

2900 W KINGSHIGHWAY | PARAGOULD, AR

PRESENTED BY: HAAG BROWN COMMERCIAL

FORLEASE

WEST POINTE SHOPPING CENTER




135

160



**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.*

Hb Haag Brown
COMMERCIAL

 870.336.8000

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OPPORTUNITY OVERVIEW

Haag Brown is excited to offer a very rare opportunity to be part of the strong West Pointe Shopping Center, which is a Wal-Mart shadowed property located in Paragould, Arkansas, a thriving city just 20 miles north of Jonesboro, Arkansas. This shopping center is known for being filled with numerous national and regional tenants such as Goodwill, Cato's, Hibbett Sports, PetSmart, AT&T, and more.

West Pointe Shopping Center is situated in the center of Paragould's most dominant retail district along the heavily trafficked US 412 (West Kingshighway), lending it exposure to 20,300 cars per day. All major retail and restaurant players are within a one mile radius of the site and include Chickfila (brand new construction), Belk, Lowe's, Dollar Tree, Five Below, Aldi, Wendy's, Freddy's Frozen Custard & Steamburgers, 7 Brew Coffee, Chili's, Zaxby's, KFC, Taco Bell, Waffle House, and, of course, the adjoining Wal-Mart Supercenter.

Only 2 suites are available in the entire 40,000+ square foot center.

Suite 135, which was formerly occupied by GameStop and adjacent to Hibbett Sports, containing 2,000 square feet, and Suite 160, located beside the super popular Goodwill store, containing 2,400 square feet.

Two spaces are being offered:

Suite 135 (2,000 SF space) \$16/SF (NNN)

Suite 160 (2,400 SF space) \$16/SF (NNN)

HIGHLIGHTS

- This shadow center sites directly beside the only Walmart Supercenter in Paragould, as well as a new Chickfila & Jersey Mike's!
- Contains numbers national cotenants such as Cato's, Sally's, Goodwill, & Hibbett
- Exposure to 20,300 cars per day
- All of Paragould's Major Retail/Restaurants are Within A One-Mile Radius of This Site
- Frontage on Hwy 412, the city's most high-traffic east/west artery
- Only 2 spaces available in the 40,000+ SF center



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

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PHOTO

APROX. 300 SPOTS

SUITE 160

SUITE 135



2,400 SF

SMOKE & VAPE



LIBERTY TAX

2,000 SF

HIBBETT SPORTS

SALLY BEAUTY



CATO

Walmart

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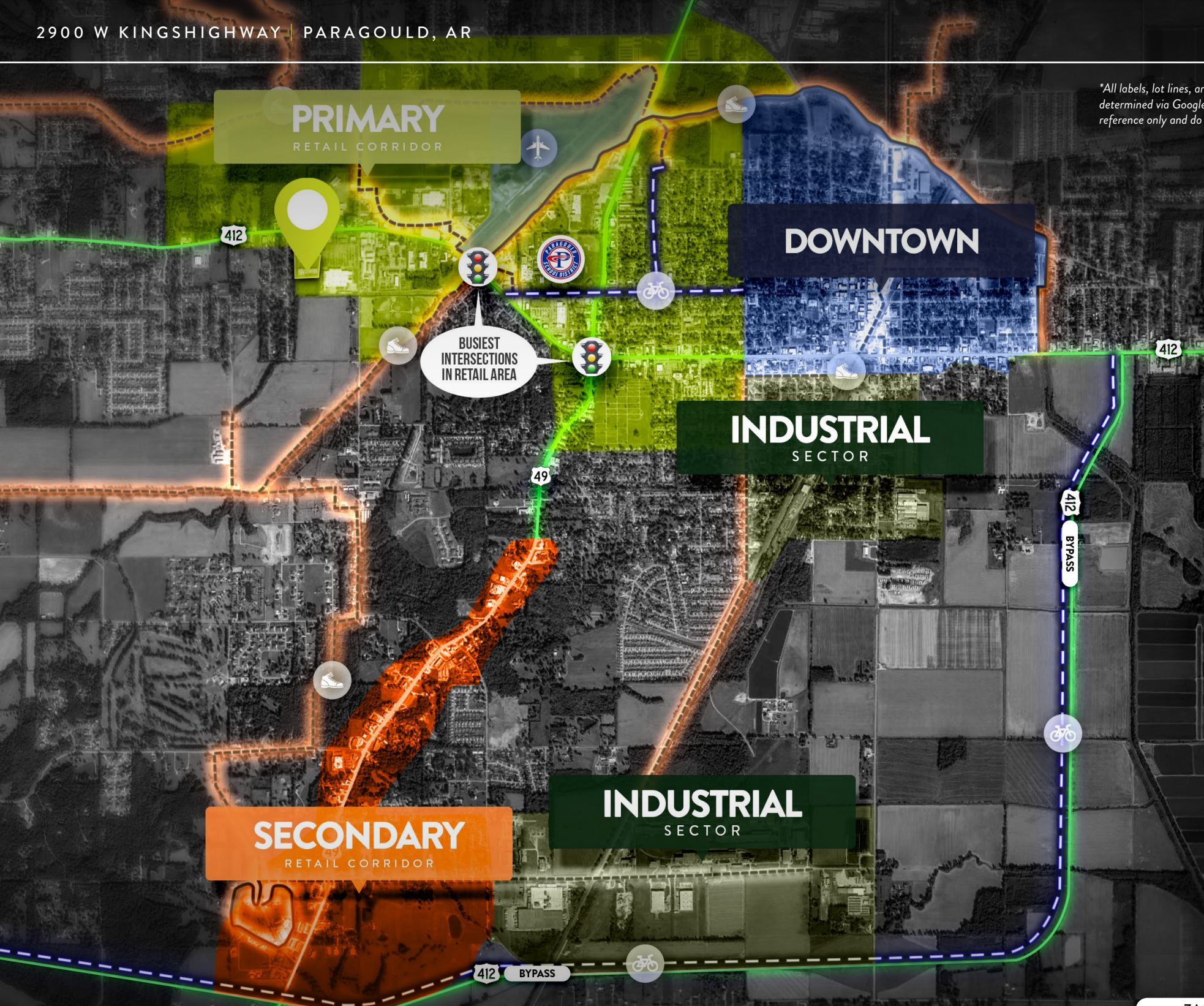
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History of Paragould

