

2,500+ SF STAND-ALONE BUILDING @ HILLTOP

SALE OR LEASE



HaagBrown
COMMERCIAL
Real Estate & Development

ZAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



PROPERTY OVERVIEW

Exceptional commercial property available in the HIGH-DEMAND Hilltop area just outside of the Jonesboro city limits!

This 2,500+ SF building is strategically located on the well-trafficked Highway 49, providing unparalleled visibility & accessibility. The property features a welcoming brick storefront along with ample parking for customers & staff.

The building is being offered as both FOR SALE & FOR LEASE!

Don't miss this opportunity to establish your presence in a THRIVING & BOOMING area!

SALE PRICE :: \$450,000

LEASE PRICE :: \$16 PSF NNN

BUILDING SIZE :: 2,520 SF

LOT SIZE :: 0.24 AC

HIGHLIGHTS

- 2,500+ SF stand-alone building in the BOOMING Hilltop area just outside of Jonesboro, Arkansas
- Excellent visibility & access to Highway 49, a HIGHLY-TRAFFICKED thoroughfare
- Welcoming brick storefront & ample parking
- Within minutes to Jonesboro's primary retail trade area, Brookland, & Paragould
- Building is being offered as both FOR SALE & FOR LEASE!

*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.

*Billboard is not owned by seller.



2010

GAMBLE HOME
Shop Local Park

TO I-555 COMMERCE DR EXTENSION



LAZBOY

GAMBLE HOME

TO JONESBORO

49

TO BROOKLAND



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ZAC QUALLS | EXECUTIVE BROKER

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0103

Photo 2.3

Nettleton Baptist
CHURCH

Signitup
870-761-2597

NEA MATTRESS
DIRECT & FURNITURE

Your Extra Closet
SELF STORAGE. SIMPLY.

Allstate

We Have
Mattresses

GAMBLE HOME

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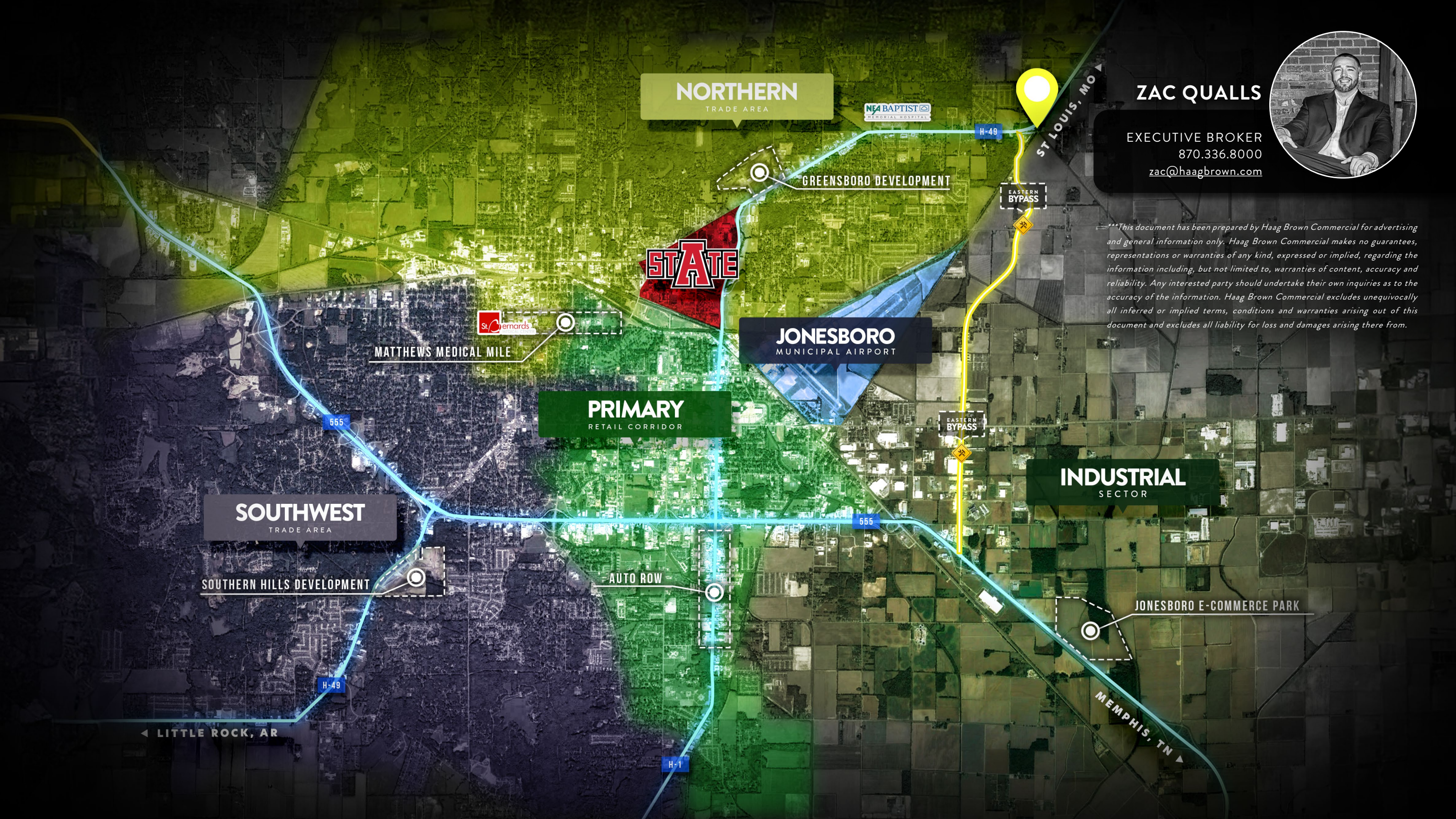
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NORTHERN
TRADE AREA



