

23,500 SF BUILDING ACROSS FROM SHAWNEE MALL

SALE / LEASE





PROPERTY OVERVIEW

This brand new 23,500 square foot commercial building was built in 2017. The site is comprised of 1.99 acres just off Interstate 40 on Union Avenue where it has exposure to 22,000 cars per day. This property is surrounded by other restaurants and retailers that include Panda Express, Buffalo Wild Wings, Walmart Super Center, Dutch Bros, The Garage Burgers & Bear, Aaron's and a Holiday Inn Express & Suites.

This area of Shawnee has experienced meaningful growth the past several years and becomes a great landing spot for companies that demand a regional draw. The only adjoining vacant property has now been developed for auto dealerships. The surrounding area is where all the major retail and restaurants are located. The property lays adjacent to Walmart Supercenter. This site has 51 parking spaces with excellent access. The 23,500 SF building is approximately 16,000 SF showroom space and 7,500 SF warehouse space.



est. 2010

BANG

REALTY

SALE PRICE	\$2,937,500
LEASE PRICE	\$12 PSF NNN
PRICE/SF	\$125
BUILDING SIZE	23,500 SF
LOT SIZE	1.99 AC



FOR SALE/LEASE: 23,500 SF STAND-ALONE BUILDING

CONTACTS

PRIMARY CONTACTS



ZAC QUALLS | ZAC@HAAGBROWN.COM | 870.336.8000
NATHAN ELLER | NATHAN@HAAGBROWN.COM | 870.336.8000

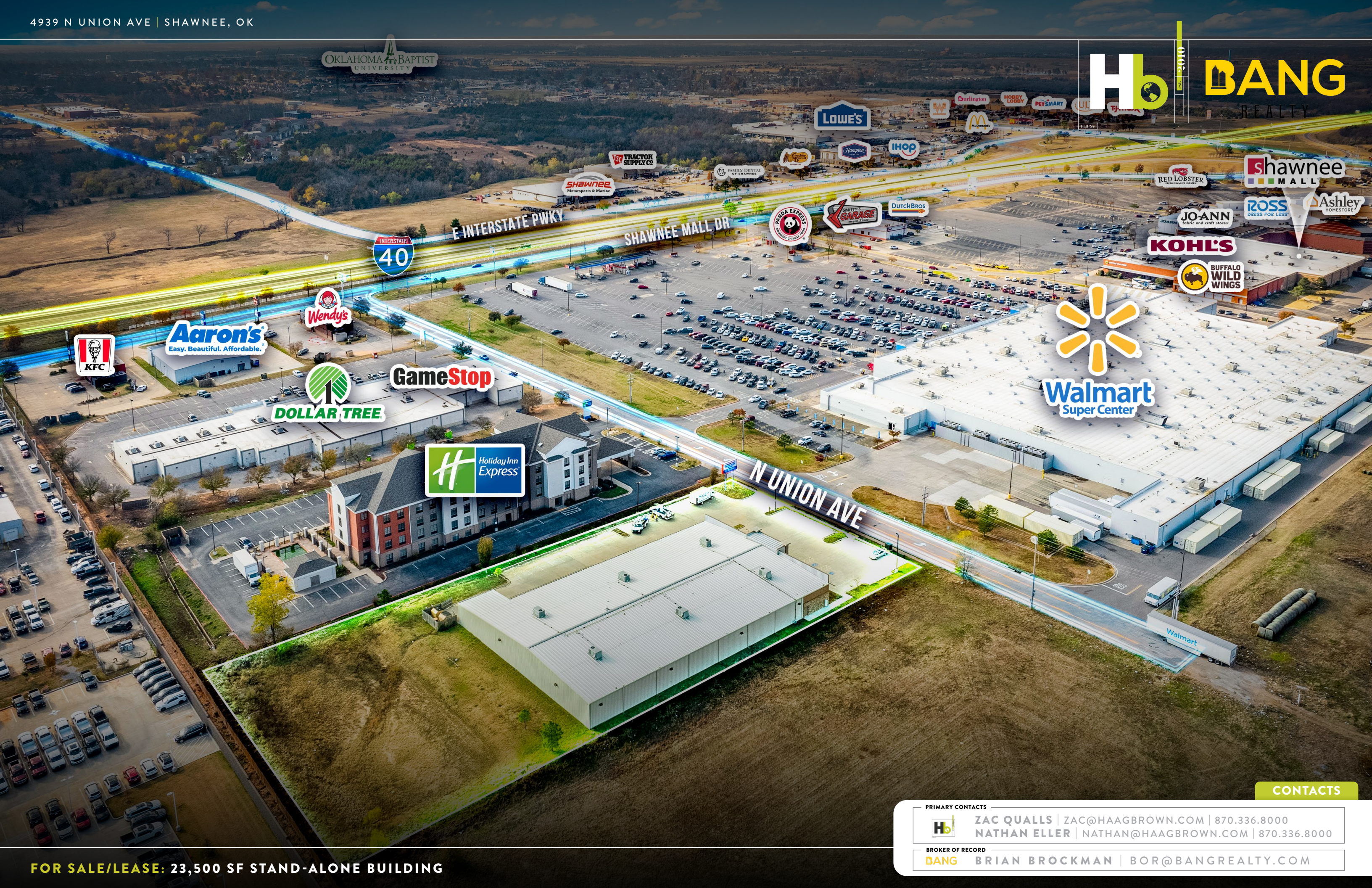
BROKER OF RECORD



BRIAN BROCKMAN | BOR@BANGREALTY.COM



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E INTERSTATE PWKY

SHAWNEE MALL DR

N UNION AVE



Aaron's
Easy. Beautiful. Affordable.



GameStop



DOLLAR TREE



Holiday Inn Express



KOHL'S



Shawnee MALL

ROSS DRESS FOR LESS

Ashley HOMESTORE

JO-ANN fabric and craft stores

McDonald's
Hobby Lobby
PetSmart
Ulta
TJ Maxx

LOWE'S

IHOP

TRACTOR SUPPLIES

SHAWNEE Motorsports & Marine

FAMILY DENTAL OF SHAWNEE



Dutch Bros

RED LOBSTER

REALESTATE

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BANG
REALTY



