

FOR SALE

📍 3541 US-412 | SILOAM SPRINGS, AR

DOLLAR TREE INVESTMENT

● BRAND NEW CONSTRUCTION

● HIGH-GROWTH NWA CORRIDOR



HaagBrown
COMMERCIAL
INVESTMENTS DIVISION



Investment Overview

This offering presents the opportunity to acquire a **brand new construction Dollar Tree** located in one of the fastest-growing retail corridors in Siloam Springs, Arkansas, positioned in the heart of the expanding Northwest Arkansas (NWA) growth region.

The property is strategically located along Simon Sager Avenue, a major connector corridor that links the area's medical campus, school system, and primary residential growth areas, providing strong daily traffic counts and excellent accessibility.

New Construction Retail Hub

The subject property is surrounded by significant new retail and restaurant development, creating a dominant new commercial node in Siloam Springs. Numerous national and regional brands are actively developing in the immediate trade area, including:

- Chili's
- McDonald's
- Olive Garden
- Popeye's
- Freddy's Frozen Custard
- Aspen Dental
- Sherwin Williams
- Jiffy Lube
- Plaza Tire
- Brick Oven Pizza

This concentration of new construction signals strong retailer confidence and establishes the corridor as the premier retail destination for the community's future growth.

Corporate Dollar Tree Tenant

The property is leased to Dollar Tree Stores, Inc., one of the nation's largest discount retailers with thousands of locations nationwide. Dollar Tree has proven to be a recession-resistant tenant that performs well in both strong and challenging economic environments.

The lease structure provides investors with stable, predictable cash flow from a nationally recognized retailer operating in a strong growth market.

OPPORTUNITY

PRICE	NOI	CAP RATE	LEASE TERM	BUILDING SIZE	LOT SIZE
\$2,576,000	\$167,500	6.5%	10 Years	10,000 SF	1.00 AC

RENT SCHEDULE

PERIOD	YEARS	RENT/SF	ANNUAL RENT	MONTHLY RENT
Primary Term :	1-10	\$16.75	\$167,500	\$13,956.33
Option 1 :	11-15	\$17.50	\$175,000	\$14,583.33
Option 2 :	16-20	\$18.25	\$182,500	\$15,208.33
Option 3 :	21-25	\$19.00	\$190,000	\$15,833.33
Option 4 :	26-30	\$19.75	\$197,500	\$16,458.33
Option 5 :	31-35	\$20.50	\$205,000	\$17,083.33

Taxes: Landlord pays Real Property Taxes and Tenant reimburses Landlord for Tenant's 100% proportionate share.

Insurance: Reimbursable insurance costs defined in lease and paid by Tenant as additional rent.

Common Areas: Includes parking, access roads, landscaping, lighting, and other areas serving the premises.

Signage: Tenant has exclusive right to place signage on the building and pylon/monument signage per the sign criteria.

Maintenance: Landlord responsible for Landlord's Work and building delivery conditions; Tenant responsible for its interior work and operations.

Investment Summary

- **Tenant:** Dollar Tree Stores, Inc.
- **Building Size:** Approximately 10,000 SF
- **Property Type:** Single-Tenant Retail
- **Construction:** Brand New Development
- **Location:** Siloam Springs, Arkansas (Northwest Arkansas MSA)
- **Positioning:** Located within a rapidly expanding retail corridor surrounded by new national retailers and restaurants

Strategic Growth Location

Siloam Springs sits within the broader Northwest Arkansas economic region, one of the fastest growing metropolitan areas in the United States, anchored by global employers including:

- Walmart (Corporate HQ)
- Tyson Foods
- J.B. Hunt Transport

This region continues to experience significant population growth, corporate expansion, and residential development, creating sustained demand for retail and services.

Strong Community Fundamentals

Siloam Springs offers investors a high quality of life with strong community fundamentals, including:

