

2900 W KINGSHIGHWAY | PARAGOULD, AR

PRESENTED BY: HAAG BROWN COMMERCIAL

# FORLEASE

WEST POINTE SHOPPING CENTER



est. 2010

Phil 2:3



*\*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.*

 Haag Brown  
COMMERCIAL

 870.336.8000

 ZAC QUALLS | EXECUTIVE BROKER  
ZAC@HAAGBROWN.COM

 HAAGBROWN.COM

## OPPORTUNITY OVERVIEW

Haag Brown Commercial is offering three available lease spaces in the West Pointe Shopping Center at 2900 W. Kingshighway in Paragould, AR. The center is situated at the heart of Paragould's most dominant retail district along the heavily trafficked US 412 ( West Kingshighway), lending it exposure to 20,300 cars per day.

The site is strategically positioned right next door to a Walmart Supercenter, providing an excellent anchor and offering a significant contribution to the total foot traffic in the area. Several major retail and restaurant players are within a one-mile radius of the site and include Belk, Lowes, Dollar Tree, Aldi, Wendy's, Chili's, Zaxby's, KFC, Taco Bell, Waffle House, and, of course, the adjoining Walmart Supercenter.

Two spaces are being offered:

- Suite 135** (2,000 SF space)    \$15/SF (NNN)
- Suite 140** (2,000 SF space)    \$15/SF (NNN)
- Suite 160** (2,400 SF space)    \$15/SF (NNN)

## HIGHLIGHTS

- This Shadow Center Sits Directly Beside the Only Walmart Supercenter in Paragould, Arkansas
- Contains Numerous National Co-Tenants Such as Cato's, Sally's, Goodwill, and Hibbett
- Only 3 Spaces Available in the 40,000+ SF Center
- Exposure to 20,300 Cars Per Day
- Frontage on Hwy 412, The City's Most Heavily Trafficked East/West Artery



