

STABALIZED MEDICAL INVESTMENT

📍 1220 N WASHINGTON ST | FORREST CITY, AR

FOR SALE



HaagBrown
COMMERCIAL
INVESTMENTS DIVISION

opportunity OVERVIEW

Positioned along N. Washington Street in Forrest City, Arkansas, this high-return medical investment property offers investors the opportunity to acquire a well-located, income-producing asset leased to Access Medical Clinic, an established and growing healthcare operator with locations throughout Alabama, Arkansas, Oklahoma, Texas, Tennessee, Georgia, North Carolina, and Indiana. The property consists of a 1,377 SF stand-alone building situated on approximately 0.52 acres, offering a highly functional site with excellent visibility, strong curb appeal, and ample parking to serve both the current medical use and a wide range of potential future uses.

Backed by a recent ten (10) year renewal of the primary lease term and 3% annual rent increases, investors benefit from predictable income for years to come. Additionally, the tenant has three (3) three-year renewal options, providing further upside for a buyer seeking continued occupancy and long-term stability.

SALE PRICE

\$571,800

0.52 AC | 1,377 SF

LOT & BUILDING SIZE

HIGHLIGHTS

- Stabilized Medical Investment Property - NNN Lease Structure w/ NEW 10-Year Lease Term!
- Three Percent (3%) Annual Rent Increases!
- Three (3) Three (3) Year Options Available to Tenant
- 1,377 SF Stand-Alone Building on ~0.52 AC - Great Curb Appeal!
- Adequate Parking for a Multitude of Future Uses
- Access Medical Clinic is a Leading Clinic Network with Locations in AL, AR, OK, TX, TN, GA, NC, & IN



HaagBrown
COMMERCIAL
INVESTMENTS DIVISION



FORREST CITY
PRESCHOOL

FORREST CITY
JUNIOR HIGH

FORREST CITY
HIGH SCHOOL

SHERWIN
WILLIAMS

FORREST CITY
TIRE & RIMS

SAM'S
WIRELESS

SMOKER FRIENDLY

FC Family
Pharmacy

A RARE FIND
FLEA MARKET

Delta 2
The Southern Style

H&R BLOCK

SAINT FRANCIS
DISCOUNT
PHARMACY

QUIK MART

N Washington St

CITY OF FORREST CITY ARKANSAS
AGRICULTURE
INDUSTRY
RECREATION
FOUNDED 1870
CIVIC CENTER



FC Family Pharmacy

SAINT FRANCIS
DISCOUNT
PHARMACY

Delta 2
fine southern swine

H&R BLOCK

QUIK MART

N Washington St

CITY OF FORREST CITY, ARKANSAS
CIVIC CENTER

REGIONS
ATM

Davita

CALVARY CHRISTIAN
SCHOOL

Walmart

SONIC

KFC

Pizza Hut

TACO BELL

BURGER KING

cricket

Exxon

Hb

HaagBrown
COMMERCIAL
PROPERTY
MANAGEMENTS DIVISION



tenant OVERVIEW

Access Medical Clinic is a leading family practice and urgent care medical group providing a complete complement of care and treatment options for patients throughout Arkansas, Oklahoma, Tennessee, Georgia, North Carolina, and Indiana. With its dedicated team of physicians, family nurse practitioners, nurses and other healthcare providers and support staff, Access Medical Clinic is committed to helping every member of your family stay as healthy as possible at every age and every stage of life.

[visit website](#)



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



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.

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