

LARGE 15+ AC DEVELOPMENT TRACT ALONG HWY 49

1010 LINWOOD DR | PARAGOULD, AR

# FOR SALE

• DIRECT FRONTAGE TO HIGHWAY 49/LINWOOD DR

±15.3AC



LINWOOD DR

SARA ANN CIRCLE



HaagBrown  
COMMERCIAL  
Real Estate & Development

\*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.



## PROPERTY OVERVIEW

Prime 15.30± acres of commercial land along Linwood Drive in Paragould, Arkansas. This is a rare, large tract in an established commercial corridor with strong visibility and easy access, ideal for your next development.

Located along one of Paragould's main thoroughfares, the property offers excellent exposure to steady daily traffic and convenient access to surrounding neighborhoods, retail, medical, and service users. The depth and configuration of the site give you flexibility for multi-tenant retail, medical, office, hospitality, or mixed-use projects, with room for outparcels or phased development.

Paragould is a growing northeast Arkansas community with a solid population base, stable employment, and an expanding trade area that supports grocery, QSR, healthcare, neighborhood retail, and service-oriented concepts. This site positions you to capture that growth in a corridor already proven by nearby national and regional operators.

Whether you are a developer, investor, or owner-user, this 15.30± acre tract on Linwood Drive offers the space, visibility, and long-term potential you've been looking for.

