



HaagBrown  
COMMERCIAL  
INVESTMENTS DIVISION

FLYWAY VENTURES  
WALKINGSTICK

WHEELHOUSE REAL ESTATE  
NEWELL DEVELOPMENT  
SOUTHLAND CAPITAL | IMA DESIGNS

204

204

204

# FOR SALE

204 SE 6th St in Bentonville, AR



# opportunity OVERVIEW

This two story, 4,756 SF modern office building offers a flexible and highly functional workspace in one of the most desired locations in Northwest Arkansas. The interior features open floor plans, abundant natural light, a kitchenette, shower, bike storage, and thoughtfully designed outdoor areas. The Downtown Edge zoning expands the asset's long-term potential, allowing for office, retail, and creative commercial uses. With interior and exterior security cameras and 6 on-site parking spaces, the property offers a strong combination of functionality, security, and convenience.

## BUILDING SIZE

4,756 SF

\$2,490,000

## SALE PRICE

## highlights:

- 4,756 SF Building
- Two-story open layout with strong natural light
- Steps from The Momentary, 8th Street Market & Walmart HQ
- 6 parking spaces on site
- Kitchenette, shower & bike storage included
- Security cameras interior & exterior
- Highly walkable location in Bentonville's cultural district
- Downtown Edge Zoning





