

NEWLY-RENOVATED 57,000+ SF STRIP CENTER

720-930 KEISER AVE | OSCEOLA, AR



# DELTA LANDING

LEASE SPACE AVAILABLE



HaagBrown  
COMMERCIAL  
Real Estate & Development

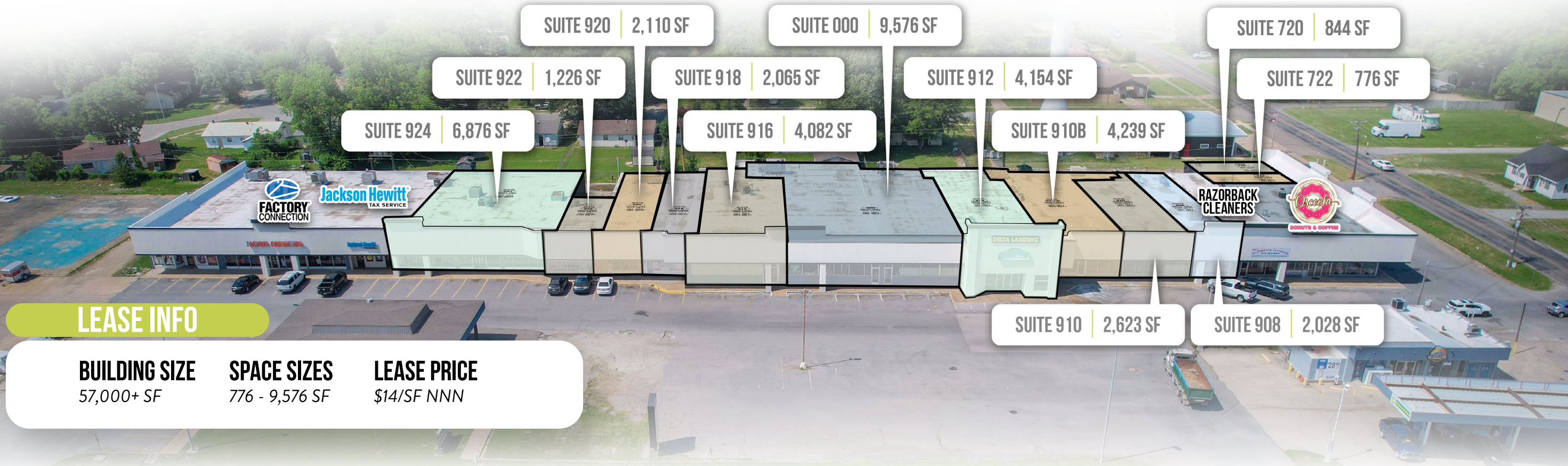


## PROPERTY OVERVIEW

Haag Brown Commercial is pleased to multiple lease opportunities at the Delta Landing, a newly-renovated strip center along West Keiser Avenue, Osceola's main retail thoroughfare. The 57,000+ square foot center is well positioned in the market, sitting at the major signalized intersection of State Hwy 140 (W. Keiser) and US Hwy 61. The property is centrally located within the hub of Osceola's activity, with the Osceola School System, SMC Regional Medical Center, multiple restaurants, retailers, and American Greetings, the largest employer in Mississippi County, all in close proximity to the site. It is easy to see why this area has the highest traffic count (19,300 CPD) in the entire city. Offering multiple suites of varying sizes (ranging from 776 to 9,576 SF), Delta Landing is perfect for any business looking for space that maximizes store frontage and visibility.

## HIGHLIGHTS

- Centrally Located Along City's Main Retail Thoroughfare
- Recently Received Completely New Facade
- Well Positioned at Major Signalized Intersection of State Hwy 140 (W. Keiser) and US Hwy 61
- Exposure to 19,300 CPD, the City's Highest Traffic Count
- Multiple suite sizes available



