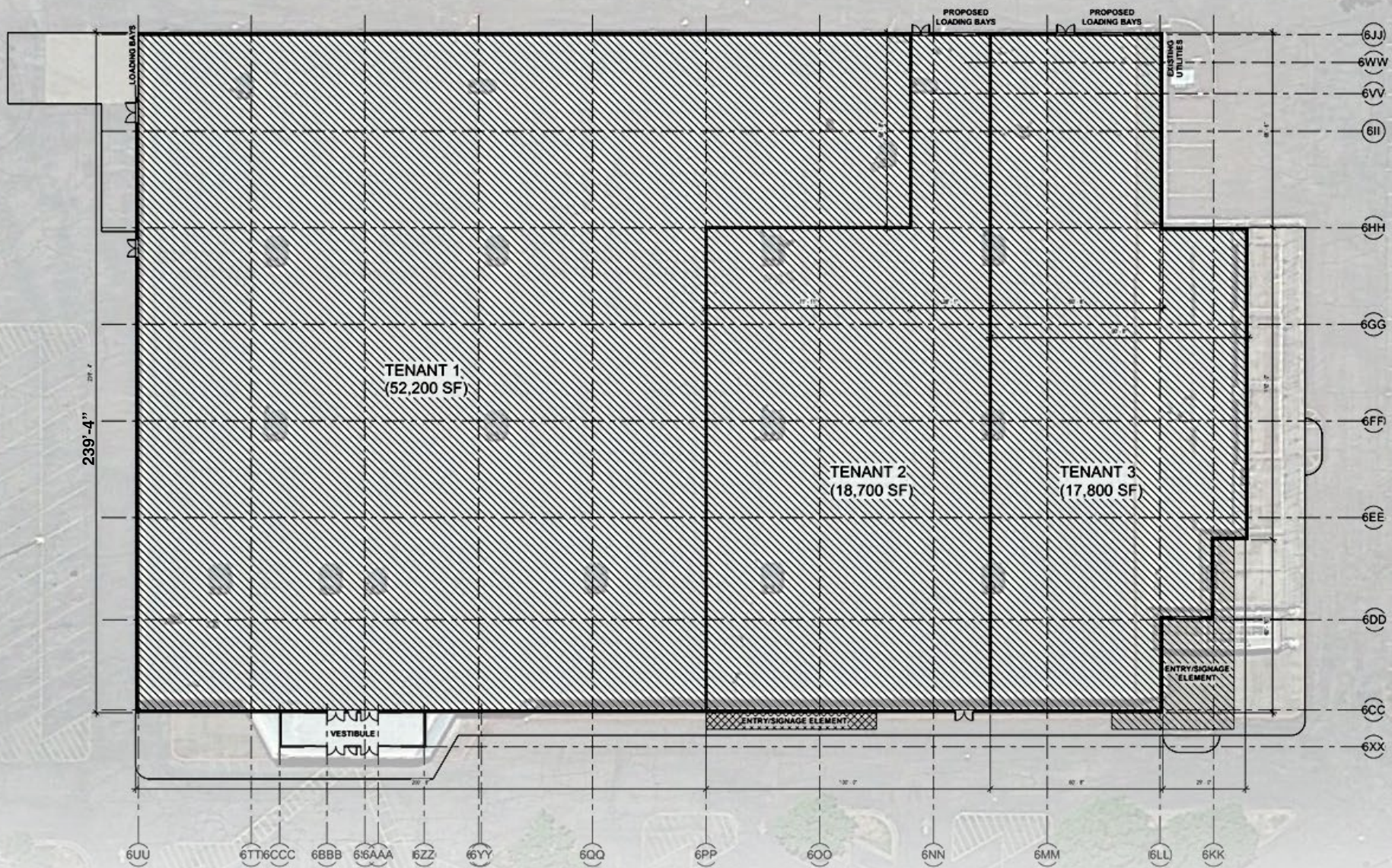
CONCEPT TWO





K-Mart Redevelopment

CONCEPT THREE



1 CONCEPT 3 FLOOR PLAN
1/16" = 1'-0"

OPTION 3 ORIGINAL LAYOUT
(GARDEN CENTER AND ADD ENTRY ELEMENTS)



DRONE FACING NORTHWEST

The Site Yields Incredible Exposure: According to ARDOT's Average Daily Traffic Counts, the portion of I-57 that passes the site averages between 39,000-42,000 CPD and West Main Street, which fronts the site, averages around 19,000+ CPD.



±88,000sf

POTENTIAL OUTPARCEL



19,000+ CPD



W. MAIN ST.

DAKOTA DR.



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DRONE FACING SOUTHEAST

Access to the Site is Unparalleled: The site benefits from direct and easy access to and from I-57, as well as being positioned near two of the primary signalized intersections affecting traffic flow from the interstate.



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The Site is a Natural Landing Spot for Grocers/Retailers: The site is surrounded by national brands and the city's largest grocers, including: Kroger, Aldi, and Walmart, who all sit within a one-mile radius of the site.