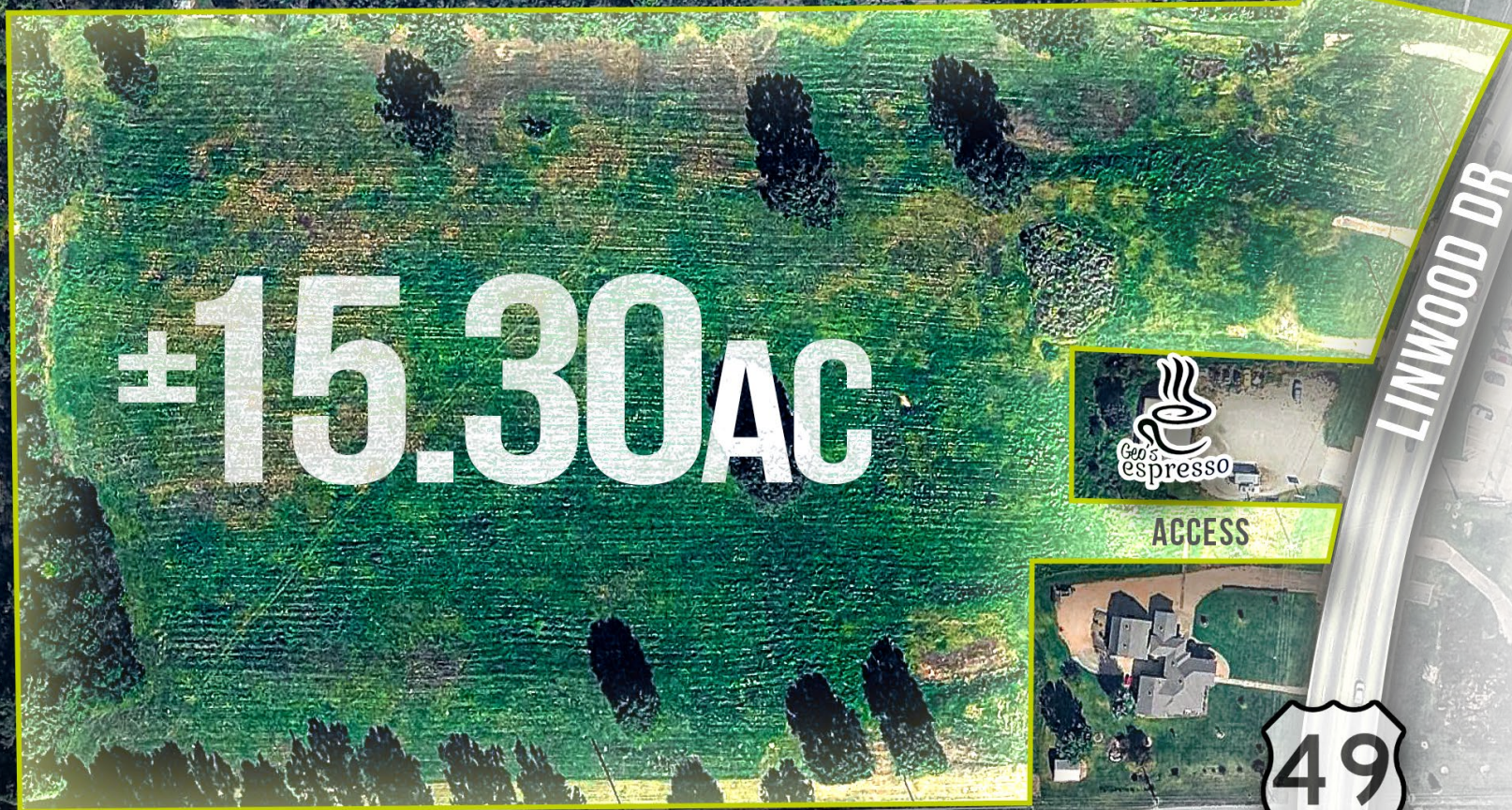
## HIGHLIGHTS

- 22,000 Cars Per Day
- Prime for Multifamily Development / Or Big Box Retail with Commercial Outparcels
- Rare Acreage in a High Traffic Corridor
- Multiple Access Points
- Established Commercial Real Estate Corridor

