

2406 LINWOOD DR | PARAGOULD, AR

FOR SALE

CLASS-A, MIXED-USE 3,000 SF BUILDING



870.336.8000



JOSHUA BROWN | EXECUTIVE BROKER
JOSH@HAAGBROWN.COM

MASON COY | LISTING AGENT
MASON@HAAGBROWN.COM



HAAGBROWN.COM

Haag Brown
COMMERCIAL



PROPERTY OVERVIEW

Haag Brown Commercial is excited to present this exceptional opportunity, a Class A 3,000 SF building on 2.32 acres primed for development located at the forefront of Paragould's growth and prosperity, FOR SALE.

Situated in an area where a large portion of development investments in Paragould have been concentrated, this property yields great potential for mixed-use development. The property's strategic position to the new, high-volume Walmart Neighborhood Market offers unparalleled access to a steady stream of traffic and exposure. The Paragould Country Club sits just west of the site, significantly adding to the overall traffic in the area, which totals over 24,000 vehicles daily.

This property maintains strong visibility from Linwood Dr./Highway 49, while the nearby signalized intersection of Linwood Dr. and Finch Rd. helps ensure easy access to the site. As Paragould continues to develop, the city has planned out a massive connectivity plan consisting of several mile-long walking/biking trails that conveniently pass just west of the site, further adding to the accessibility, traffic, and overall value of the property.

HIGHLIGHTS

- Class-A Mixed Use 3,000/SF Building
- Across from New, High-Volume Walmart Neighborhood Market
- In Close Proximity to Paragould Country Club
- Exposure to 24,100 Cars Per Day
- Near the Signalized Intersection of Hwy 49/Linwood Drive and Finch Road
- Vast Majority of All Development Money in Paragould Spent in this Area
- Owner will Consider Dividing the Property
- Sits Along the Proposed Expansion of the 8 Mile Creek Trail



FOR SALE

LOT SIZE 2.32 AC

BUILDING SIZE 3,000 SF

PRICE \$1,400,000



FOR SALE: CLASS-A, MIXED-USE 3,000 SF BUILDING

JOSHUA BROWN | EXECUTIVE BROKER

MASON COY | LISTING AGENT

HAAG BROWN COMMERCIAL

JOSH@HAAGBROWN.COM

MASON@HAAGBROWN.COM

870.336.8000 | HAAGBROWN.COM



est. 2010

8 Mile Creek Trail System

The site is located near the proposed Paragould 8 Mile Creek Trail extension, which is currently undergoing expansion that will wrap around all of Paragould. The trail not only increases the quality of life for the city and changes the way residents travel, but it also changes the way people can access the site and increases total foot traffic in the area. New bike lanes are also being developed, which connect the 8 Mile Creek Trail to W Court St and the Paragould School District.

[Click to Find Out More About the 8 Mile Creek Trail System](#)



