

📍 4500 S DIXIELAND RD | ROGERS, AR

FOR LEASE

±4,000 SF MEDICAL/OFFICE



HaagBrown
COMMERCIAL
Real Estate & Development

OPPORTUNITY overview

4500 S Dixieland Road offers 4,077 square feet of move-in ready sublease space within Pleasant Crossings, a visually impressive two-building office complex situated on a 2-acre development site in the heart of Rogers, Arkansas. The buildings are joined by a large, landscaped courtyard with multiple seating areas, creating an inviting professional campus environment. Co-tenants include Mercy clinic and Los Compas Margaritatown.

Located directly across from Rogers Rehabilitation Hospital, the property is ideally positioned for medical, clinical, therapy, or professional office users. With frontage on both South Pleasant Crossings Road and South Dixieland Road, plus visibility from I-49, the development benefits from combined exposure to over 122,000 vehicles per day.

This is a turnkey opportunity surrounded by large-scale development activity including the future Mathis Home Furniture Superstore, a new Dick's Sporting Goods, the proposed UAMS campus, a 140-acre mixed-use development, and the \$277 million Mercy Hospital expansion, reinforcing the Pinnacle Hills corridor as one of Northwest Arkansas's most dynamic growth centers.

FOR LEASE

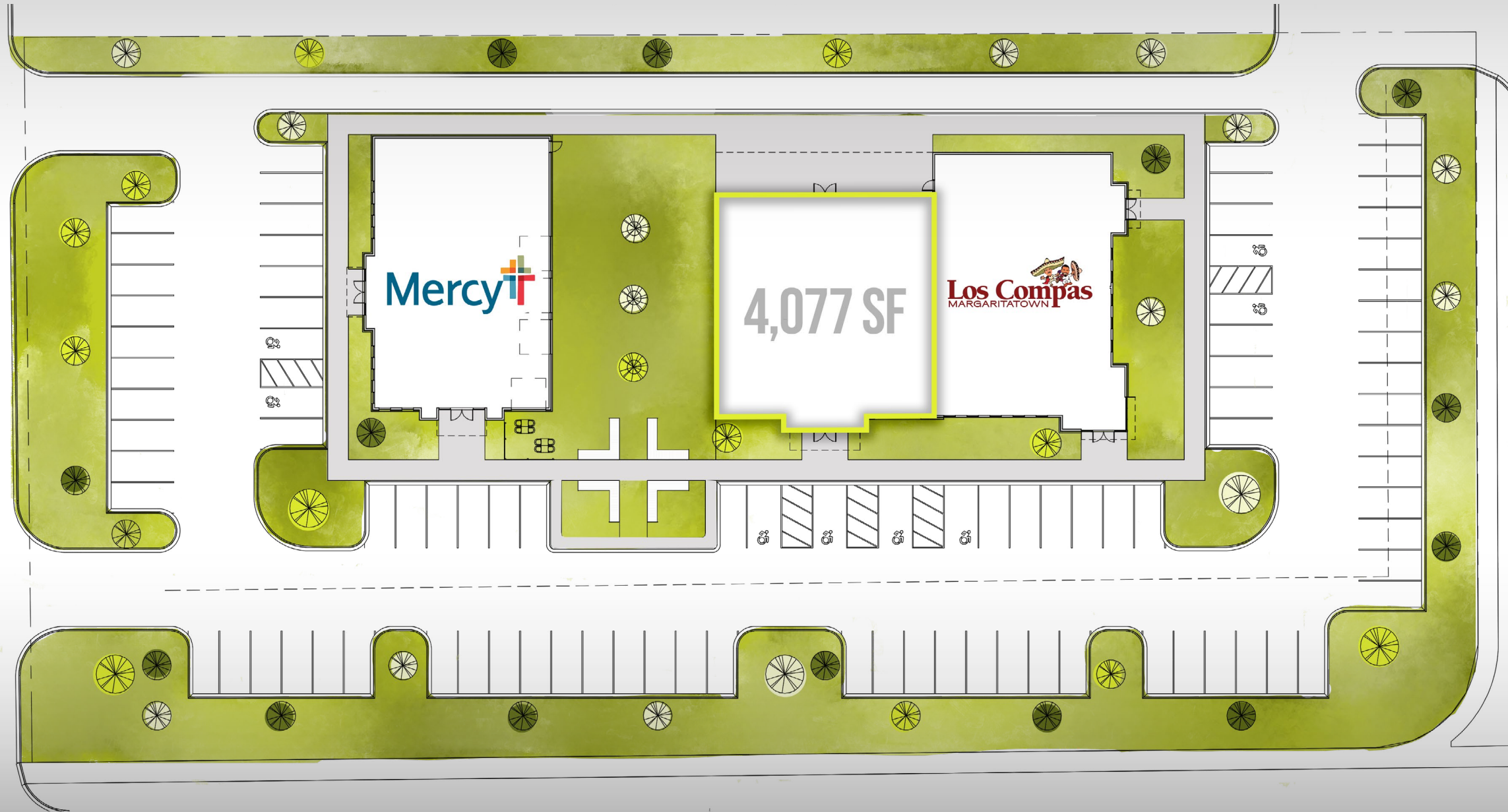
AVAILABLE : UP TO 4,077 SF

PRICE/SF : \$28 PSF

PROPERTY HIGHLIGHTS

- Class-A Medical/Office with Interstate Presence
- Located directly across from Rogers Rehabilitation Hospital, ideal for medical, therapy, or patient-facing users
