



TOWNSHIP CENTER
PROPOSED 7,020 SF RETAIL CENTER
FAIR PARK BLVD & PARKWOOD RD | JONESORO, AR

Ashley
HOMESTORE

KOHL'S

OPPORTUNITY overview

An exciting opportunity awaits in Jonesboro, Arkansas with a **PROPOSED HIGH-PROFILE 7,020 SF STRIP CENTER** located at the corner of Parkwood & Fair Park Blvd, just off Red Wolf Blvd. This prime location places the center at the heart of Jonesboro's main retail sector, which has been the focal point of the city's exponential growth over the last decade.

This booming retail hub has attracted numerous renowned brands and businesses to the area, positioning the site among popular establishments such as Academy Sports, Cheddar's Casual Cafe, Panera Bread, and more. Surrounded by a vibrant mix of restaurants, retailers, and service providers, the proposed center offers a promising opportunity for businesses looking to tap into this thriving market.

The proposed retail center will offer approximately 7,020 SF of space, **DIVIDED INTO FOUR INDIVIDUAL BAYS** of 1,755 SF each. The flexible layout allows for customization to accommodate larger space requirements by combining multiple suites. Tenants can expect spaces delivered in cold-dark shell condition, with negotiable tenant improvement allowances to tailor the space to their needs.

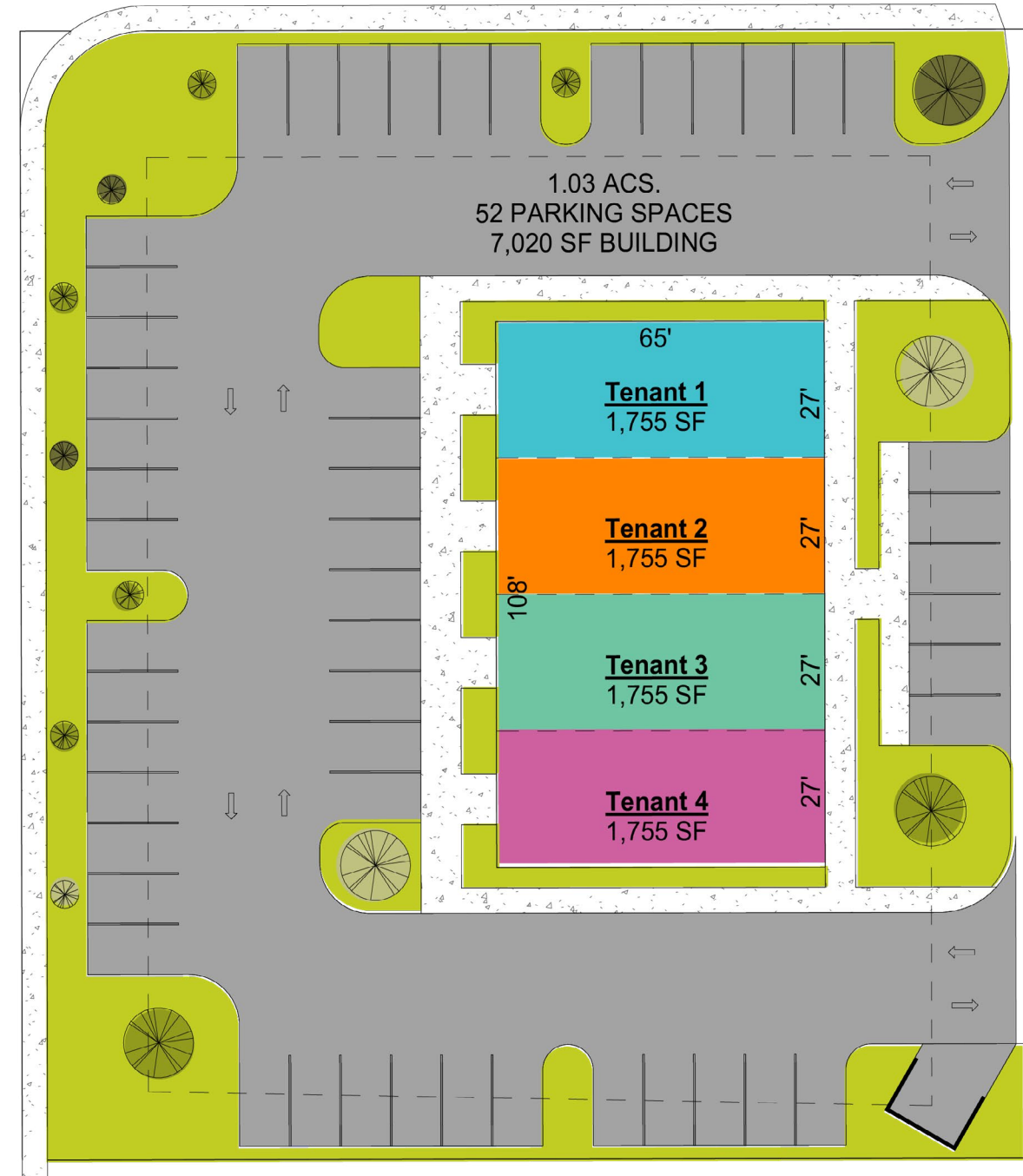
Securing brand-new retail space of this caliber in Jonesboro's current market is a rare find. The strategic location within the city's main retail trade area further enhances the allure of this opportunity, making it an attractive prospect for businesses seeking high visibility and traffic.