PROPOSED 8 MILE CREEK EXTENSION RUNS NEAR THE SITE

42.64 AC TRACT

PENDING SALE



FINCH RD

49



LINWOOD DR

EASEMENT



EASEMENT



JOSHUA BROWN | EXECUTIVE BROKER

MASON COY | LISTING AGENT

HAAG BROWN COMMERCIAL

FOR SALE: CLASS-A, MIXED-USE 3,000 SF BUILDING

JOSH@HAAGBROWN.COM

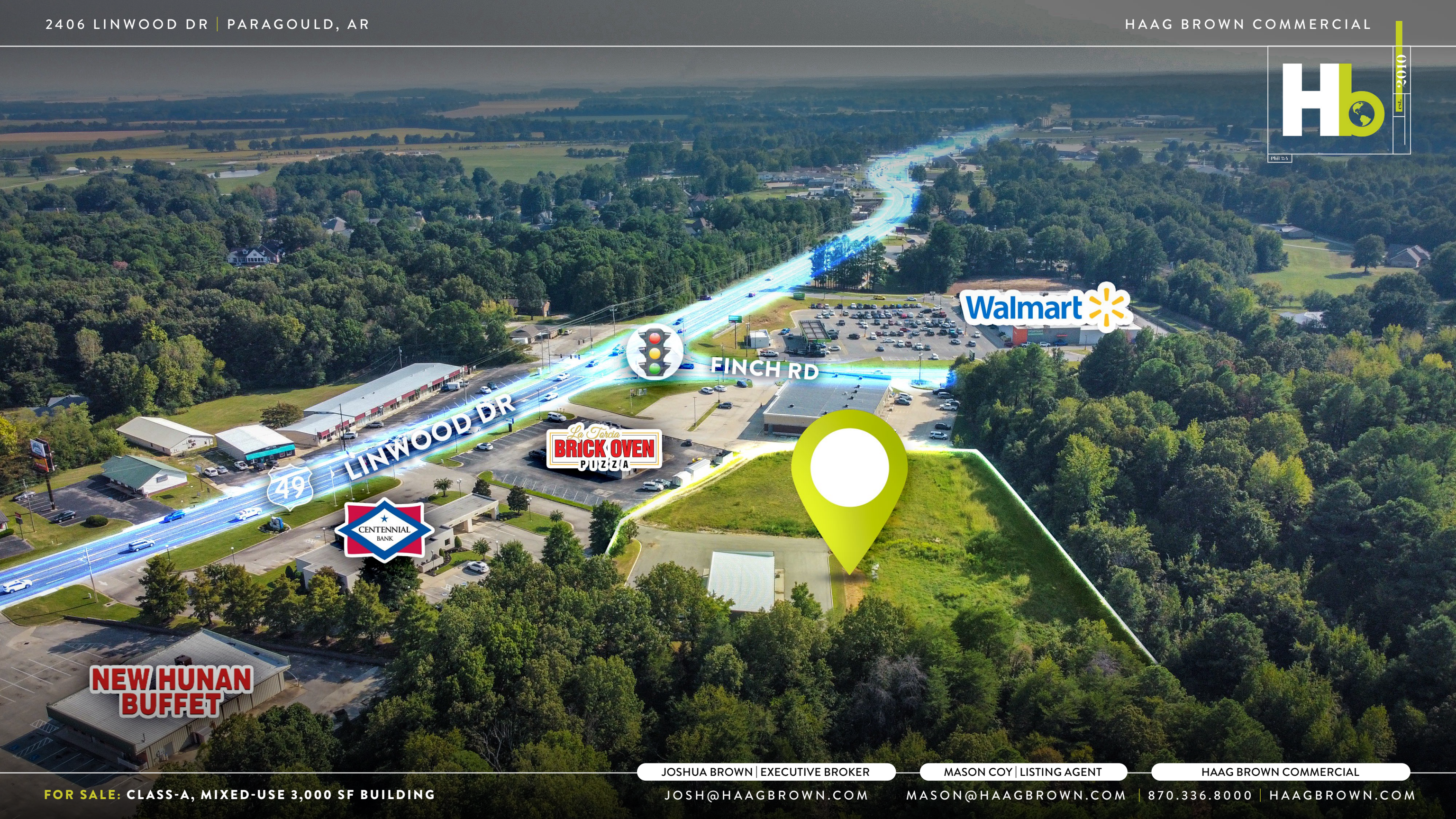
MASON@HAAGBROWN.COM

870.336.8000 | HAAGBROWN.COM



est. 2010

PHIL 2/3



Walmart

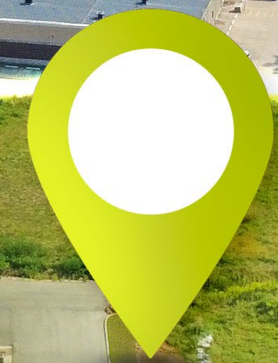


FINCH RD

LINWOOD DR

49

La Terza
BRICK OVEN
PIZZERIA



NEW HUNAN
BUFFET

JOSHUA BROWN | EXECUTIVE BROKER

MASON COY | LISTING AGENT

HAAG BROWN COMMERCIAL