JOSHUA BROWN | CO-FOUNDER

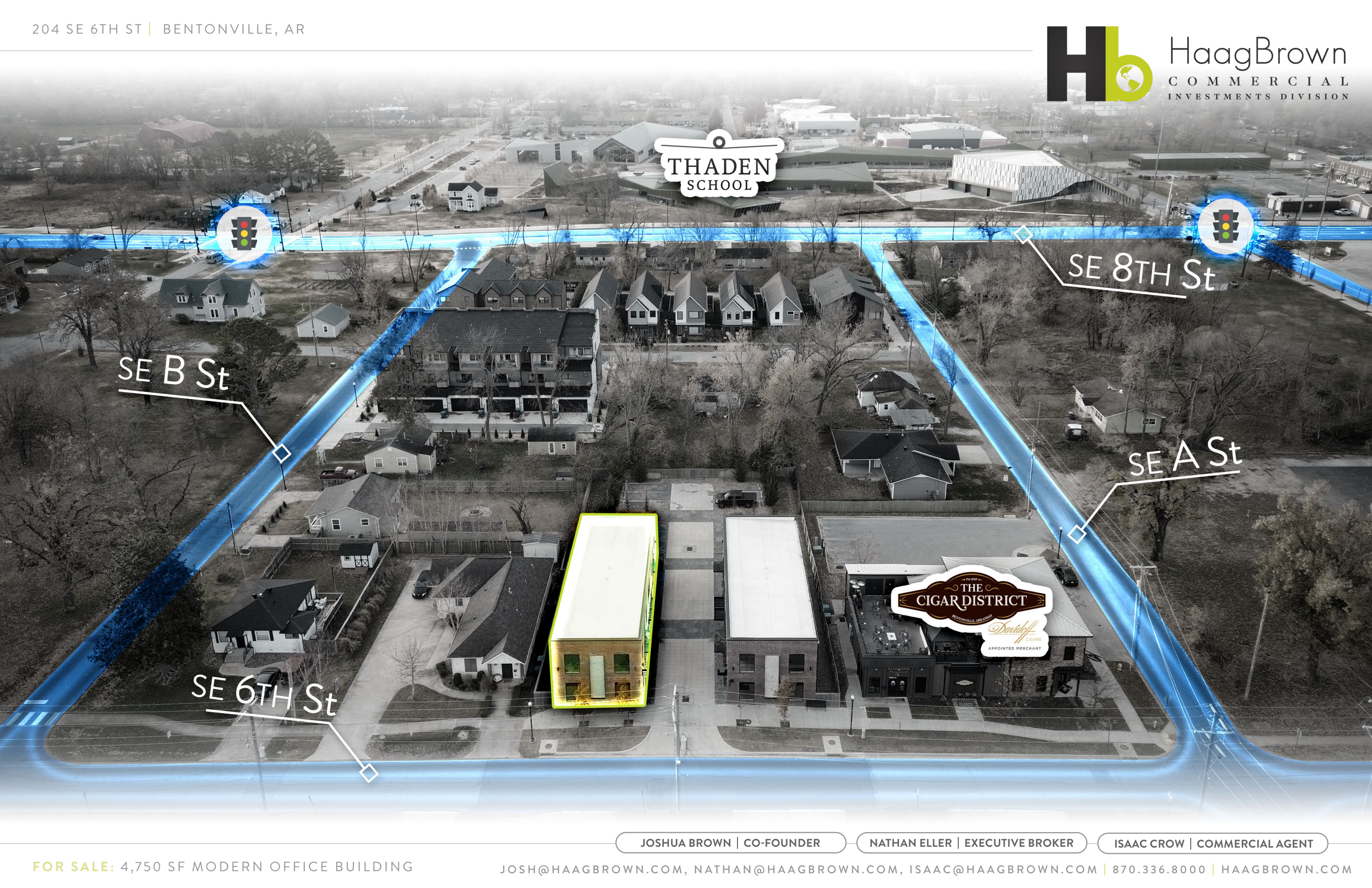
NATHAN ELLER | EXECUTIVE BROKER

ISAAC CROW | COMMERCIAL AGENT

FOR SALE: 4,750 SF MODERN OFFICE BUILDING

JOSH@HAAGBROWN.COM, NATHAN@HAAGBROWN.COM, ISAAC@