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**FOR LEASE: 2,000-2,400 SF IN WEST POINTE SHOPPING CENTER**

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APROX. 300 SPOTS

SUITE 160

SUITE 140

SUITE 135



Walmart

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SIGN FACING W KINGSHIGHWAY

W KINGSHIGHWAY

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PHIL 2024

**NEW**  
NATIONAL TENANT  
REDEVELOPMENT  
**COMING SOON**

W KINGSHIGHWAY



SUITE 160



SUITE 140

SUITE 135



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# PARAGOUL

## KIRK FIELD

REYNOLDS RD

± 13,000 CPD

± 19,000 CPD

± 20,000 CPD

412

S 15TH ST

W KINGSHIGHWAY

W KINGSHIGHWAY

CARROLL RD

ROTARY PARK

1-MILE RADIUS



FOR LEASE: 2,000-2,400 SF IN WEST POINTE SHOPPING CENTER

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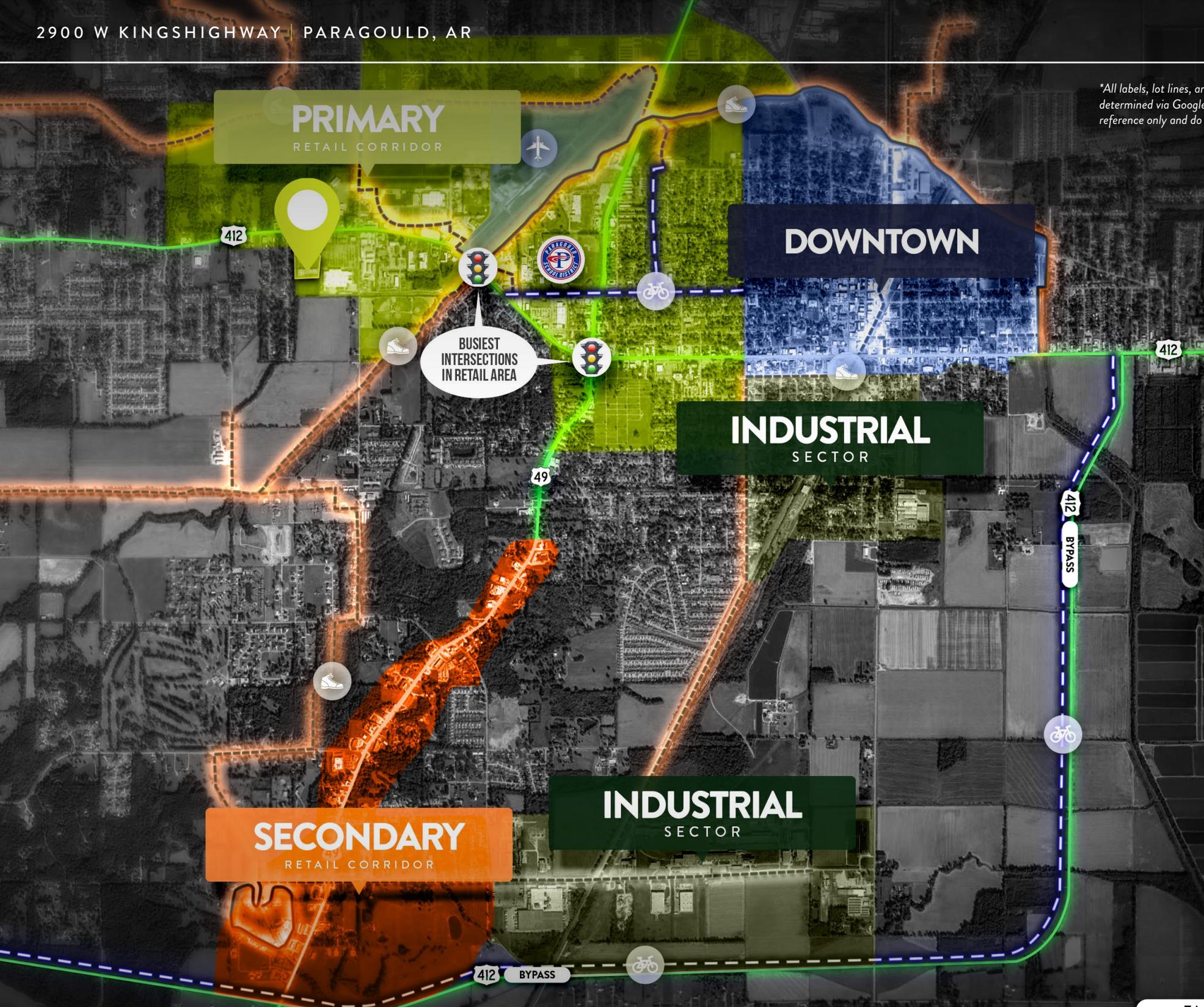
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### History of Paragould

Paragould's rich history should start with the city's name itself. As the only Paragould in the world, the name was derived from a combination of the names of two railroad tycoons, J.W. Paramore and Jay Gould, whose railroad paths literally crossed in 1882 in a small community in central Greene County.

The area was still an uncultivated timber-covered tract. During this time, eastern Arkansas contained some of the highest quality lumber sources in the nation. With readily available rail transportation, the timber industry gained momentum quickly. Paragould received an increasing amount of spectators and corporate interests. Shortly thereafter, boomtowns developed all along the rail lines.

Paragould was thriving at the turn of the 20th century. The city was able to support the demands of new industries and a rising population. By 1910, the blossoming town of Paragould had three department stores, an opera house, a hospital, and six banks. However, as the 1920s neared, the timber industry began to slow down. The once vast tract of timber surrounding the town was vacant giving rise to excellent farmland. As the timber business declined, workers started turning to agriculture. Agricultural production of cotton, corn, and soybeans soon become the area's most important industry.

Throughout the early 1900s, industry and development began to flourish in Paragould. Industry in Paragould grew continually throughout the 20th Century, beginning with the relocation of Dr. Pepper Bottling, Inc., to Paragould in the 1920s. Ely's Employee Store (a shirt manufacturer), Ed White Shoe Factory and Foremost Dairy soon thereafter called Paragould home. In the early 1940s, the new Arkansas Methodist Hospital (now known as Arkansas Methodist Medical Center) was constructed on the site where the present facility exists today. Throughout the 1950s and 1960s, Paragould grew exponentially. Emerson Electric, one of Paragould's first Fortune 500 companies, built a plant in Paragould.

Thanks to the new presence of Emerson, Paragould received a growth spurt that propelled the town through more than five decades of significant growth. Other industries began relocating to Paragould, steadily increasing its population to the current 29,537.