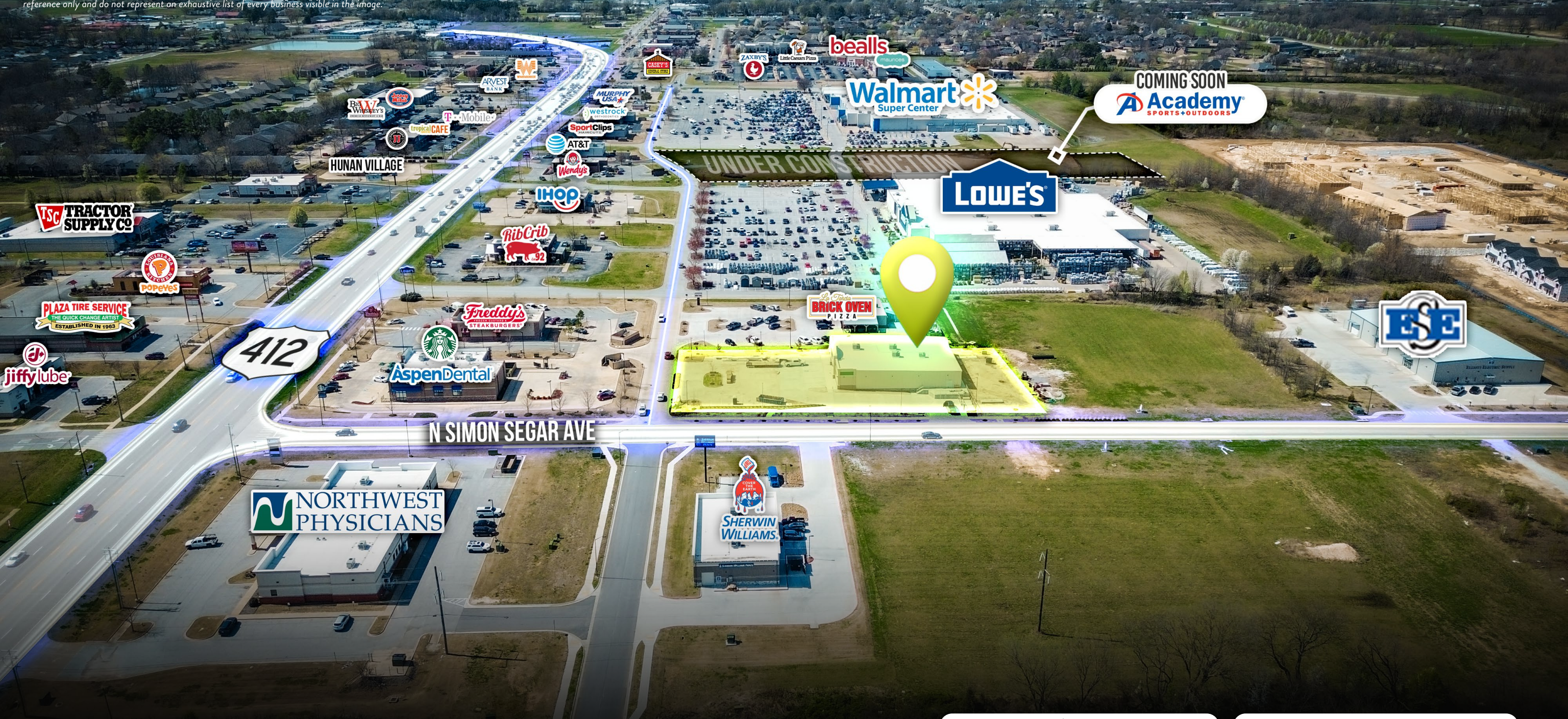
- Highly regarded local school systems
- Affordable cost of living
- Continued residential expansion
- Strong local employment base

These factors continue to drive population growth and retail demand throughout the city.

Excellent Traffic and Accessibility

The property benefits from strong traffic exposure along Simon Sager Avenue, a primary connector road serving the area's medical campus, schools, and expanding residential neighborhoods. The corridor's connectivity positions the site to capture consistent daily traffic from both local residents and regional commuters.

*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.



TSC TRACTOR SUPPLY CO
POPEYES
PLAZA TIRE SERVICE
jiffylube

412

HUNAN VILLAGE

AspenDental

N SIMON SEGAR AVE

NORTHWEST PHYSICIANS

SHERVIN WILLIAMS

UNDER CONSTRUCTION

LOWE'S

Walmart Super Center

COMING SOON
Academy SPORTS+OUTDOORS

ESE



AR-59

ATWOODS
RANCH & HOME GOODS

Cobb

Jiffy Trip

TACO BELL

SAFARI

CREALTY AUTO PARTS

STREET SUPPORT

KVZZA

NEW DEVELOPMENT



ESE

N SIMON SEGAR AVE

NORTHWEST PHYSICIANS

staffmark*

Precious Cargo
Where Furniture is Fun!

jiffy lube

PLAZA TIRE SERVICE
TIRE SERVICE & REPAIRS

POPEYES

COMING SOON
Academy
SPORTS+OUTDOORS

LOWE'S

BRICK OVEN

Freddy's
STEAKBURGERS

RibCrib
Ribs & More

ihop

412

TSC TRACTOR SUPPLY CO.