### LEASE INFO

**BUILDING SIZE**  
57,000+ SF

**SPACE SIZES**  
776 - 9,576 SF

**LEASE PRICE**  
\$14/SF NNN

Nathan Eller | Executive Broker

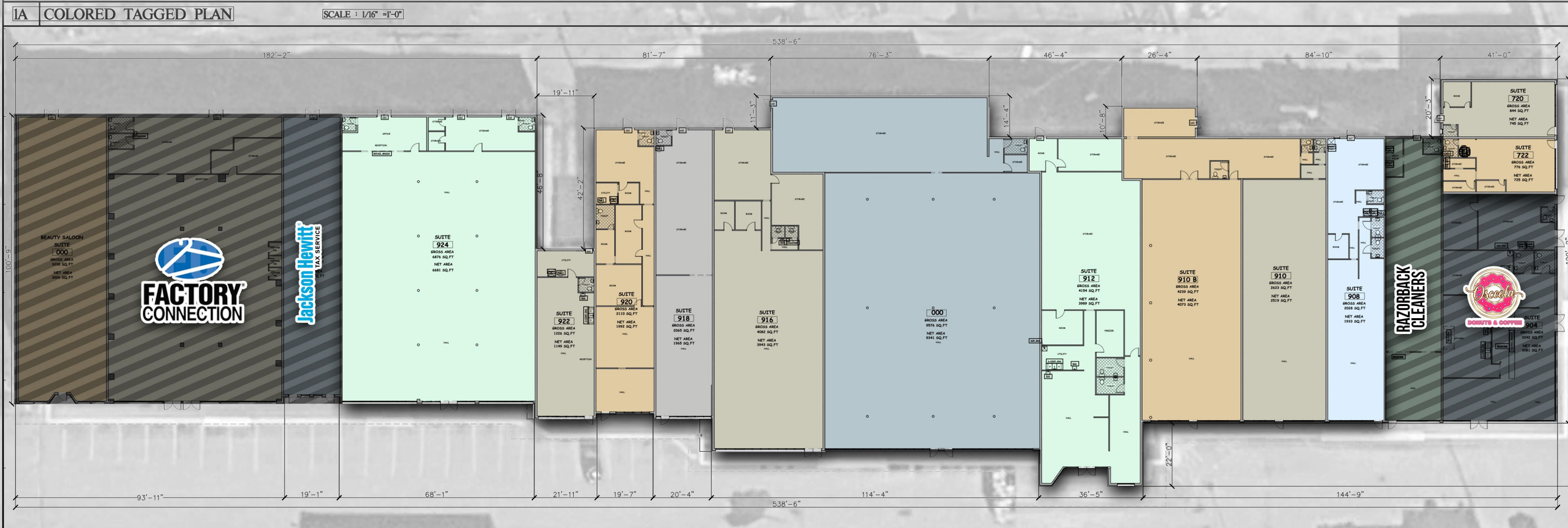
NATHAN@HAAGBROWN.COM

Zac Qualls | Executive Broker

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Haag Brown Commercial

**FOR LEASE:** NEWLY-RENOVATED 57,000+ SF STRIP CENTER



DATE: 06-28-2022 SHEET NO: A-1

**LEASE INFO**

<b>BUILDING SIZE</b> 57,000+ SF	<b>SPACE SIZES</b> 776 - 9,576 SF	<b>LEASE PRICE</b> \$14/SF NNN
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# MAJOR EMPLOYERS

Mississippi County enjoys diverse industrial growth year over year. The Steel industry may bring global acclaim, but other industries are solidly growing because of Mississippi County's advantages for manufacturing. Our history of evolving from a resource-based economy to present day is all rooted in ingenuity and industriousness of making quality products. Check out the tool below to get a snapshot of the major employers throughout our county.

[Cotton to Steel | Click to View List](#)

# OSCEOLA

REGARDED AS ONE OF THE MOST  
ADVANCED STEEL MILLS IN THE WORLD

[Arkansas Business | Click to Read](#)