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Executive Summary

1 Kmart Plz, Cabot, Arkansas, 72023
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.97745
Longitude: -92.03089



HaagBrown
COMMERCIAL
Real Estate & Development

	1 mile	3 miles	5 miles
Population			
2010 Population	4,538	22,428	36,378
2020 Population	4,637	24,069	41,602
2024 Population	4,710	24,948	43,290
2029 Population	4,722	25,722	44,759
2010-2020 Annual Rate	0.22%	0.71%	1.35%
2020-2024 Annual Rate	0.37%	0.85%	0.94%
2024-2029 Annual Rate	0.05%	0.61%	0.67%
2020 Male Population	46.5%	48.1%	48.7%
2020 Female Population	53.5%	51.9%	51.3%
2020 Median Age	35.6	35.8	35.8
2024 Male Population	47.9%	49.1%	49.6%
2024 Female Population	52.1%	50.9%	50.4%
2024 Median Age	36.0	36.4	36.5

In the identified area, the current year population is 43,290. In 2020, the Census count in the area was 41,602. The rate of change since 2020 was 0.94% annually. The five-year projection for the population in the area is 44,759 representing a change of 0.67% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 36.5, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	81.1%	82.7%	84.4%
2024 Black Alone	3.8%	3.2%	2.6%
2024 American Indian/Alaska Native Alone	0.8%	0.7%	0.6%
2024 Asian Alone	2.3%	1.9%	1.6%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	2.6%	2.2%	1.9%
2024 Two or More Races	9.4%	9.2%	8.8%
2024 Hispanic Origin (Any Race)	6.4%	6.7%	5.9%

Persons of Hispanic origin represent 5.9% of the population in the identified area compared to 19.6% 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 35.8 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	41	56	65
2010 Households	1,877	8,232	13,188
2020 Households	2,028	9,182	15,415
2024 Households	2,050	9,597	16,157
2029 Households	2,078	9,986	16,863
2010-2020 Annual Rate	0.78%	1.10%	1.57%
2020-2024 Annual Rate	0.25%	1.05%	1.11%
2024-2029 Annual Rate	0.27%	0.80%	0.86%
2024 Average Household Size	2.26	2.58	2.67

The household count in this area has changed from 15,415 in 2020 to 16,157 in the current year, a change of 1.11% annually. The five-year projection of households is 16,863, a change of 0.86% annually from the current year total. Average household size is currently 2.67, compared to 2.69 in the year 2020. The number of families in the current year is 11,776 in the specified area.

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	21.1%	19.2%	18.8%
Median Household Income			
2024 Median Household Income	\$54,245	\$63,491	\$71,592
2029 Median Household Income	\$60,127	\$72,352	\$79,124
2024-2029 Annual Rate	2.08%	2.65%	2.02%
Average Household Income			
2024 Average Household Income	\$66,448	\$78,924	\$86,445
2029 Average Household Income	\$75,860	\$89,581	\$98,036
2024-2029 Annual Rate	2.68%	2.57%	2.55%
Per Capita Income			
2024 Per Capita Income	\$27,289	\$30,380	\$32,386
2029 Per Capita Income	\$31,505	\$34,805	\$37,071
2024-2029 Annual Rate	2.91%	2.76%	2.74%
GINI Index			
2024 Gini Index	36.4	37.1	36.6
Households by Income			

Current median household income is \$71,592 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$79,124 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$86,445 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$98,036 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$32,386 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$37,071 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	120	133	135
2010 Total Housing Units	2,044	8,705	14,037
2010 Owner Occupied Housing Units	1,003	5,651	9,670
2010 Renter Occupied Housing Units	874	2,581	3,518
2010 Vacant Housing Units	167	473	849
2020 Total Housing Units	2,219	9,800	16,466
2020 Owner Occupied Housing Units	984	5,865	10,875
2020 Renter Occupied Housing Units	1,044	3,317	4,540
2020 Vacant Housing Units	180	636	1,041
2024 Total Housing Units	2,264	10,273	17,349
2024 Owner Occupied Housing Units	1,008	6,231	11,537
2024 Renter Occupied Housing Units	1,042	3,366	4,620
2024 Vacant Housing Units	214	676	1,192
2029 Total Housing Units	2,292	10,677	18,093
2029 Owner Occupied Housing Units	1,031	6,592	12,209
2029 Renter Occupied Housing Units	1,047	3,395	4,655
2029 Vacant Housing Units	214	691	1,230
Socioeconomic Status Index			
2024 Socioeconomic Status Index	51.8	51.6	52.8

Currently, 66.5% of the 17,349 housing units in the area are owner occupied; 26.6%, renter occupied; and 6.9% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 16,466 housing units in the area and 6.3% vacant housing units. The annual rate of change in housing units since 2020 is 1.24%. Median home value in the area is \$215,124, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 3.01% annually to \$249,474.



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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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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

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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, 2023

Double Diamond Award : (\$14MM+ in Volume) - 2021

Platinum Level Award : (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007

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

870.336.8000



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