

\*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.

# FOR LEASE

• ± 5,112 SF LEASE SPACE; DEMISABLE

• HIGHEST-TRAFFIC INTERSECTION IN ROGERS



±5,112SF



W PLEASANT GROVE

S DIXIELAND RD



HaagBrown  
COMMERCIAL  
Real Estate & Development

## PROPERTY OVERVIEW

This retail opportunity is strategically positioned along W Pleasant Grove Road in one of the region's most active and rapidly growing commercial corridors. The property benefits from exceptional surrounding retail synergy, anchored by Walmart Supercenter, which serves as the primary traffic driver for the entire market. Further enhancing the corridor, a new Dick's Sporting Goods development is underway directly across the street, adding to the area's expanding national retail presence.

The surrounding trade area continues to experience significant residential growth with substantial new rooftop development fueling long-term consumer demand. Multiple national retailers throughout the corridor create a strong shopping destination with consistent daily traffic and customer activity.

With approximately 20,000 vehicles per day along W Pleasant Grove Road, the property offers outstanding visibility and exposure to both local and regional consumers. Multiple access points provide convenient ingress and egress from all directions, making the site easily accessible for customers and employees alike. This location presents an excellent opportunity for retailers, medical, or service-oriented users seeking a premier position in a high-growth Northwest Arkansas corridor.

## HIGHLIGHTS

- Positioned in one of the fastest-growing retail corridors in the market
- Market is anchored by multiple national retailers including Walmart Super Center
- New Dicks House of Sport coming in directly across the street
- Approximately 20,000 cars per day along W Pleasant Grove Rd
- Excellent visibility from the roadway with multiple points of ingress and egress
- Located in a highly active retail corridor with strong demographics
- Ideal for small retail stores, service, salon, or medical users
- Strong residential growth and new rooftops in the area
- Approximately 2.40 mi from JB Hunt Cooperate HQ



LEASE INFO		
<b>SPACE SIZE</b> ± 5,112 SF <small>(Demisable to as low as 1,680 SF)</small>	<b>LEASE TYPE</b> NNN	<b>LEASE PRICE</b> \$32/SF <small>(Price may vary if demised)</small>



**±5,112 SF**  
**AVAILABLE\***  
*\*Space can be demised as low as 1,680 SF*

**LEASE INFO**

SPACE SIZE	LEASE TYPE	LEASE PRICE
± 5,112 SF <i>(Demisable to as low as 1,680 SF)</i>	NNN	\$32/SF <i>(Price may vary if demised)</i>

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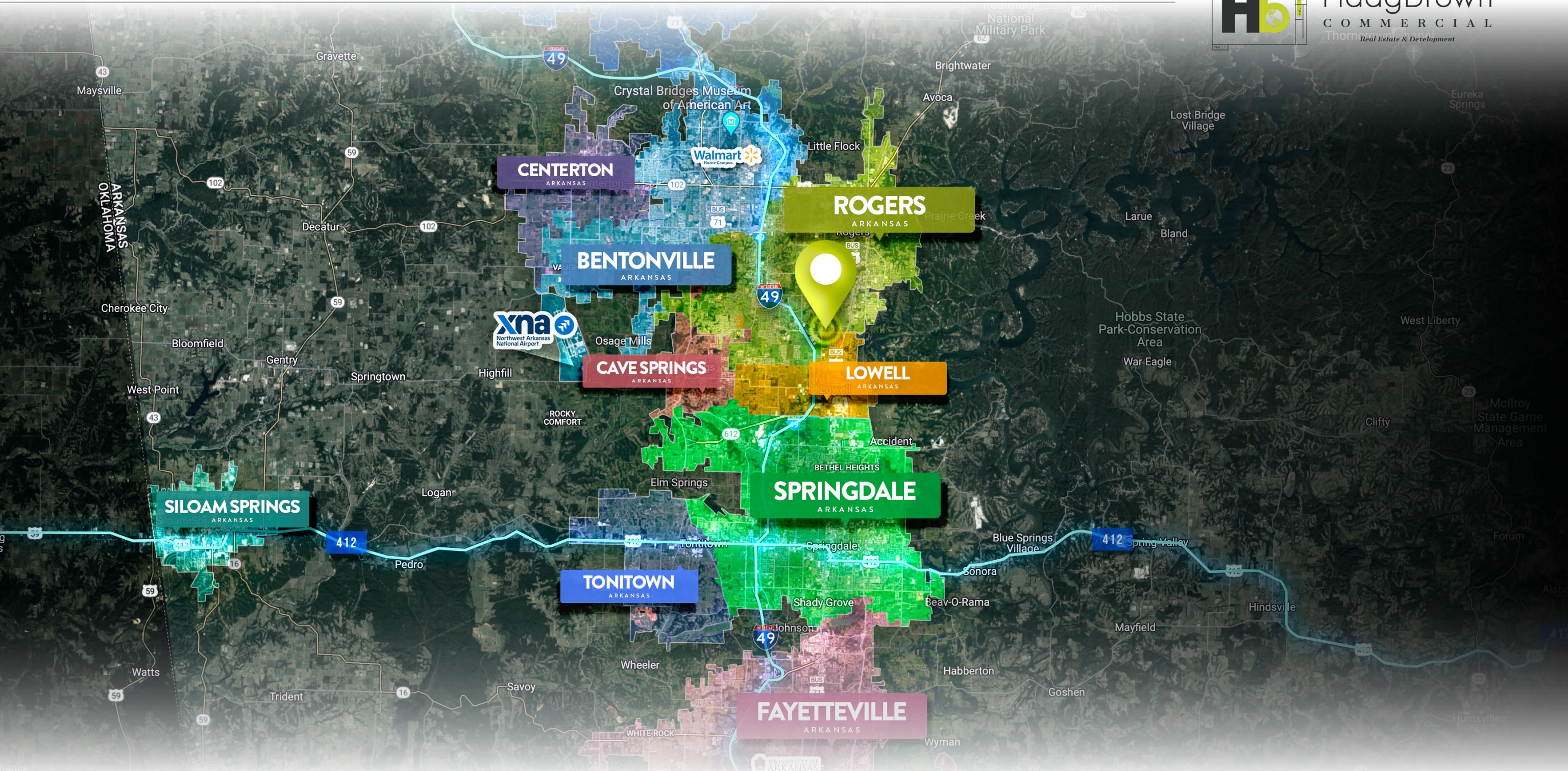


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C O M M E R C I A L

*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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# 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 & Steakhouses, 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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