

±15.88 AC FRONTAGE LOT ALONG HWY 18

HWY 18 & HWY 239 | BLYTHEVILLE, AR

# FOR SALE

• HIGH-TRAFFIC FOR STEEL INDUSTRY COMMUTERS

• LOT CAN BE DEMISED

W ROSE ST

±15.88AC

18

239



HaagBrown  
COMMERCIAL  
Real Estate & Development

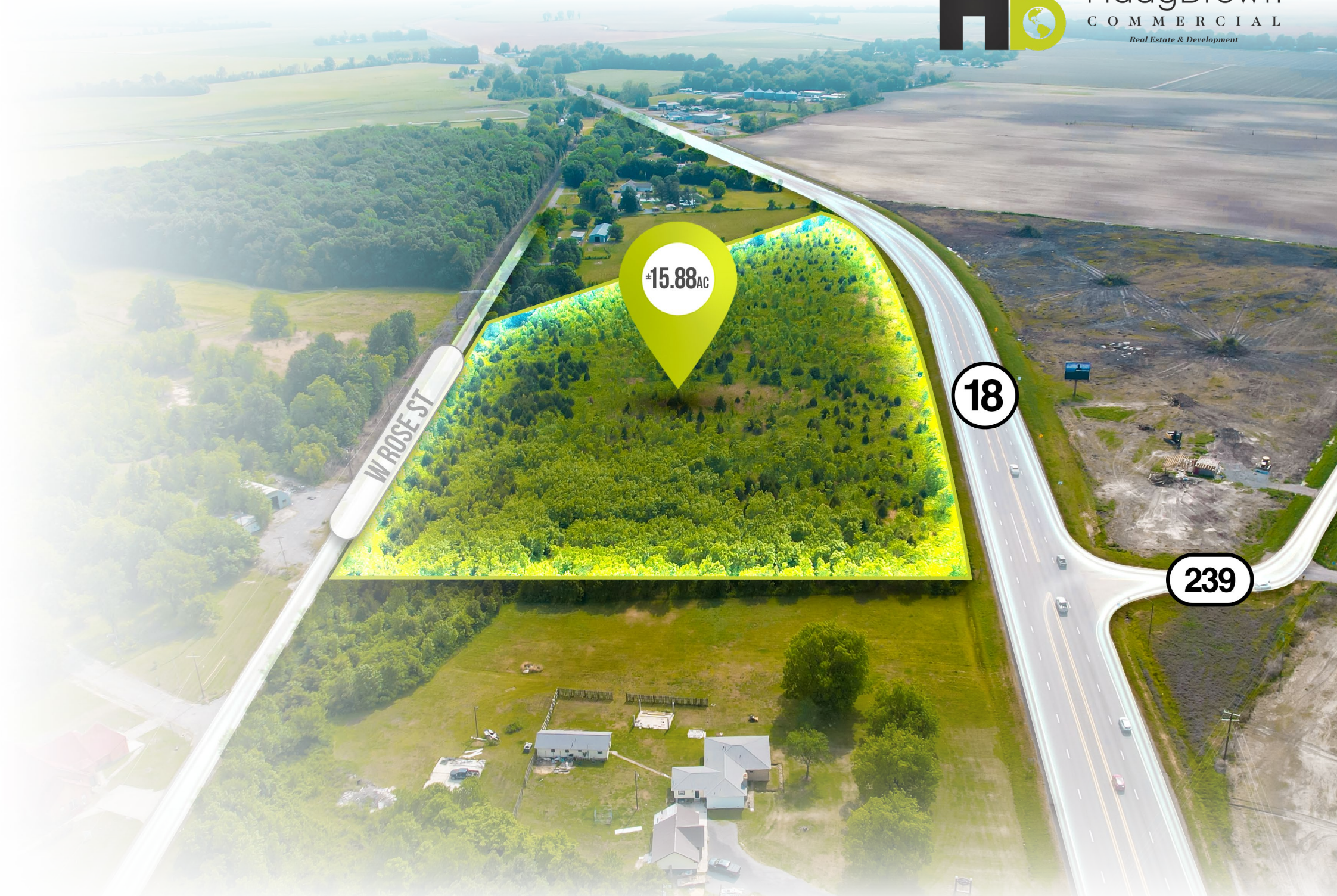
# PROPERTY OVERVIEW

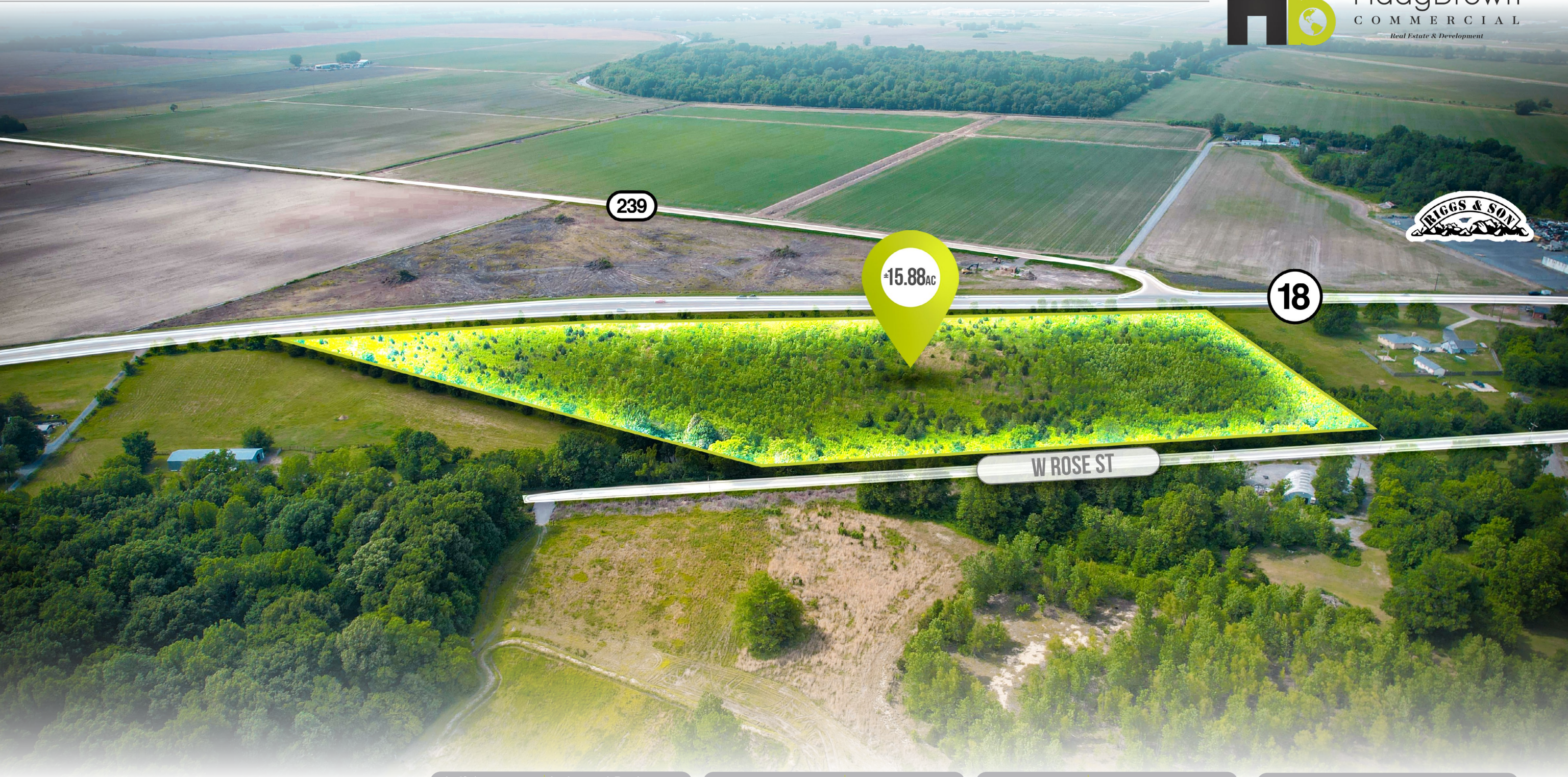
Prime 15.88-acre development tract on Hwy 18 near the Hwy 239 intersection on the west side of Blytheville. Excellent visibility and access make it an ideal site for a gas station, c-store, or other retail/multi-use project serving local and highway traffic, with strong demand potential from nearby steel mills and related industrial activity.

The property offers generous highway frontage and mostly open ground, allowing for efficient site planning, ample parking, and flexible building layouts for single or multiple users. Public road access and the ability to divide into smaller parcels give developers options for phased projects, build-to-suit opportunities, or a mix of fuel, food, and retail uses tailored to both the traveling public and the regional industrial workforce.