FOR SALE: CLASS-A, MIXED-USE 3,000 SF BUILDING

JOSH@HAAGBROWN.COM

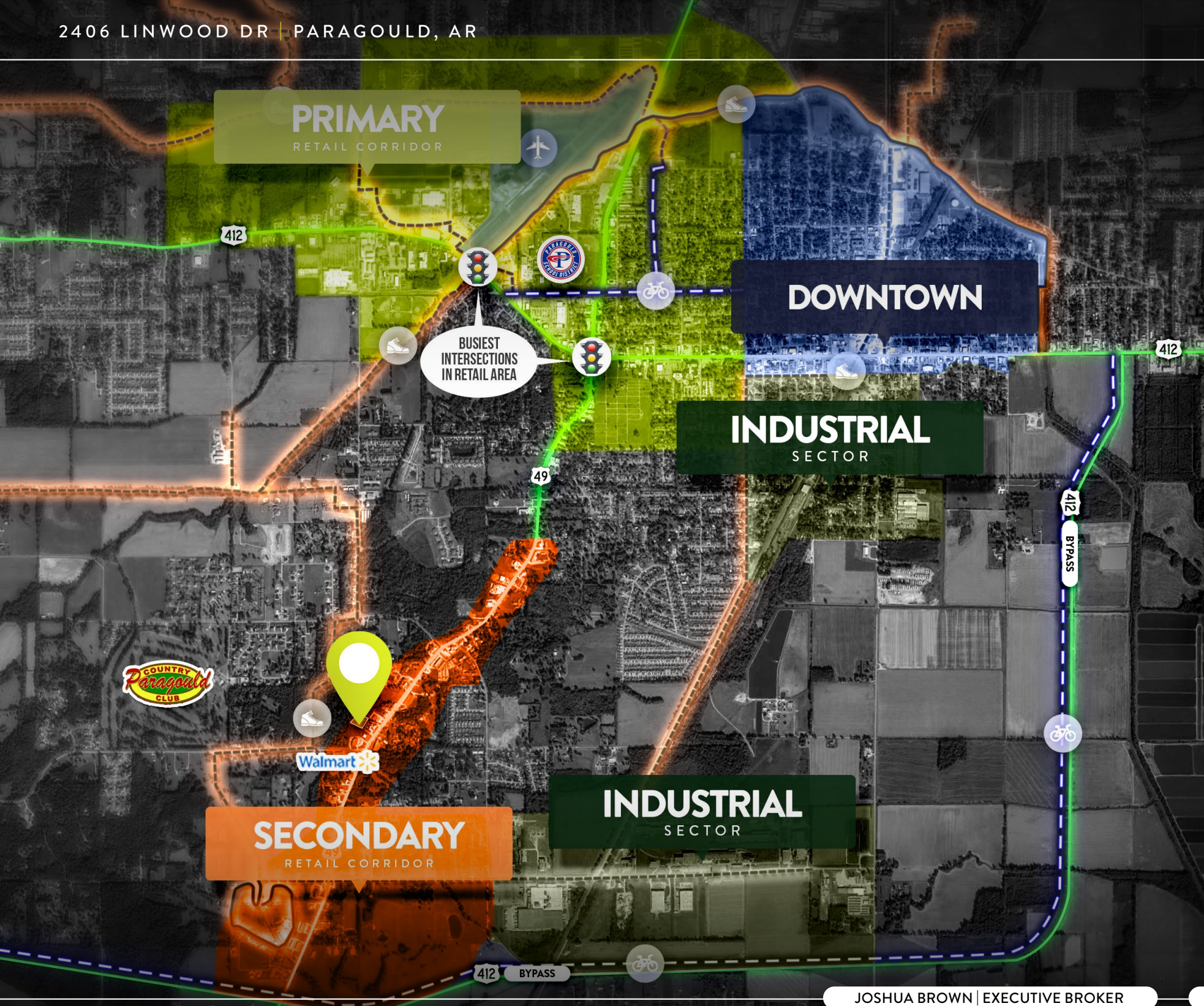
MASON@HAAGBROWN.COM

870.336.8000 | HAAGBROWN.COM



EST. 2010

PHIL 2/3



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

FOR SALE: CLASS-A, MIXED-USE 3,000 SF BUILDING

JOSHUA BROWN | EXECUTIVE BROKER

JOSH@HAAGBROWN.COM

MASON COY | LISTING AGENT

MASON@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM

HAAG BROWN COMMERCIAL



EST. 2010

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	Child (<16)	Working-Age (16-64)	Senior (65+)
128.9	45.5	47.8	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.