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM





THADEN  
SCHOOL



SE 8TH St

SE B St

SE A St

SE 6TH St



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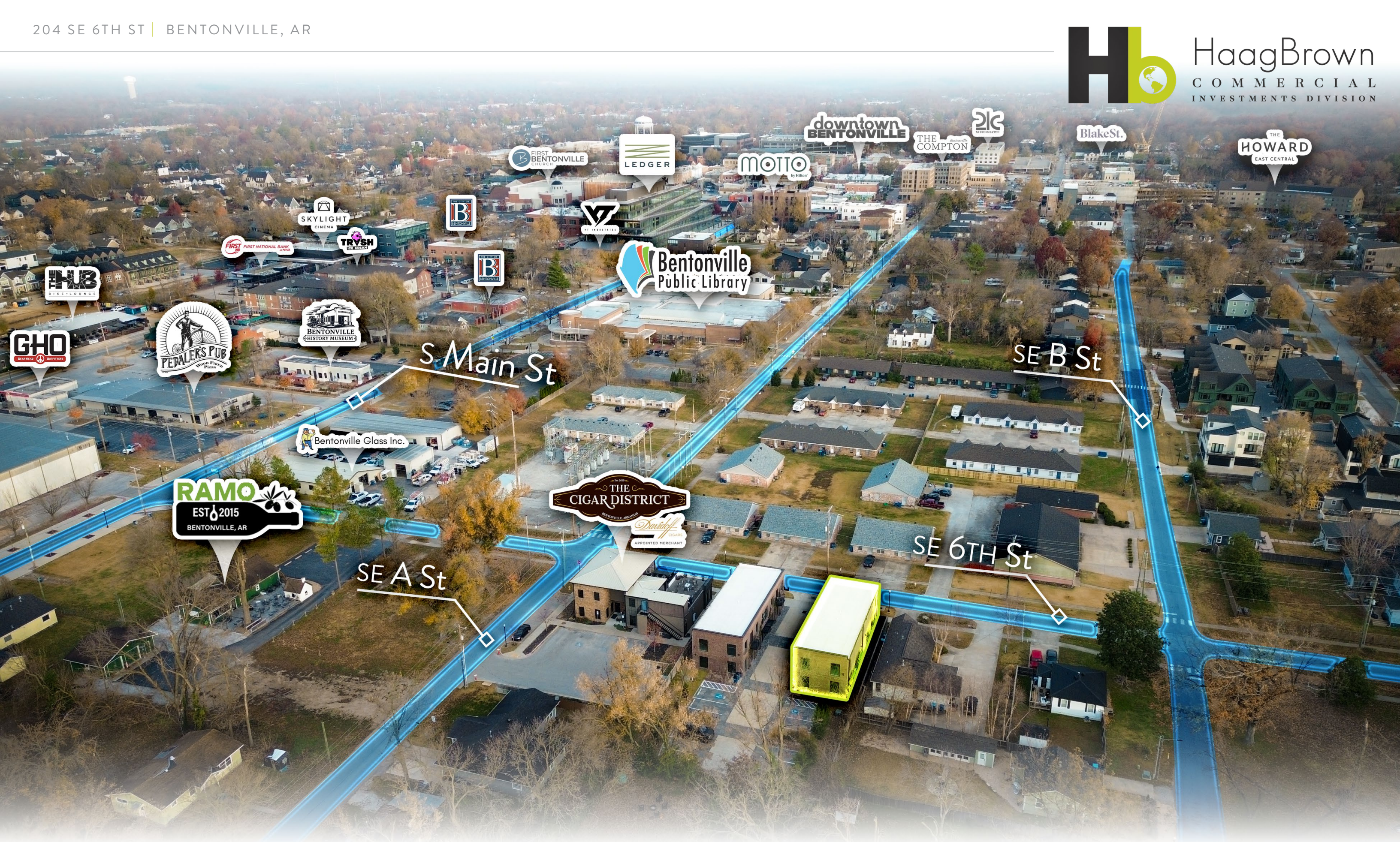