TEXT FROM CITYOFPARAGOULD.COM

	8 MILE CREEK TRAIL FUTURE	8 MILE CREEK TRAIL CURRENT
	BIKE LANE FUTURE	INTERSTATE & BYPASSES

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## INDUSTRY LEADERS

- Tenneco, Inc - Manufacturing - Shock Absorbers
- Greenbrier Rail - Rail Cars
- Anchor Industries - Manufacturing - Plastic Food Containers
- Arkansas Methodist Medical Center - Hospital
- Utility Trailer Manufacturing - Manufacturing - Truck Trailers
- Greene County Tech School District - Education
- Darling Store Fixtures - Manufacturing - Store Fixtures
- Prysmian Group, Prestolite Wire - Manufacturing - Auto Wire Cable
- Martin Sprocket & Gear - Manufacturing
- Paragould School District - Education
- Walmart - Retail/City of Paragould - Government
- Teleflora - Florist Service - Flower Wire Service
- Nidec - Manufacturing - Appliance & Automotive Components
- Lowe's - Retail
- Greene Acres Nursing Home - Service
- Green House Cottages of Belle Meade - Service
- Paragould Light, Water, Cable & Internet - Utility
- Marmaduke School District - Education
- First National Bank - Financial
- Greene County - Government
- KNL Holdings - Manufacturing - Trailers
- Allen Engineering - Manufacturing - Concrete Finishing Equipment

## UTILITIES

### ELECTRIC

Paragould Light Water Cable

### WATER

Paragould Light Water Cable

### SEWER

Paragould Light Water Cable Wastewater Treatment Plant

### TELECOMMUNICATIONS

Broadband+Fiber

### NATURAL GAS

Centerpoint Energy

2021 Labor Force							
Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio	
16+	445,439	239,411	16,498	6.4%	57.5%	54	
16-24	60,230	28,956	5,544	16.1%	57.3%	48	
25-54	208,455	152,313	9,361	5.8%	77.6%	73	
55-64	73,130	40,945	1,135	2.7%	57.5%	56	
65+	103,623	17,198	457	2.6%	17.0%	17	
Economic Dependency Ratio							
Total						128.9	
Child (<16)						45.5	
Working-Age (16-64)						47.8	
Senior (65+)						35.7	
Industry	Employed	Percent	US Percent	Location Quotient			
Total	239,411	100.0%	100.0%	-			
Agriculture/Forestry/Fishing	9,958	4.2%	1.3%	3.23			
Mining/Quarrying/Oil & Gas	236	0.1%	0.4%	0.20			
Construction	16,176	6.8%	7.1%	0.92			
Manufacturing	39,355	16.4%	9.9%	1.55			
Wholesale Trade	5,666	2.4%	2.5%	0.96			
Retail Trade	27,660	11.6%	10.7%	1.20			
Transportation/Warehousing	14,558	6.1%	5.1%	1.30			
Utilities	2,846	1.2%	0.9%	1.33			
Information	2,172	0.9%	1.8%	0.50			
Finance/Insurance	8,022	3.4%	5.2%	0.69			
Real Estate/Rental/Leasing	2,872	1.2%	1.9%	0.57			
Professional/Scientific/Tech	6,181	2.6%	8.3%	0.32			
Management of Companies	64	0.0%	0.1%	0.00			
Admin/Support/Waste Management	6,852	2.9%	3.7%	0.74			
Educational Services	20,492	8.6%	9.3%	0.89			
Health Care/Social Assistance	41,561	17.4%	14.8%	1.15			
Arts/Entertainment/Recreation	1,633	0.7%	1.5%	0.44			
Accommodation/Food Services	11,899	5.0%	5.9%	0.89			
Other Services (Excluding Public)	8,878	3.7%	4.5%	0.80			
Public Administration	12,329	5.1%	5.2%	1.06			

### 60-MILE RADIUS

## 2021 LABOR FORCE DATA

16+ POPULATION: 445,439  
 HOUSEHOLDS: 217,342  
 MEDIAN HOUSEHOLD INCOME: \$43,120  
 AVERAGE HOUSEHOLD INCOME: \$61,223  
 PER CAPITA INCOME: \$24,043

The Cost of Living index is based on a U.S. average of 100. Any amount below 100 is less expensive than the national average; any amount above 100 is more expensive than the national average.