UNDER CONSTRUCTION

HUNAN VILLAGE

AT&T

JJ

tropical CAFE
SMOOTHIES

Walmart
Super Center

verizon

SportClips
HAIRCUTS

westrock
ORTHODONTICS

River Dental

T-Mobile

MURPHY USA

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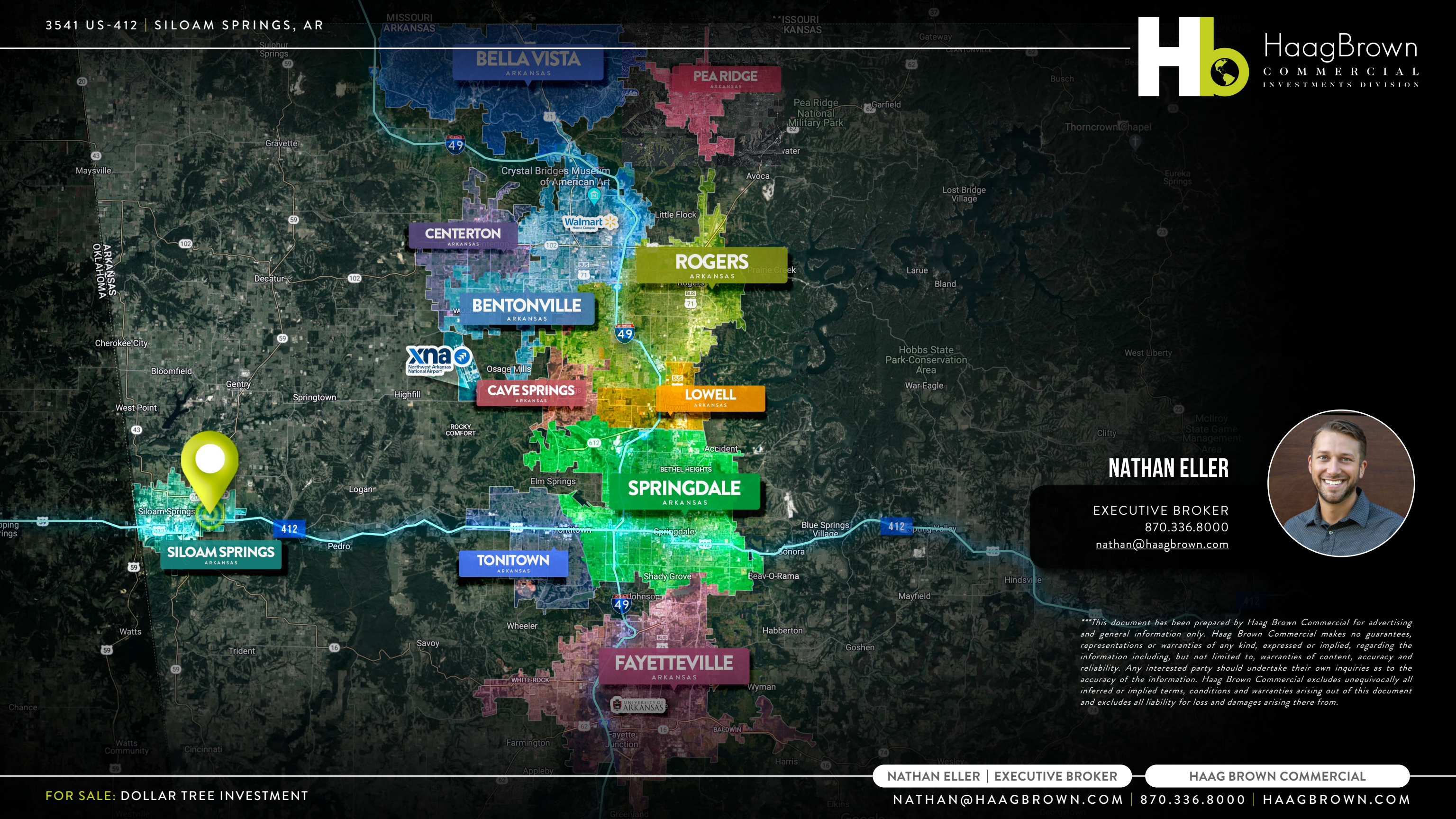


FOR SALE: DOLLAR TREE INVESTMENT

NATHAN ELLER | EXECUTIVE BROKER

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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



“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

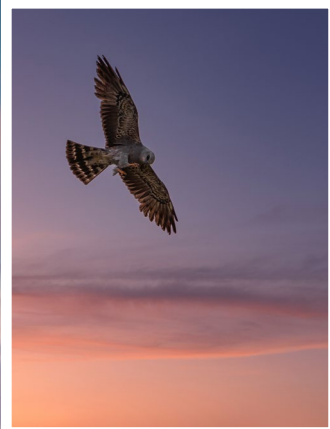
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700 SE 5TH ST. | STE 150
BENTONVILLE, AR



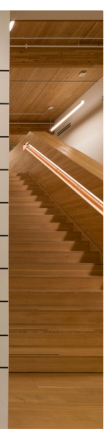
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HB NEA OFFICE
THE RESERVE AT HILL PARK
2221 Hill Park Cv. | Jonesboro, AR



104	
110	Allied Universal 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 5th St. | Ste. 150 | Bentonville, AR