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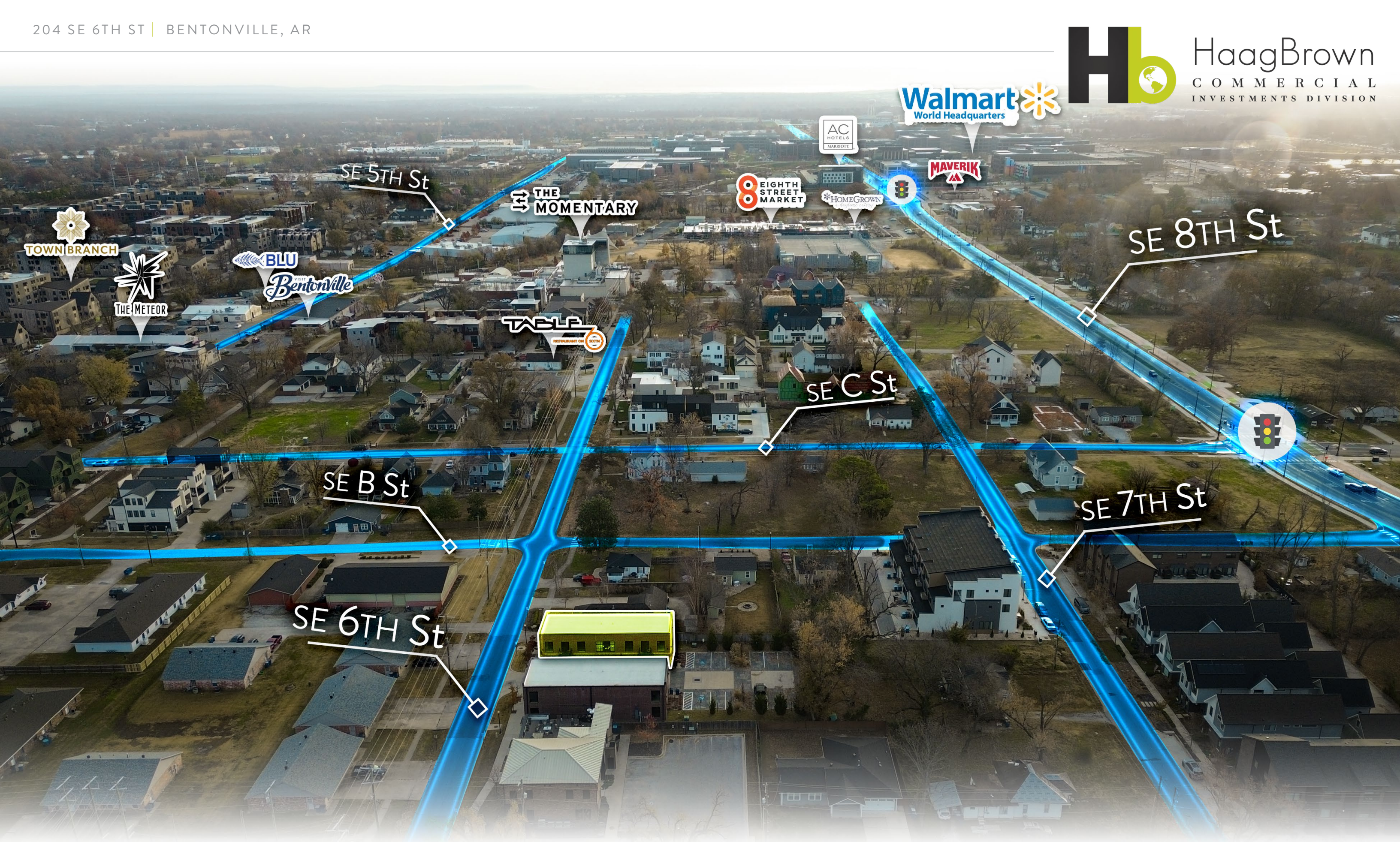
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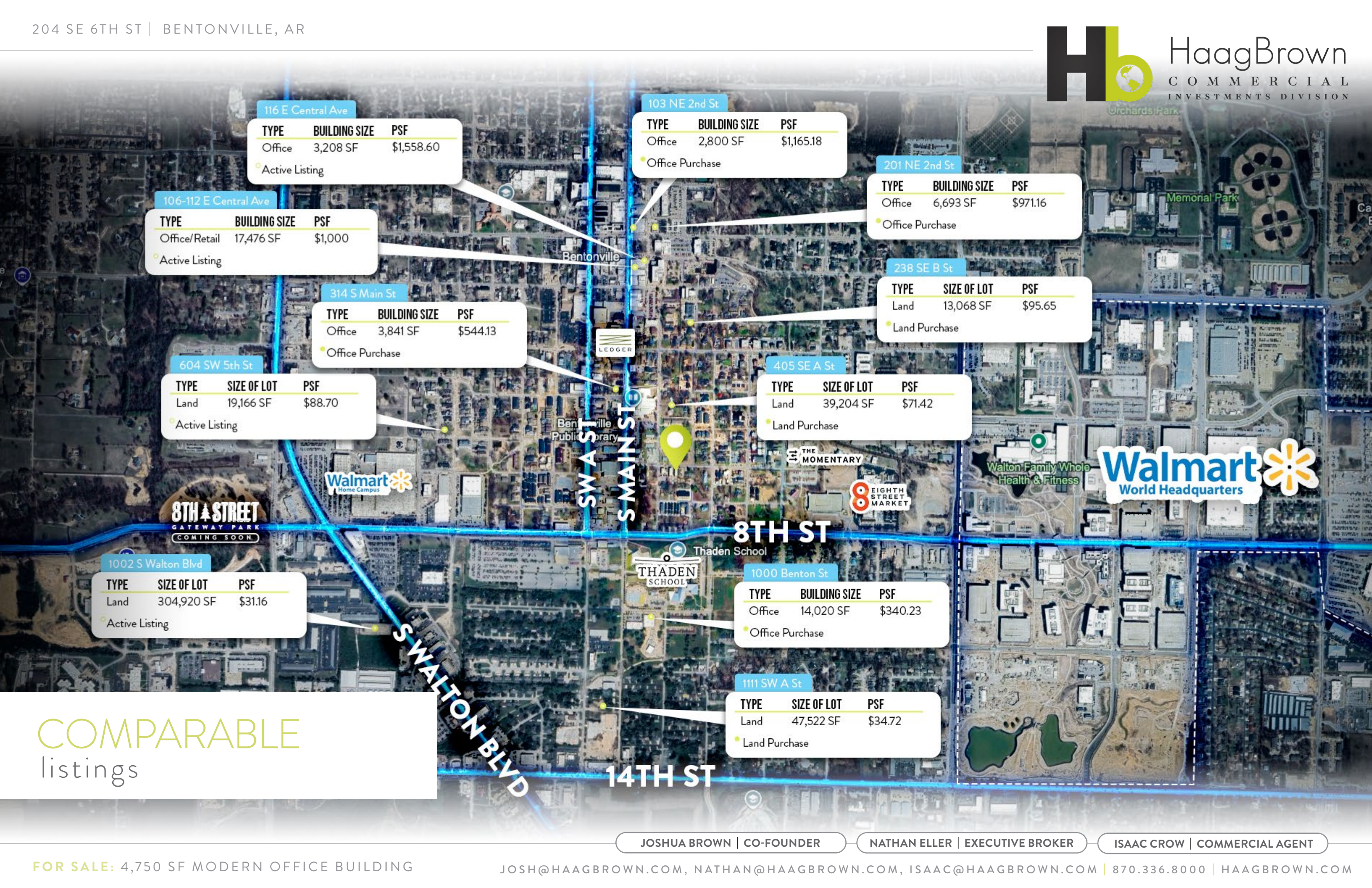
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COMPARABLE  
listings