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.

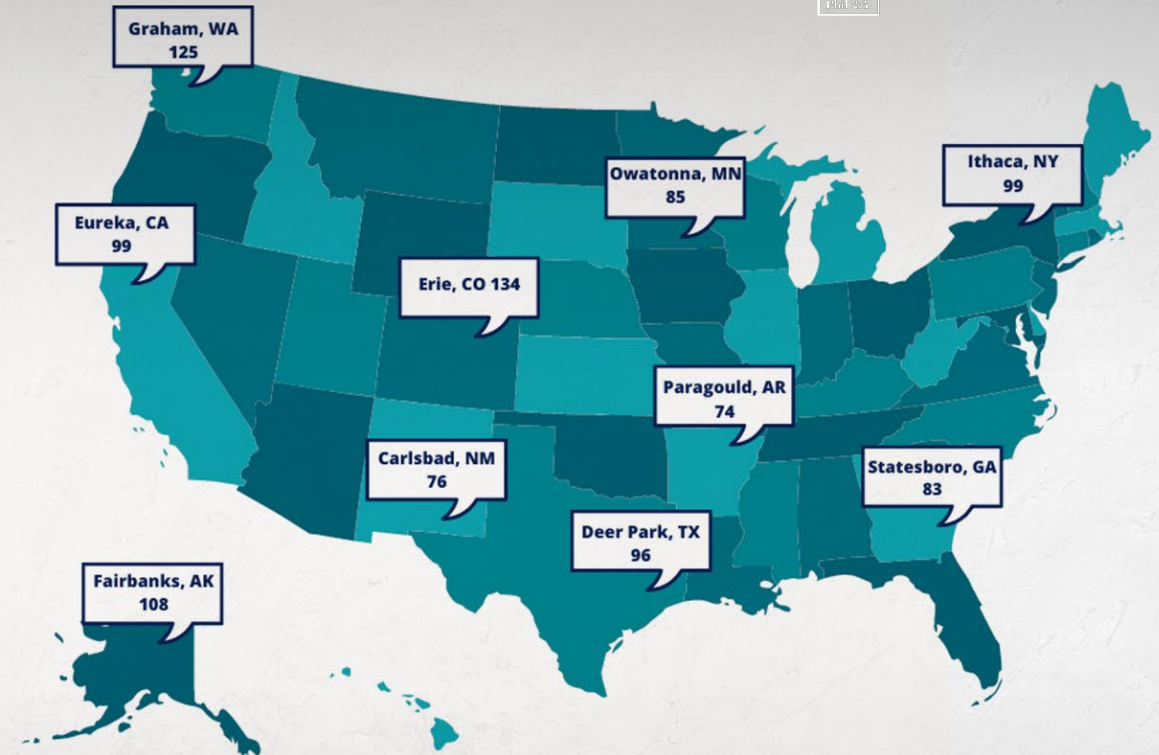
Source: Sperling's Best Places

COST OF LIVING

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



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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



“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



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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