### SALE INFO

**LOT SIZE**  
± 15.30 AC

**SALE PRICE**  
\$1,100,000



Mason Coy | Listing Agent

Nathan Eller | Executive Broker

Haag Brown Commercial



LINWOOD DR

SARA ANN CIRCLE

BENSON

Avantare  
ITALIAN DINING

VAPOR  
MAYEN

NEMA  
WIRELESS

Bob's  
espresso

49

**#15.30 AC**

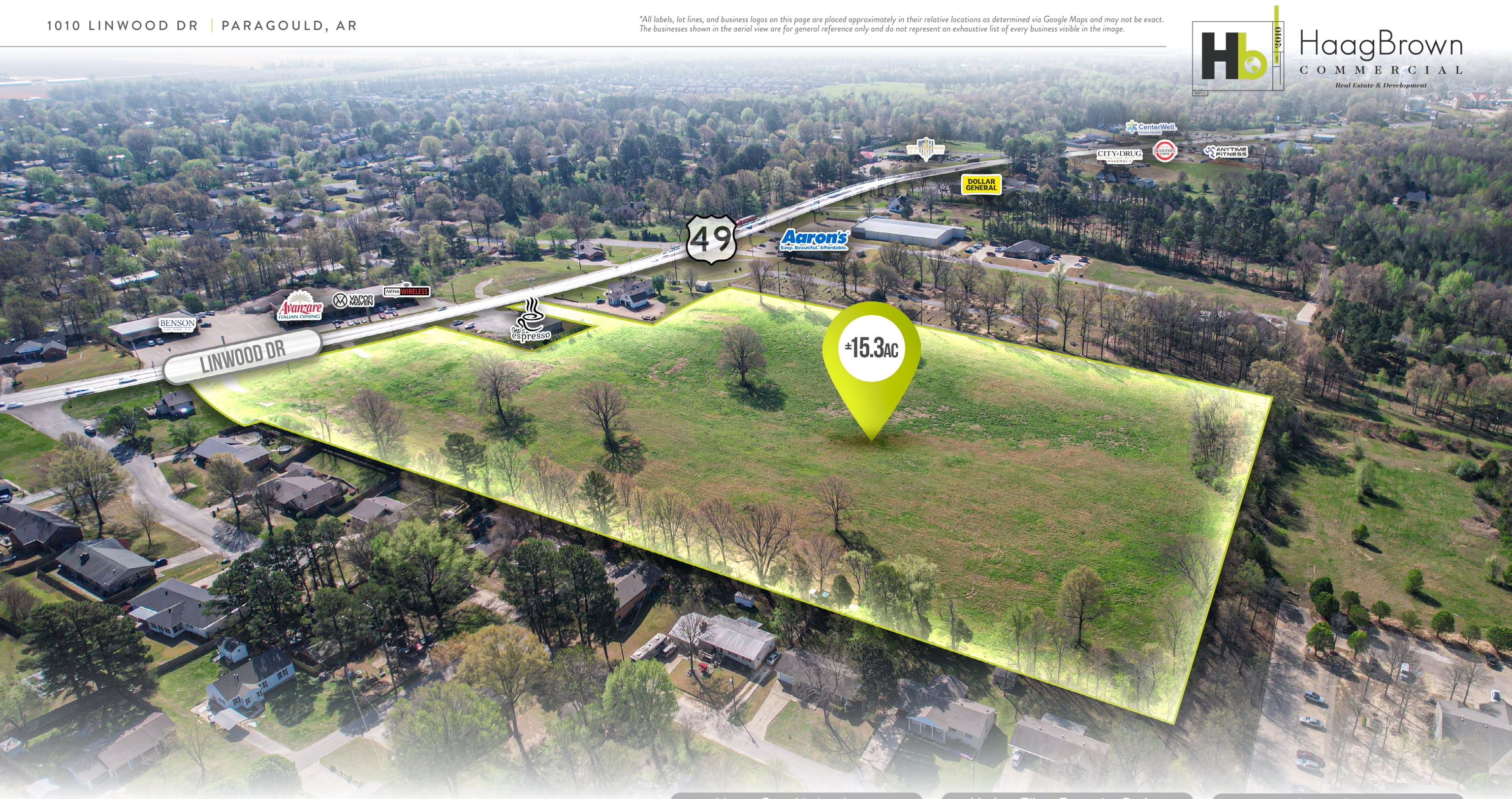
Mason Coy | Listing Agent

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Haag Brown Commercial

**FOR SALE:** LARGE 15+ AC DEVELOPMENT TRACT ALONG HIGHWAY 49

MASON@HAAGBROWN.COM | NATHAN@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



LINWOOD DR

49

±15.3AC

BENSON  
Avanzare ITALIAN DINING  
YAROR  
ENERIA WIRELESS

Car's espresso

Aaron's  
Easy. Beautiful. Affordable.