The total of all cost of living categories weighed subjectively as following:

Housing: 30%  
 Food and Groceries: 15%  
 Transportation: 10%  
 Utilities: 6%  
 Healthcare: 7%

Miscellaneous Expenses (ex. Clothing, Services, and Entertainment): 32%  
 State and Local taxes are not included in any category.

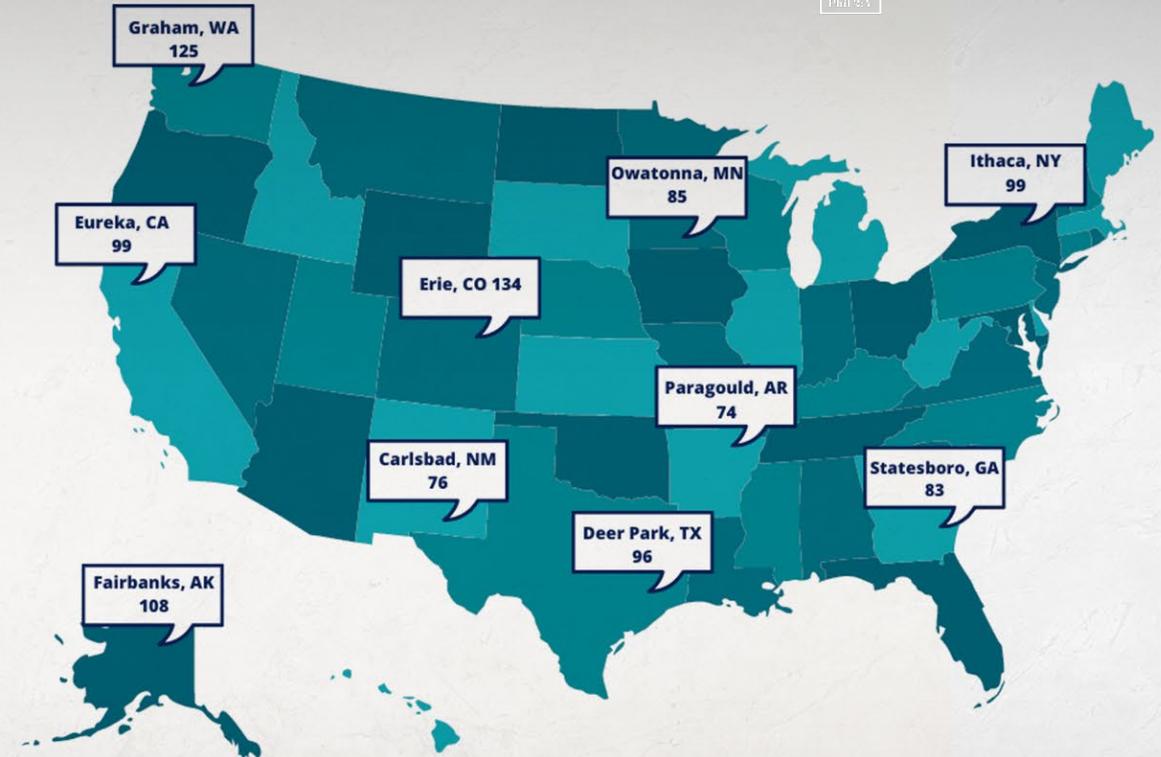
Source: Sperling's Best Places

## COST OF LIVING

Paragould's cost of living is 26% below the national average.



est. 2010



All cities highlighted are similar in size to Paragould, with populations ranging from 25,000 to 35,000.

### Breakdown by Category



**Grocery**  
93



**Housing**  
45



**Transportation**  
69



**Health**  
89



**Utilities**  
99



**Miscellaneous**  
94



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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.

2221 HILL PARK CV.  
JONESBORO, AR



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# ZACQUALLS

Executive Broker



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 is evident since he was a former banker and member of the Financial Industry Regulator 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 broad range investment products. His role within the company is to advise clients through the process of disposition and acquisition of investment real estate as well as provide up-keep on multiple high-end commercial properties. Zac, a northeast Arkansas local, received his Bachelor's of Finance degree from Arkansas State University in 2007.

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

870.336.8000  

## 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

Arkansas State University - Bachelors of Science in Finance - 2007

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

# 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, Warehousing & 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 & Steakhouses, 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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