# WALMART

## HOME OFFICE

The campus will be bordered by Central Avenue on the north, 14th Street (Highway 102) on the south, J Street on the west and Martin Luther King, Jr., Parkway on the east, with 8th Street running through the middle. The new campus will be divided into four quadrants, or “neighborhoods,” that will be interconnected through the Razorback Greenway bike trails, shaded walking paths, sidewalks and pedestrian crossings for the safety and accessibility of our associates and visitors.

The design embraces the natural beauty of the region and promotes a healthy mind and body with use of green spaces, courtyards, trails, lakes and regionally-sourced trees and plants. Most importantly, the plan highlights what associates care about: a creative work environment with abundant natural light, cafes and dining areas with expanded food offerings, convenient parking, fitness options and a childcare facility. Walmart is actively listening to associate feedback through test-and-learn spaces on its existing campus, which will continue to help us refine the experience for our associates. Other specifics include:

- Indoor and outdoor flexible workspaces and social hubs that promote agility and drive productivity
- A centrally located food hall that promotes healthy, fresh and creative dining options, as well as additional destination dining experiences around campus with comfort foods and regional culinary fare from across the globe
- Conveniently located coffee bars, grab-and-go stations and other amenities
- Deck and surface parking co-located near each of the office and amenity buildings
- Encouraging associates to enjoy and connect with nature – both indoors and outdoors – through natural lighting, warm interior finishes and views to trees, courtyards, landscapes and lakes
- An active street front retail environment with amenities that expand and extend the campus experience for associates, visitors and the community.

TOUR THE CAMPUS



# 8TH STREET GATEWAY PARK

8th Street Gateway Park is a new center for community recreation and urban nature for Bentonville, and a beginner mountain bike destination for Northwest Arkansas. This new park will contribute to Bentonville’s exceptional quality of life through enhancement of four interrelated aspects of the park:

