

*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.

FOR SALE

HIGH-DEMAND 🔥

HIGH-PROFILE DEVELOPMENT LOTS

📍 COMMERCE DR. | TRUMANN, AR



Zac Qualls | Executive Broker

Jeff Armstrong | Listing Agent

✉️ ZAC@HAAGBROWN.COM

✉️ JEFF@HAAGBROWN.COM

☎️ 870.336.8000

🌐 HAAGBROWN.COM



HaagBrown
COMMERCIAL
Real Estate & Development





LOTS FOR SALE

4-R	±1.17AC	\$125,000	*4-R & 5-R can be combined: 2.37 AC \$200,000
5-R	±1.20AC	\$125,000	
6-R	±1.35AC	\$200,000	
10-R	±0.99AC	\$250,000	
17-R	±0.95AC	\$350,000	

OPPORTUNITY OVERVIEW

Haag Brown Commercial proudly presents this 30+ acre development tract in Trumann, Arkansas!

Positioned just off the exit of I-555 along Commerce Dr., this up-and-coming development has a few lots remaining FOR SALE.

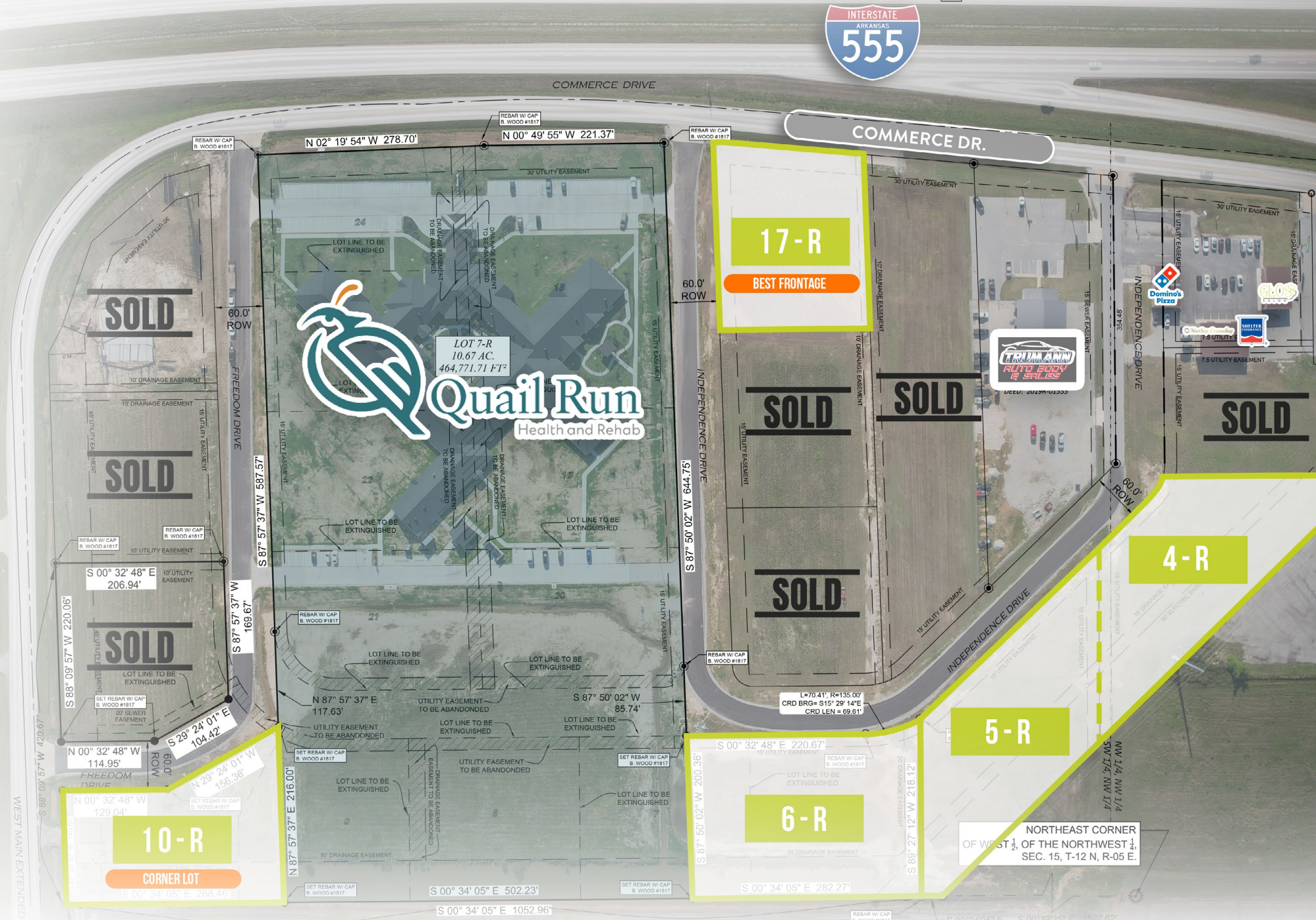
Over the past 24 months, this development has seen several new construction projects including a 3-building retail/office development that is home to Domino's & Shelter Insurance, an "under construction" Shadrach's Coffee, along with a brand-new skilled nursing facility, Quail Run Health & Rehab, which provides 24/7 nursing & resident care for both short-term & long-term care residents.