GREENSBORO DEVELOPMENT

STATE

JONESBORO
MUNICIPAL AIRPORT

PRIMARY
RETAIL CORRIDOR

SOUTHWEST
TRADE AREA

SOUTHERN HILLS DEVELOPMENT

AUTO ROW

INDUSTRIAL
SECTOR

JONESBORO E-COMMERCE PARK

MEMPHIS, TN

LITTLE ROCK, AR

ZAC QUALLS

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PARAGOULD HAS COMPLETED A NEW HIGH SCHOOL FOR GREENE COUNTY TECH, SERVING OVER 700 STUDENTS, GRADES K-12

SEVERAL INFRASTRUCTURE IMPROVEMENTS HAVE BEEN MADE, INCLUDING A BYPASS FOR U.S. HIGHWAY 412 AND AN 8-MILE TRAIL CONNECTIVITY PLAN

A NEW MEDICAL PARK HAS BEEN COMPLETED JUST OFF OF HIGHWAY 49

PARAGOULD IS ALSO HOME TO A BRAND NEW, 4-STORY HOTEL, THE HAMPTON INN

NEW PARAGOULD MEDICAL PARK

NEW HIGH SCHOOL
700+ STUDENTS



BROOKLAND

AMONG THE
FASTEST GROWING
SCHOOLS IN ARK.



CITY HAS EXPERIENCED CONSISTENT GROWTH

HOME TO ONE OF THE FASTEST GROWING SCHOOL DISTRICTS IN ARKANSAS

LOCATED BETWEEN JONESBORO AND PARAGOULD WITH HIGH COMMUTER PRESENCE

CAMPUS EXPANSION
WITH NYIT COLLEGE OF
OSTEOPATHIC MEDICINE



NEA BAPTIST
HEALTH SYSTEM

NEW \$400 MM
HEALTH CAMPUS

NEWLY COMPLETED \$400 MM HEALTH CAMPUS FOR NEA BAPTIST

JONESBORO IS RANKED AS THE 14TH CITY IN THE U.S. FOR ECONOMIC GROWTH IN ALL 384 METROPOLITAN AREAS AND FOURTH AMONG SMALL METROPOLITAN AREAS

ARKANSAS STATE UNIVERSITY HAS SEEN CONTINUED GROWTH, INCLUDING THE NEW NYIT COLLEGE OF OSTEOPTIC MEDICINE

A LARGE AMOUNT OF DEVELOPMENT IN NORTHEAST ARKANSAS IS OCCURING IN JONESBORO, WITH MOST OF THAT DEVELOPMENT BEING SEEN IN THE NORTHSIDE OF THE CITY

JONESBORO



“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.

2221 HILL PARK CV.
JONESBORO, AR



OFFICE 870.336.8000
EFAX 888.561.4917
HAAGBROWN.COM



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

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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