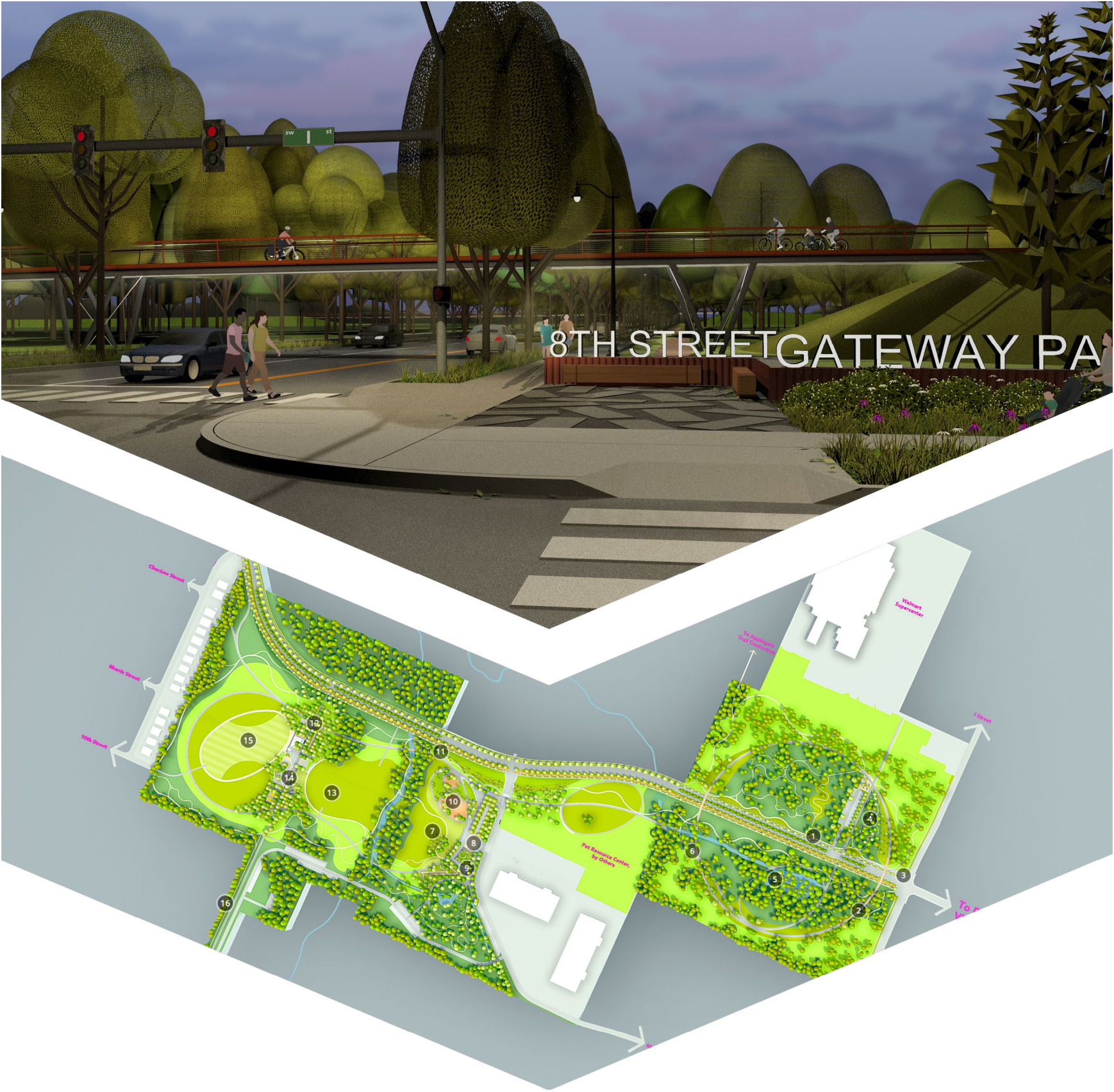
**PLAY** Create a signature, multifaceted recreation amenity that serves residents throughout the city.

**CONNECTIVITY** Link West Bentonville’s growing population with existing and future regional trail corridors.

**ECOLOGY** Enhance ecoregional character and performance at the top of the Elk River Watershed.

**COMMUNITY** Position 8th Street Gateway Park as the civic and cultural centerpiece of Bentonville’s western growth.

TOUR THE PARK









# meet OUR TEAM

## ISAAC CROW

Commercial Agent - NWA Brokerage



Isaac Crow is a commercial agent in Haag Brown's Northwest Arkansas office. A Conway native and Ouachita Baptist University graduate with a degree in Finance, Isaac brings a strong financial foundation and a people-first mindset to the firm. His background in investment and insurance gives him a unique perspective that extends beyond the transaction, allowing him to help clients make informed, strategic decisions.

Known for his energy and authenticity, Isaac is passionate about building relationships rooted in trust and integrity. He approaches each deal with genuine care, ensuring clients feel heard and supported throughout the process. Outside the office, Isaac enjoys golfing, hiking, fishing, and spending time outdoors with family and friends.

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

870.336.8000





# NATHAN ELLER

Executive Broker - Net Leased Investments & Ag Division



beautiful wife and children, spending time with family and friends, fishing, hunting, the outdoors, baseball, and traveling.

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

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

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## 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



# JOSHUA BROWN

PRINCIPAL, CCIM

## I believe...

In the “I am third” principal - Jesus first, others second, self third.