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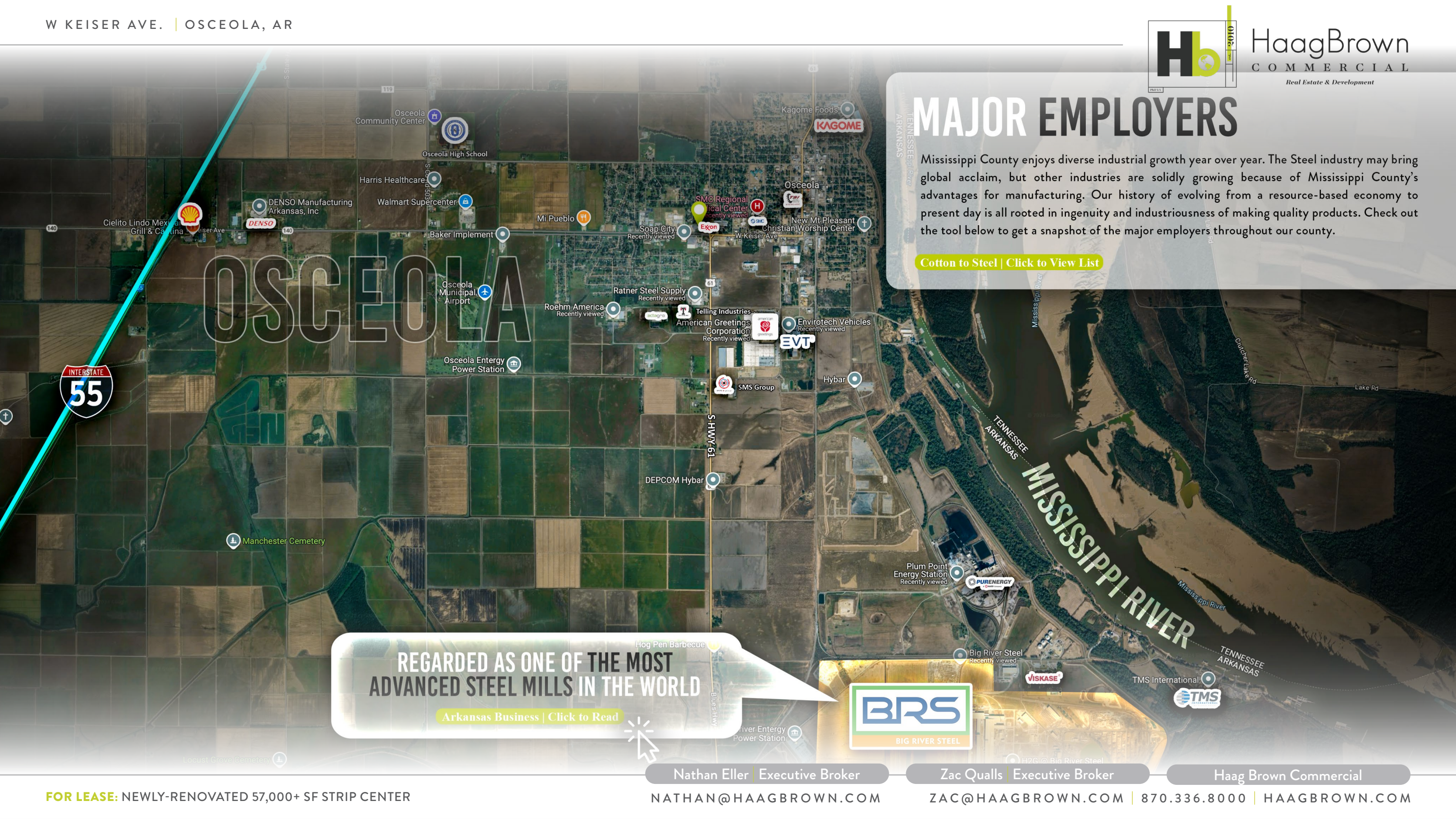
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ARKANSAS

TENNESSEE

JONESBORO

BLYTHEVILLE

OSCEOLA

55

18

MEMPHIS

WEST MEMPHIS

## DISTANCE

OSCEOLA ► JONESBORO  
52 MILES (68 MIN)

OSCEOLA ► BLYTHEVILLE  
16.5 MILES (21 MIN)

OSCEOLA ► WEST MEMPHIS  
48.2 MILES (48 MIN)

OSCEOLA ► MEMPHIS  
54.7 MILES (53 MIN)

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Haag Brown Commercial



# HaagBrown

## COMMERCIAL

*Real Estate & Development*

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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 5<sup>TH</sup> 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](mailto:zac@haagbrown.com)

870.336.8000  

## 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

# 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](mailto:nathan@haagbrown.com)

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## 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