Don't miss out on this chance to establish your presence in one of Jonesboro's premier retail destinations. Contact us now to explore how your business can be a part of this dynamic retail landscape at the proposed strip center on Parkwood & Fair Park Blvd.



parkwood rd

fair park blvd



OFFERING

FOR LEASE : BAY 1-4

PRICE : \$40 PSF

SIZE : 1,755 SF

HIGHLIGHTS

- **PROPOSED** High-Profile 7,020 SF Retail Strip Center in Center of Retail Trade Area
- Surrounded by National Retailers, Restaurants, & Service Providers including Academy Sports, Panera Bread, & Aspen Dental
- Flexible Square Footage Accommodations - **1,755 SF up to 7,020 SF**
- Spaces Will Be Delivered in Cold-Dark Shell Condition with Negotiable Tenant Allowance
- **RARE** Leasing Opportunity within Jonesboro's Main Retail Trade Area



FAIR PARK BLVD



RED WOLF BLVD
29,000 CPD



PARKWOOD RD



First National Bank



2018

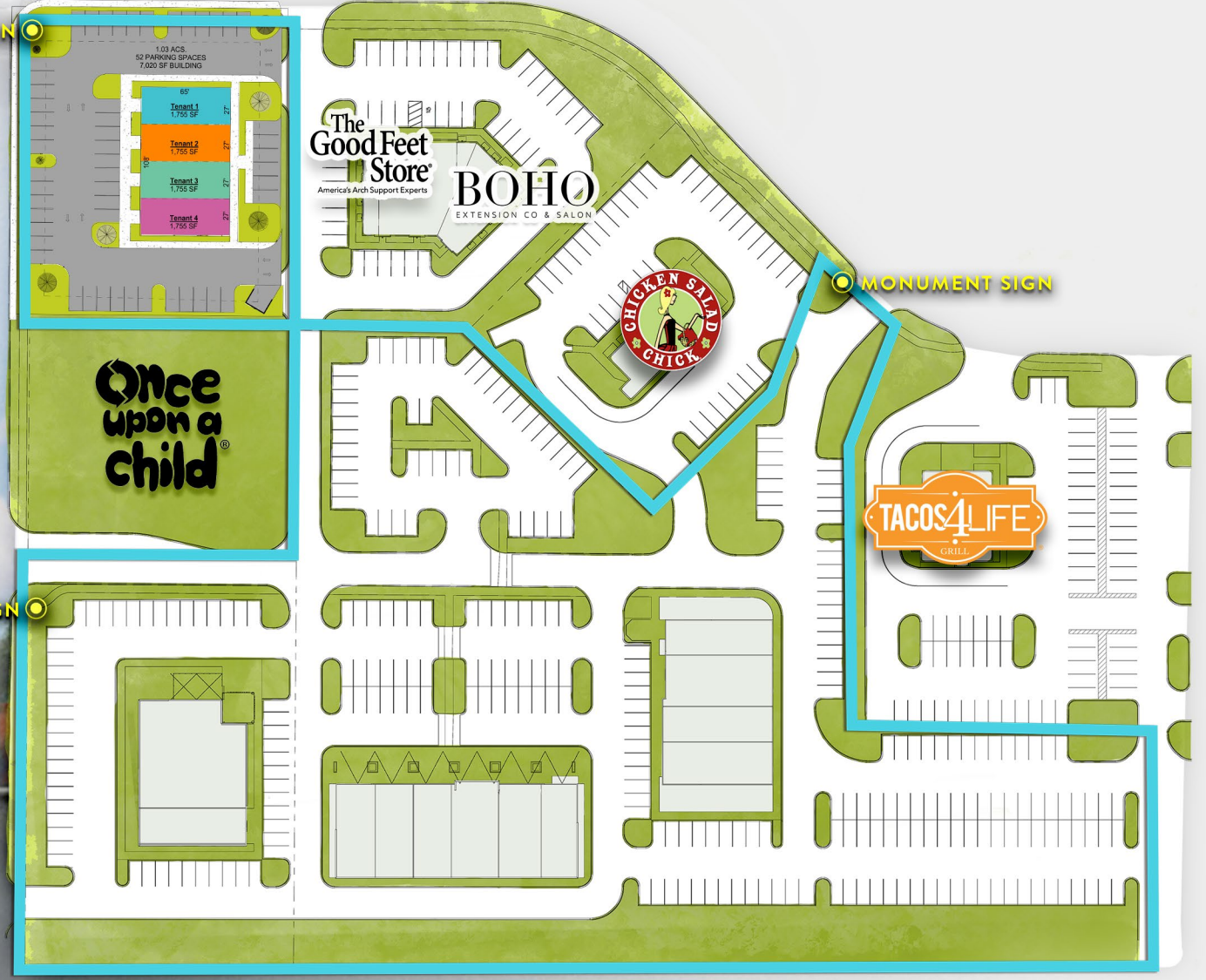




PROPOSED renderings

TOWNSHIP CENTER DEVELOPMENT

MONUMENT SIGN



MONUMENT SIGN



est. 2010

PH 2-3