*"Do nothing out of selfish ambition or conceit, but in humility consider others as more important than yourselves. Everyone should look not to his own interests, but rather to the interests of others." Philippians 2:4*

There is no separation between who we are professionally and who we are with our loved ones. Who you are at home is who you will be at work.

Our team should be faithful, serving spouses and exceptional, engaged parents. I believe in creating loyal, lasting business relationships with clients based on the same principals.

We add real tangible value to the businesses, property owners, and brokers we work for and with.

In over-delivering in our world that is full of over-promising.

Ideas are great, but implementation is key. If you can't execute, nothing happens. I believe in making things happen.

## AWARDS & ACHIEVEMENTS

Named to Arkansas 250 **every year** since the creation of the group in

2017 | **Youngest in Arkansas** to receive CCIM designation | Arkansas

State University College of Business **Executive of the Year** | ARA

Award of Excellence “**Triple Diamond Level**” (\$21MM+) **Recipient**

every year since 2010 | Arkansas Business' The New Influentials, **20**

**in Their 20's** | Arkansas Business' Arkansas **40 under 40** | Arkansas

Money & Politics **Top 100 Professionals**



CLICK OR SCAN TO LISTEN

The Paragould Podcast with Jared Pickney  
Featuring Joshua Brown



# 2010

LAUNCHED

## HAAG BROWN COMMERCIAL

*Led HBC to be the face of commercial real estate brokerage in Jonesboro for over a decade, with fingerprints on 50+ national retail and restaurant projects in NEA alone.*

**Former Indian Mall** :: 16+ AC Mall/Sears Transformation into The Uptown, Hottest Retail Development in Jonesboro, AR

**Fairgrounds Re-Development** :: 38 AC Re-Development of the NEA District Fairgrounds Property in the heart of Jonesboro, AR

**Phoenix Flyover** :: 8+ AC Retail Development along I-540 in Fort Smith, AR

**Highland Square Center** :: 80,000 SF Re-Development of Longstanding Kmart Space in Jonesboro, AR

# 2016

co-FOUNDER

## HAAG BROWN ASSET MANAGEMENT

*Dedicated to advising and representing buyers and sellers of investment real estate across Arkansas.*

**2400 Building** :: 5-Story Office Building & Home of Regions Bank in Jonesboro, AR

**Turtle Creek Crossing** :: 36,000 SF Retail Center with Strong National Tenants in Jonesboro, AR

**Ritter Communications Headquarters** :: 33,000 SF Leed Certified Office Building in Jonesboro, AR

**Chenal Shopping Center** :: 63,000 SF former Kroger Center in Little Rock, AR

 **Manages Numerous Notable Retail, Office, and Industrial Assets in Arkansas**

 **Over \$150MM of Investment Transactions**

 **50+ 1031 tax exchanges Successfully Completed**

 **Emphasis on Portfolio Diversification, Wealth Management, and Sale Leasebacks**

# 2021

co-FOUNDER

## HAAG BROWN INDUSTRIAL

*With the vision of being the top industrial brokerage team in Arkansas, HB Industrial acquires existing industrial properties, lists and sells warehouse related properties, and develops modern, e-commerce driven industrial projects.*

**E-Commerce Park** :: Northeast Arkansas' First Ultramodern Logistics, Warehouseing & Digital Fulfillment Park On 250+ AC In Jonesboro, AR

 **Formed Real Estate for E-Commerce, LLC for Industrial Development & Acquisitions**

 **Established 3 MM SF E-Commerce Park on I-555 in Jonesboro, AR**

 **Partnered with Hytrol Conveyors on the First 150,000 SF Project within E-Commerce Park**

 **Acquired 41,000 SF FedEx Freight Facility**

 **\$700MM+ CRE Sales / Lease Volume**

 **100+ National Retail & Restaurants in Arkansas**

 **Arkansas Business' Small Business Of The Year In 2016, Finalists in 2012 & 2013**

# 2012

co-FOUNDER

## HAAG BROWN DEVELOPMENT

*Specializes in expanding many companies throughout the southern United States - Arkansas, Oklahoma, Texas, Missouri, Tennessee, Kentucky, and Mississippi.*