The development is in close proximity to other retailers & restaurants in Trumann including Walmart Supercenter, Tractor Supply, NEA Baptist Urgent Care, McDonald's, Subway, Dollar Tree, AutoZone, Burger King, as well as a regional sports complex.

Don't miss out on the opportunity to obtain one of the remaining lots - only 5 remain!

HIGHLIGHTS

- 30+ acre development along Commerce Dr.
- Several new construction projects over the last 24 months - Shadrach's Coffee, Quail Run Health & Rehab, 3-building retail/office development
- Excellent visibility & exposure to Interstate 555
- Only 5 lots remain!



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[CLICK TO LEARN MORE ABOUT QUAIL RUN HEALTH & REHAB](#)

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PROXIMITIES

- SITE ► INDUSTRIAL PARK EXIT IN JONESBORO 8 MILES
- SITE ► ARKANSAS STATE UNIVERSITY 16 MILES
- SITE ► PARAGOULD, AR 30 MILES
- SITE ► OSCEOLA, AR 50 MILES
- SITE ► MEMPHIS BRIDGE 52 MILES
- SITE ► ST. LOUIS, MO 237 MILES

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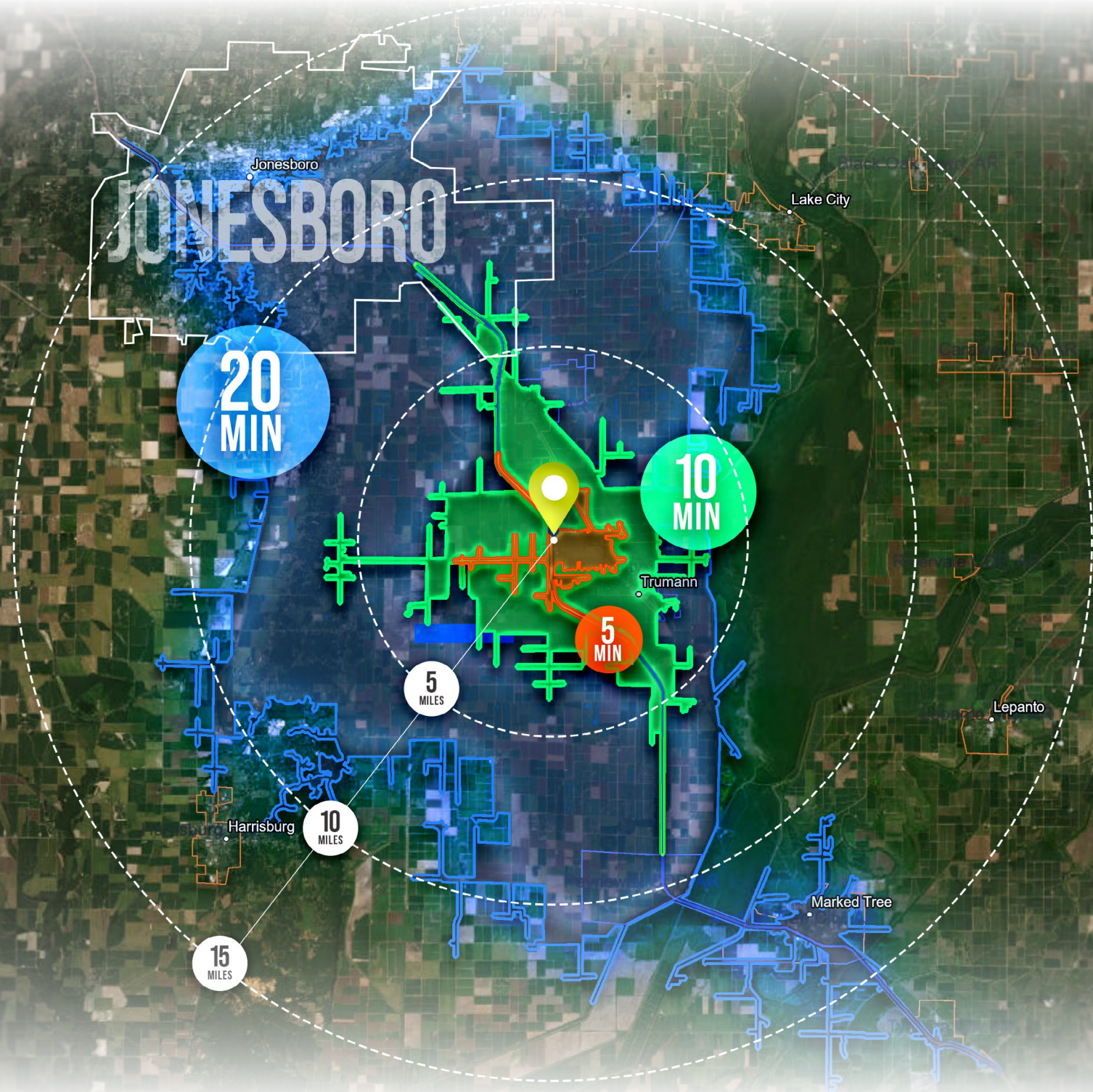
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“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. Our mission is to put our client’s needs ahead of our own while striving to excel in quality, innovation, 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.

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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

zac@haagbrown.com

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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

JEFF ARMSTRONG

Industrial & Logistics Brokerage