CHEDDAR'S SCRATCH KITCHEN
DEVELOPED IN 2011

PANERA BREAD CO.
DEVELOPED IN 2011

SISSY'S LOG CABIN
DEVELOPED IN 2011



QDOBA CENTER
DEVELOPED IN 2013

THE EVERYDAY CHEF
DEVELOPED IN 2013

ASPEN DENTAL CENTER
DEVELOPED IN 2014



ACADEMY SPORTS
DEVELOPED IN 2012

STARBUCKS CENTER
DEVELOPED IN 2012

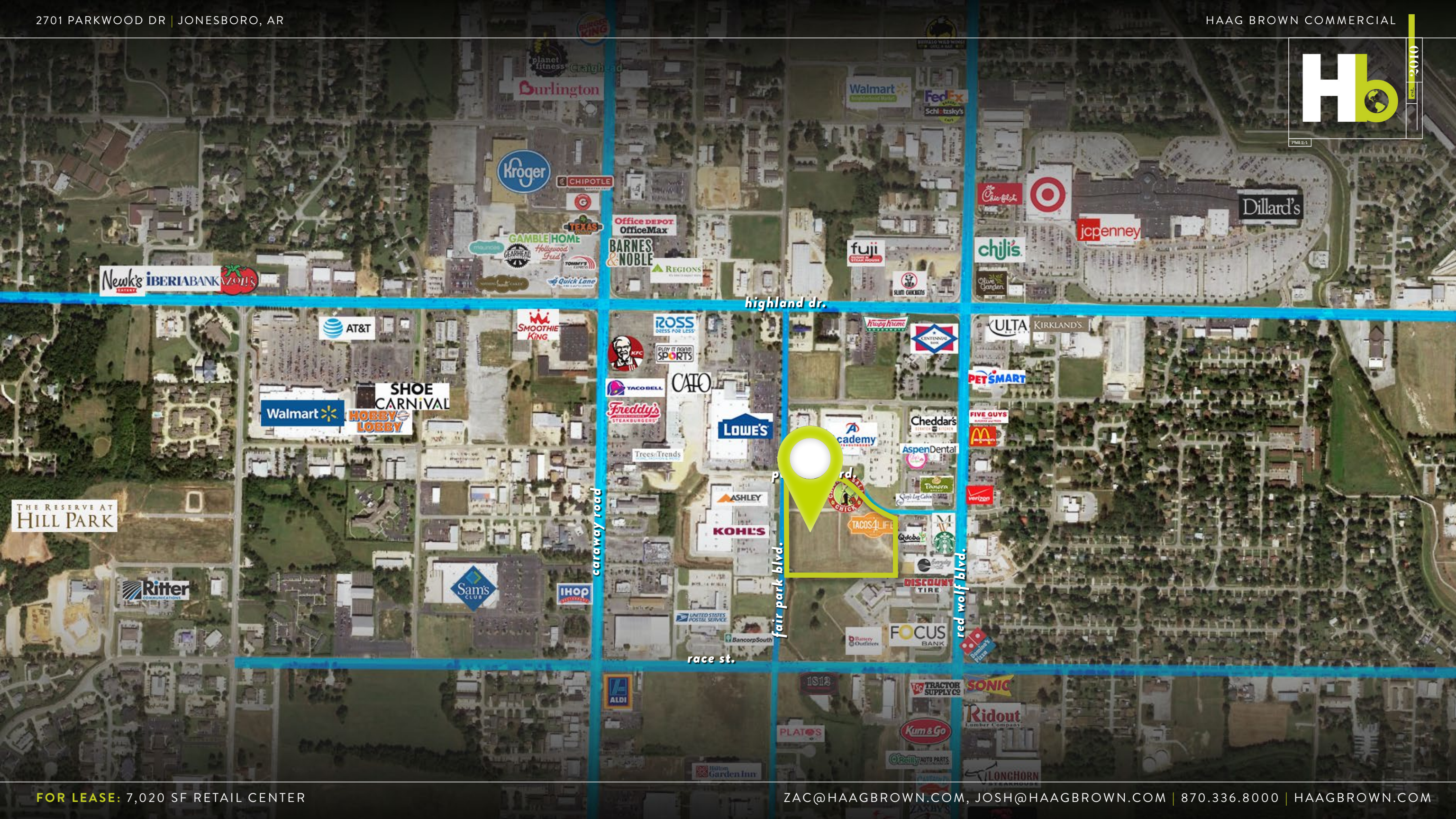
ANITA'S PARK
DEVELOPED IN 2012



TACOS 4 LIFE
DEVELOPED IN 2017

CHICKEN SALAD CHICK
DEVELOPED IN 2018

**OFFICE/RETAIL CENTER AT
2801 PARKWOOD RD**
DEVELOPED IN 2021



highland dr.