 **100+ Ground-Up Projects In Numerous States**

 **New Unit Development for Starbucks, Slim Chickens, Panera Bread, Freddy's Frozen Custard & Steakburgers, and Chipotle**

 **Emphasis in Carve-Out Development Completing Multiple Deals with Wal-Mart, Kroger and Target**

 **Expert in Shopping Center Re-Development and Creating Premier Lifestyle Oriented Office Developments**

# 2018

co-FOUNDER

## HAAG BROWN MEDICAL HOLDINGS

*Regional expert on brokering and developing medical related real estate in Arkansas and the contiguous states.*

**Reserve at NEA Baptist** :: 11+ AC Lifestyle Focused Medical Development Adjacent to NEA Baptist Health System Campus in Jonesboro, AR

**Reserve At Hill Park** :: First Life-Style Oriented Office Development In Jonesboro, AR

**NEA Sale Leaseback** :: \$17mm Purchase Of 11 NEA Baptist Clinics Across Northeast Arkansas

 **Formed HB Medical Holdings, LLC for Medical Development & Acquisitions**

 **Over \$50MM in Medical Real Estate Assets**

 **Multiple Ground-Up Urgent Care & Specialized Medical BTS**

 **Over \$200MM in Medical Real Estate Brokerage**

# 2023

co-FOUNDER

## HAAG BROWN AG

*Regional expert on advising and representing buyers and sellers of agricultural real estate & land investments across Arkansas.*

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870.336.8000

HAAGBROWN.COM





# HaagBrown

COMMERCIAL  
INVESTMENTS DIVISION

“Our mission at Haag Brown Investments 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 Investments is the region’s authority on listing & selling income producing commercial property in Arkansas. HB remains one of the top options in the region for Portfolio Diversification, Buyer & Seller Representation, Sale Leasebacks, 1031 Tax Exchanges & Investment Advising. We have the experience, expertise, and information to help clients make the most informed decision with the upmost value. 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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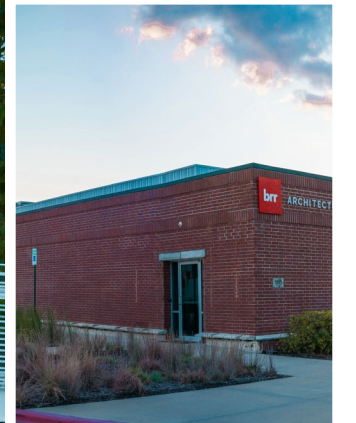
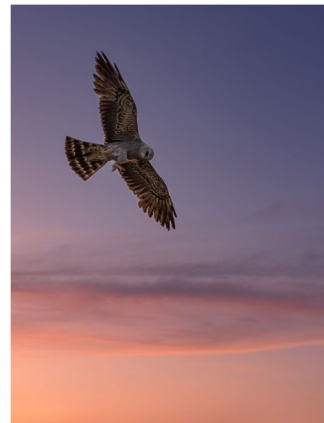


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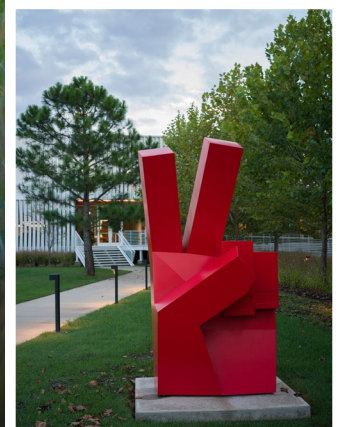




HB NEA OFFICE  
THE RESERVE AT HILL PARK  
2221 Hill Park Cv. | Jonesboro, AR



104	Allied Universal
110	Security Services
120	BRR Architecture
130	West Wing
	University of Arkansas
140	Data Vis Lab
	University of Arkansas
150	Haag Brown
	Commercial
200	Freeosk
224	Plug & Play
230	
240	Toole Design



HB NWA OFFICE  
THE GREENWAY BUILDING  
700 SE 5<sup>th</sup> St. | Ste. 150 | Bentonville, AR