- Surrounded by major development: future Mathis Home (500,000 SF), new Dick's Sporting Goods, proposed UAMS campus, \$277M Mercy Hospital expansion, and 140-acre mixed-use project
 - Exposure to 122,000 Cars Per Day
- Move-in ready sublease with exam rooms, lab, reception, waiting area, and storage

site plan



NATHAN ELLER | EXECUTIVE BROKER ISAAC CROW | COMMERCIAL AGENT HAAG BROWN COMMERCIAL

FOR LEASE: 4,000 SF MEDICAL/OFFICE IN PLEASANT CROSSING

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



Walmart

HANK'S
Fine Furniture and Mattresses



Mercy+

S PLEASANT CROSSINGS BLVD

Mercy+

Los Compas
MARGARITATOWN

S DIXIELAND RD

NATHAN ELLER | EXECUTIVE BROKER

ISAAC CROW | COMMERCIAL AGENT

HAAG BROWN COMMERCIAL

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RETAIL DEVELOPMENT PROJECT
COMING SOON

S PLEASANT CROSSINGS BLVD

S DIXIELAND RD

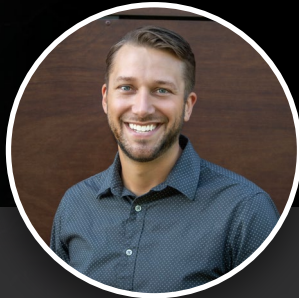
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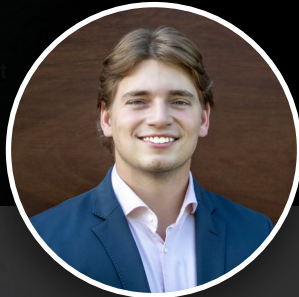
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CONTACT

NATHAN ELLER
 EXECUTIVE BROKER
 870.336.8000
nathan@haagbrown.com



CONTACT

ISAAC CROW
 COMMERCIAL BROKERAGE
 870.336.8000
isaac@haagbrown.com

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

870.336.8000



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



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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

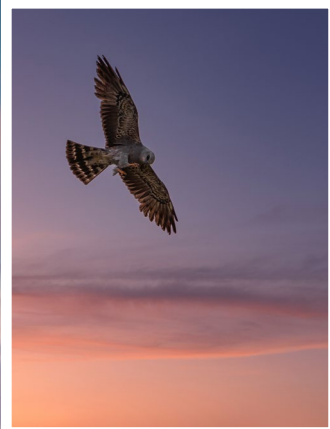
NWA OFFICE
700 SE 5TH ST. | STE 150
BENTONVILLE, AR



870.336.8000 | HAAGBROWN.COM



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	Haggbrown Commercial
200	Freeosk
224	Plug & Play
230	
240	Toole Design

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