Joe Cooper
DODGE // Jeep
CHRYSLER RAM
SHAWNEE, OKLAHOMA

Joe Cooper
Ford SHAWNEE

Joe Cooper
CHEVROLET Cadillac



Aaron's
Easy. Beautiful. Affordable.



GameStop



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BANG BRIAN BROCKMAN | BOR@BANGREALTY.COM

FOR SALE/LEASE: 23,500 SF STAND-ALONE BUILDING

TechLine[®]
Lumber & Instrumentation & Electrical Supplies

Shell
PEAK
FITNESS

KO STORAGE

AMERICAN INN

LIFE CHURCH

Fairfield
BY HARRIOTT

N HARRISON ST

Super
8

Joe
Cooper
DODGE // Jeep
CHRYSLER RAM
SHAWNEE, OKLAHOMA

H Holiday Inn
Express[®]

N UNION AVE

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Hb **BANG**
REALTY

INTERIOR



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SITE OVERVIEW

Shawnee, Oklahoma, is a charming city with a unique blend of history, community, and growing opportunities. It offers a range of benefits that make it an attractive place to live, work, and visit. Here are some of the best things about Shawnee, OK:

CONVENIENT LOCATION: Just 30 miles east of Oklahoma City, Shawnee offers small-town charm with easy access to big-city amenities, major highways, and regional business hubs.

CULTURAL HERITAGE: With roots in Native American history, Shawnee hosts events like the Firelake Festival and Shawnee Indian Festival, celebrating its diverse traditions.

AFFORDABLE LIVING: Housing and property taxes are significantly lower than in larger cities, attracting families and first-time homeowners.

COMMUNITY SPIRIT: Shawnee's close-knit atmosphere shines through local events, farmers markets, and seasonal festivals, fostering a welcoming environment.

EDUCATION: Home to Oklahoma Baptist University and quality public schools, Shawnee provides strong educational opportunities and contributes to the local economy.

OUTDOOR ACTIVITIES: From Shawnee Twin Lakes to Rock Creek Park, residents enjoy fishing, boating, hiking, and nearby attractions like Lake Thunderbird State Park.