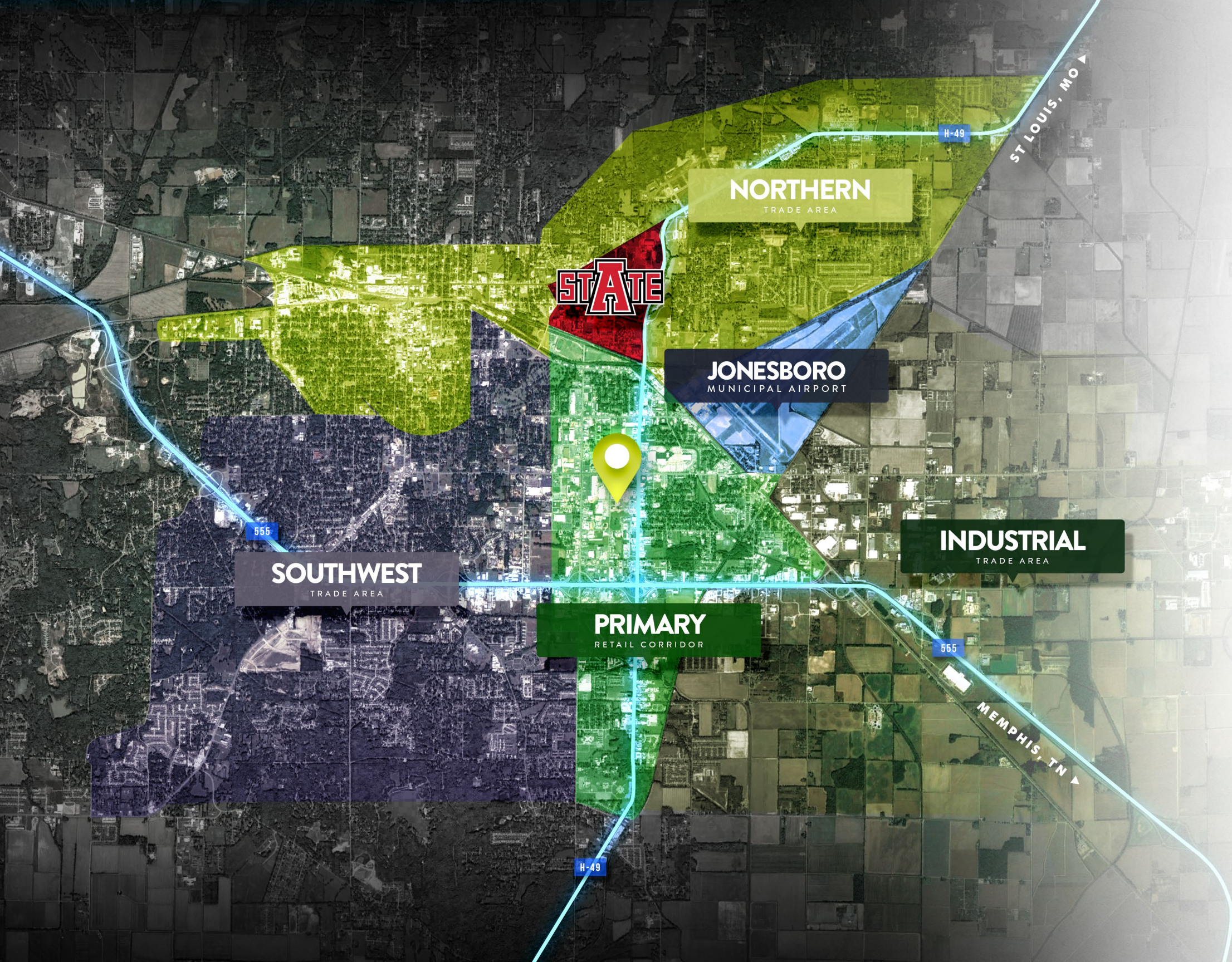
caraway road

fair park blvd.

race st.

red wolf blvd.





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“Our mission at Haag Brown Development is to be the best commercial 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 developing commercial real estate in Jonesboro and Northeast Arkansas. HB remains one of the top options in the region for commercial project development. We have experience and the expertise needed to develop and/or advise on large 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.

2221 HILL PARK CV.
JONESBORO, AR



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ZACQUALLS



Executive Broker



Coming from a background of multiple million dollar institutions, Zac Qualls maintains seven plus years of extensive financial expertise and is highly equipped to adapt and communicate with a variety of business leaders. His determination, hard work ethic and skill level is evident since he was a former banker and member of the Financial Industry Regulator Authority (FINRA), which covers a broad range of investments including stock, bonds, options, limited partnerships and investment company products. Having held the series 7 and 66 licenses, the most comprehensive of several security licenses

that permit an agent to communicate with retail investors, Zac demonstrates an extensive knowledge of broad range investment products. His role within the company is to advise clients through the process of disposition and acquisition of investment real estate as well as provide up-keep on multiple high-end commercial properties. Zac, a northeast Arkansas local, received his Bachelor's of Finance degree from Arkansas State University in 2007.

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

Arkansas State University - Bachelors of Science in Finance - 2007

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

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.

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