## OPPORTUNITY

<b>PRICE</b>	<b>SIZE</b>
\$50,000 / AC	15.88 Acres





239

±15.88AC

18

W ROSE ST





# BLYTHEVILLE

Jeff Armstrong | Industrial Brokerage  
JEFF@HAAGBROWN.COM

Jordan Leatherman | Land Brokerage  
JORDAN@HAAGBROWN.COM

Josh Brown | Executive Broker  
JOSH@HAAGBROWN.COM

Haag Brown Commercial  
870.336.8000 | HAAGBROWN.COM

# MARKET OVERVIEW

This ±15.88 acre property on Highway 18 is located in Blytheville, part of Mississippi County — one of the most industrially significant counties in the United States. The market continues to experience positive economic momentum driven by:

- » Significant manufacturing and steel production investment
- » Ongoing capital expansion from national industrial operators
- » Workforce growth initiatives and housing incentives
- » Strong regional employment base
- » Continued retail and infrastructure expansion

Mississippi County is recognized as one of the leading steel-producing regions in the country, creating stable employment and long-term economic drivers. Major industrial investments and workforce training partnerships continue to strengthen the local economy, supporting demand for housing and storage.

With limited new supply and strong blue-collar employment fundamentals, Blytheville represents a durable secondary market with steady demand characteristic.



## FIND MAJOR EMPLOYERS NEARBY



ARKANSAS

TENNESSEE

**DISTANCE**

- BLYTHEVILLE ► JONESBORO**  
53.2 MILES (62 MIN)
- BLYTHEVILLE ► OSCEOLA**  
17.2 MILES (23 MIN)
- BLYTHEVILLE ► WEST MEMPHIS**  
61.8 MILES (60 MIN)
- BLYTHEVILLE ► MEMPHIS**  
68.2 MILES (64 MIN)

JONESBORO

BLYTHEVILLE



OSCEOLA

MARKED TREE



MEMPHIS

WEST MEMPHIS



# 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



870.336.8000 | HAAGBROWN.COM



# JEFF ARMSTRONG

Industrial & Logistics Brokerage



Jeff Armstrong leads HB Industrial, the division of Haag Brown Commercial that is solely focused on industrial property and development. With the vision of being the top industrial brokerage team in Arkansas, HB Industrial will acquire existing industrial properties, list and sell warehouse and logistics related properties, and develop modern, e-commerce driven industrial projects.

Jeff was the Director of Operations at Armor Seed for twelve years. He was part of the management team responsible for the company's extensive growth leading up to the sale of the brand in 2017 to Land O' Lakes. It was at Armor where he developed a deep working knowledge of the entire operations process of delivering a company's products to their consumers. His experience with research & development, production, manufacturing and distribution makes it easy for him to identify and meet the needs of our clients acquiring warehouse/manufacturing/distribution space.

Jeff was a member of the United State Air Force's 34th Fighter Squadron and currently serves in multiple areas at school and church. He enjoys spending time with his wife Erica and investing in their 3 children.

Jeff is a northeast Arkansas native and received a bachelor's in Agriculture Business from Arkansas State University.

## INDUSTRIAL ROLES

WAREHOUSE AND LOGISTICS: List, Sale, and Develop

E-COMMERCE: Develop

MANUFACTURING: List and Sale

## ACHIEVEMENTS

United States Air Force : 1991 - 1997

Director of Operations at Armor Seed : 2005 - 2017

Agriculture Business - Arkansas State University : Bachelor's 1998

[jeff@haagbrown.com](mailto:jeff@haagbrown.com)

870.336.8000

# JORDAN LEATHERMAN

Listing Agent & Leader of Haag Brown Ag Division



*Jordan Leatherman is a commercial agent and leader of HB Ag, a division of Haag Brown Commercial that is focused on listing and selling Agricultural properties. With a diverse portfolio of commercial and recreational properties, Jordan handles a wide variety of listings ranging from retail/office space to farm and hunting land.*

*Jordan was born and raised on a diversified row crop and livestock farm, spending his earliest years with his grandpa on the tractor, working the fields, and checking cows. Since then, his deep passion for the world of agriculture grew into a professional career where he has spent the last 10+ years managing his own livestock merchandising company based out of Northeast Arkansas.*

*With his portfolio expanding to a wide range of commercial listings and his extensive experience in agriculture and business management, Jordan's skill has helped usher in a successful career in commercial real estate.*

*Jordan enjoys spending time with his wife, Katie, and their four kids. They enjoy being outdoors on the family farm, traveling the state and country attending youth livestock shows, and being active in their church.*


## ACHIEVEMENTS

**Owner** - Final Drive Genetics, LLC : 2012-2023

**Arkansas Farm Bureau - Farm Family of the Year** : (Greene County) 2020

**Huntington University** : **B.S. in Entrepreneurial Small Business Management** - Class of 2009

[jordan@haagbrown.com](mailto:jordan@haagbrown.com)

870.336.8000 

# 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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