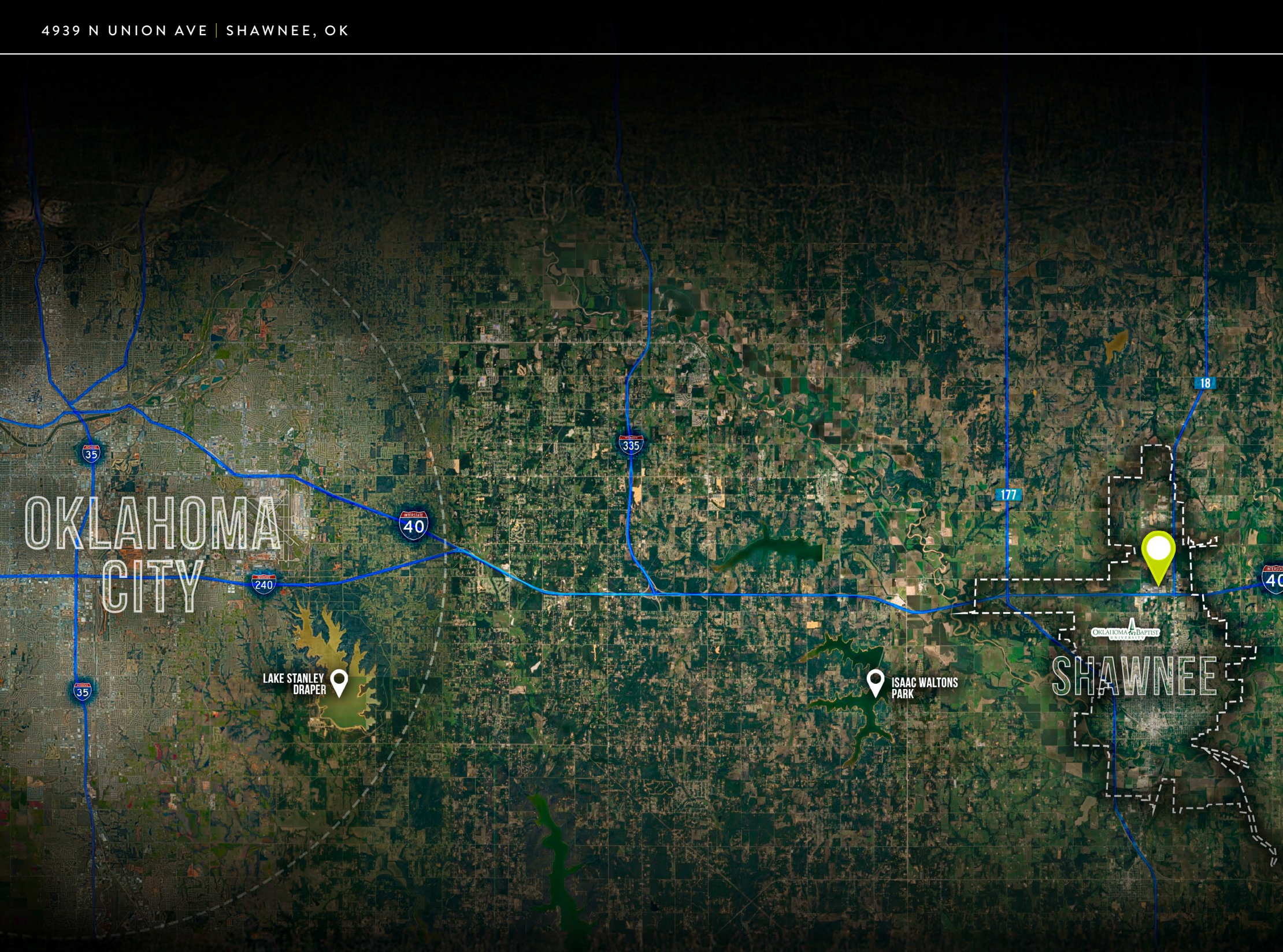
GROWING ECONOMY: Shawnee boasts a thriving local economy, bolstered by industries in retail, healthcare, manufacturing, and agriculture, alongside proximity to Oklahoma City.

HEALTHCARE SERVICES: Shawnee Regional Hospital and local clinics provide comprehensive care, with access to specialized services in nearby cities.

ENTERTAINMENT: Attractions include the Shawnee Little Theatre, Firelake Grand Casino, art galleries, and community festivals, offering affordable entertainment for all.

SAFETY: Shawnee's low crime rate and community-focused initiatives make it a secure place to live and raise families.

Shawnee is a city that offers a blend of rich culture, history, and modern amenities while maintaining the charm of a small town. Its affordability, growing economy, access to outdoor activities, and strong sense of community make it a great place for families, retirees, and professionals looking for a balanced lifestyle.



CONTACT

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CONTACT

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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 utmost 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



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**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.*



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

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

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