Jeff Armstrong leads HB Industrial, the division of Haag Brown Commercial that is solely focused on industrial property and development. With the vision of being the top industrial brokerage team in Arkansas, HB Industrial will acquire existing industrial properties, list and sell warehouse and logistics related properties, and develop modern, e-commerce driven industrial projects.

Jeff was the Director of Operations at Armor Seed for twelve years. He was part of the management team responsible for the company's extensive growth leading up to the sale of the brand in 2017 to Land O' Lakes. It was at Armor where he developed a deep working knowledge of the entire operations process of delivering a company's products to their consumers. His experience with research & development, production, manufacturing and distribution makes it easy for him to identify and meet the needs of our clients acquiring warehouse/manufacturing/distribution space.

Jeff was a member of the United State Air Force's 34th Fighter Squadron and currently serves in multiple areas at school and church. He enjoys spending time with his wife Erica and investing in their 3 children.

Jeff is a northeast Arkansas native and received a bachelor's in Agriculture Business from Arkansas State University.

INDUSTRIAL ROLES

WAREHOUSE AND LOGISTICS: List, Sale, and Develop

E-COMMERCE: Develop

MANUFACTURING: List and Sale

ACHIEVEMENTS

United States Air Force : 1991 - 1997

Director of Operations at Armor Seed : 2005 - 2017

Agriculture Business - Arkansas State University : Bachelor's 1998

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