DOLLAR GENERAL

CenterWell  
CITY DRUG PHARMACY  
SCOTT'S  
ANYTIME FITNESS

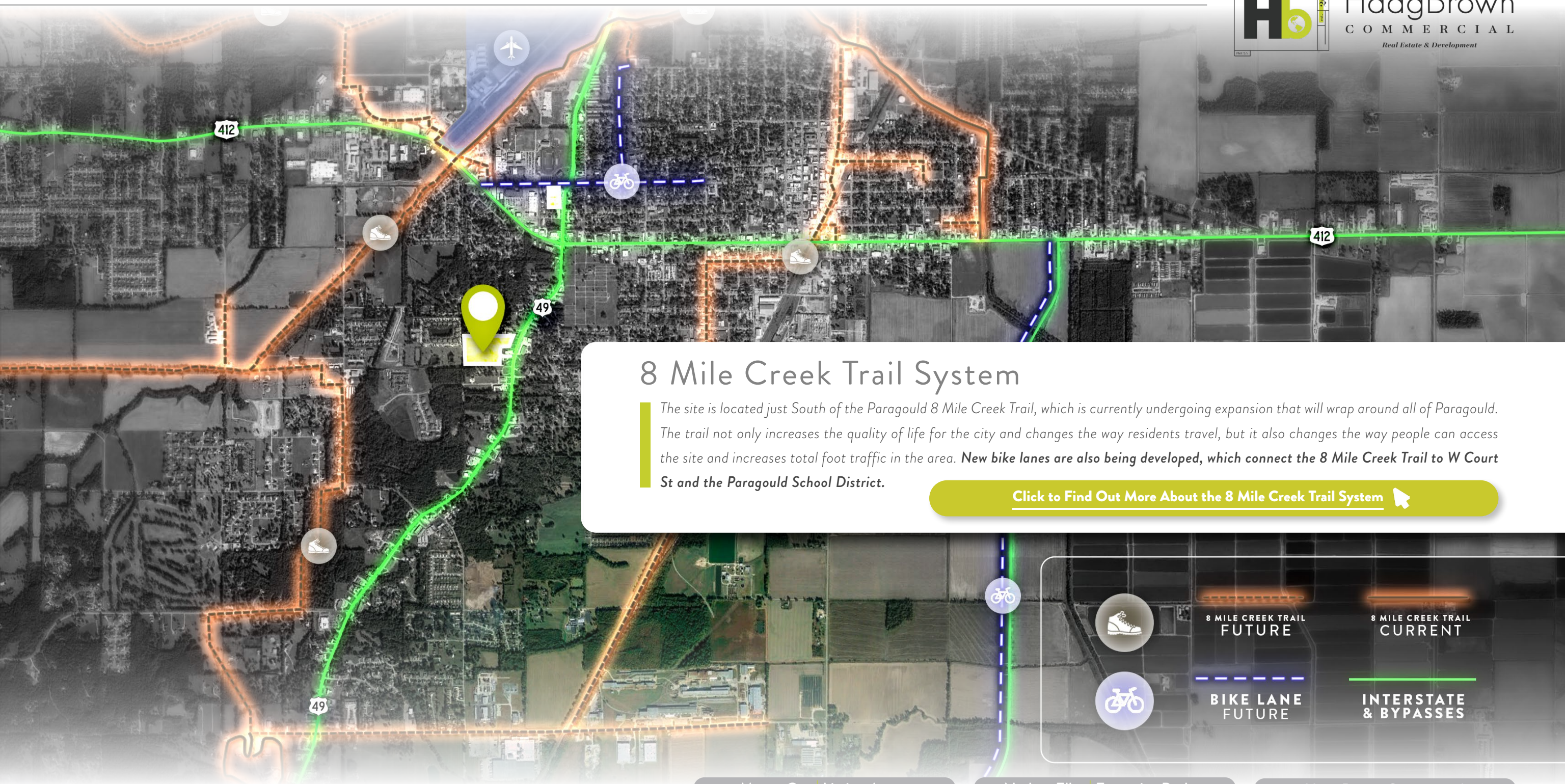
Mason Coy | Listing Agent

Nathan Eller | Executive Broker

Haag Brown Commercial

FOR SALE: LARGE 15+ AC DEVELOPMENT TRACT ALONG HIGHWAY 49

MASON@HAAGBROWN.COM | NATHAN@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



## 8 Mile Creek Trail System

The site is located just South of the Paragould 8 Mile Creek Trail, which is currently undergoing expansion that will wrap around all of Paragould. The trail not only increases the quality of life for the city and changes the way residents travel, but it also changes the way people can access the site and increases total foot traffic in the area. **New bike lanes are also being developed, which connect the 8 Mile Creek Trail to W Court St and the Paragould School District.**

[Click to Find Out More About the 8 Mile Creek Trail System](#)



8 MILE CREEK TRAIL  
FUTURE

8 MILE CREEK TRAIL  
CURRENT



BIKE LANE  
FUTURE

INTERSTATE  
& BYPASSES

Mason Coy | Listing Agent

Nathan Eller | Executive Broker

Haag Brown Commercial



# HaagBrown

## COMMERCIAL

*Real Estate & Development*

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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. 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 5<sup>TH</sup> ST. | STE 150  
BENTONVILLE, AR



870.336.8000 | HAAGBROWN.COM



# MASON COY

Listing Agent



[mason@haagbrown.com](mailto:mason@haagbrown.com)

870.336.8000

As the Listings Coordinator at Haag Brown Commercial, Mason brings over a decade of expertise in accounting and banking to the dynamic world of commercial real estate. With a meticulous approach, he excels in analyzing property listings and market trends. Mason's background equips him to navigate complex transactions and provide clients with accurate financial insights. His dedication to excellence makes Mason a valuable asset at Haag Brown Commercial, contributing to the firm's success and client satisfaction.

Mason's prior experience in banking further enhances his understanding of financial structures, lending practices, and economic indicators giving him a perspective that benefits both clients and the Haag Brown Commercial team.

Mason enjoys spending time with his wife Meredith and their daughter.

## ROLES

- Manage Property Listings
- Ensure Accurate & Up-to-date Listing Information
- Facilitate Leases & Transactions
- Implement Marketing Strategies

# 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](mailto: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