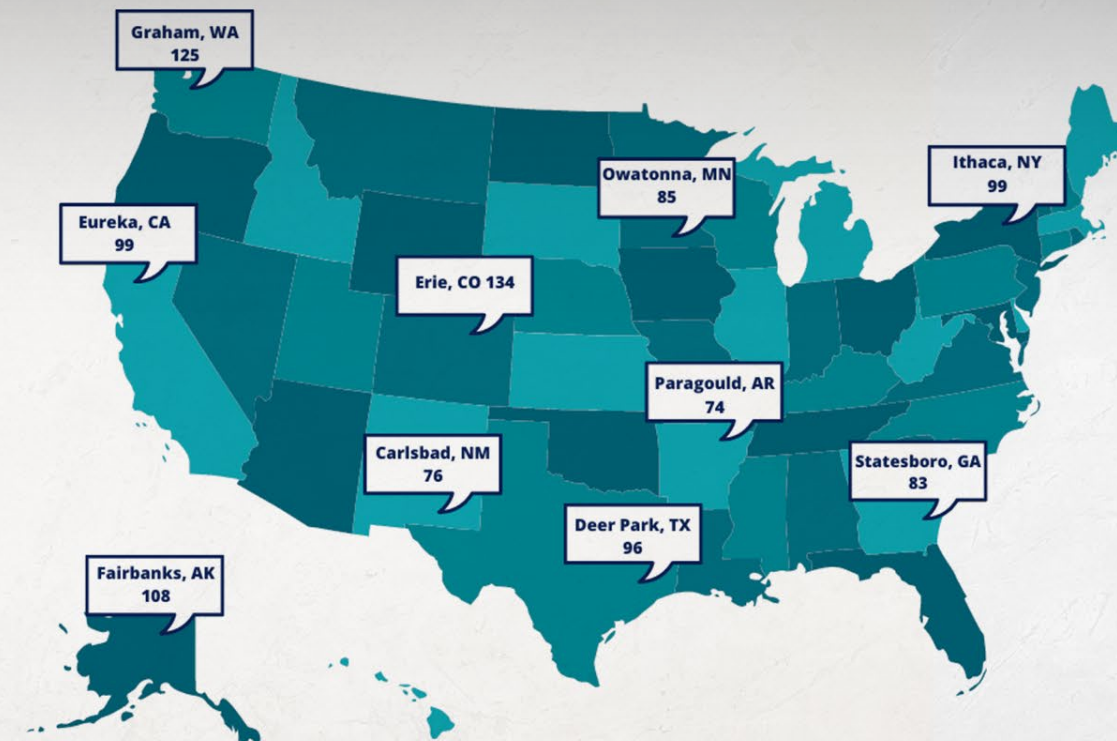
The total of all cost of living categories weighed subjectively as following:

- 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.



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

JOSHUA BROWN | EXECUTIVE BROKER

MASON COY | LISTING AGENT

HAAG BROWN COMMERCIAL

FOR SALE: CLASS-A, MIXED-USE 3,000 SF BUILDING

JOSH@HAAGBROWN.COM

MASON@HAAGBROWN.COM | 870.336.8000 | HAAGBROWN.COM



****This document has been prepared by Haag Brown Commercial for advertising and general information only. Haag Brown Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Haag Brown Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.*

“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



OFFICE 870.336.8000
EFAX 888.561.4917
HAAGBROWN.COM



MASON COY

Listings Coordinator & Agent



As the Listings Coordinator at Haag Brown Commercial, Mason brings over a decade of expertise in accounting and banking to the dynamic world of commercial real estate. With a meticulous approach, he excels in analyzing property listings and market trends. Mason's background equips him to navigate complex transactions and provide clients with accurate financial insights. His dedication to excellence makes Mason a valuable asset at Haag Brown Commercial, contributing to the firm's success and client satisfaction.

Mason's prior experience in banking further enhances his understanding of financial structures, lending practices, and economic indicators giving him a perspective that benefits both clients and the Haag Brown Commercial team.

Mason enjoys spending time with his wife Meredith and their daughter.

ROLES

Manage Property Listings
Ensure Accurate & Up-to-date Listing Information
Facilitate Leases & Transactions
Implement Marketing Strategies

mason@haagbrown.com

870.336.8000

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 & 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.

JOSH@HAAGBROWN.COM

870.336.8000

HAAGBROWN.COM