

FOR SALE
UPDATED OFFICE/
WAREHOUSE SPACE

3301 S. CARAWAY RD.
JONESBORO, AR 72401



HaagBrown
COMMERCIAL



OFFERING

PRICE : \$1,700,000

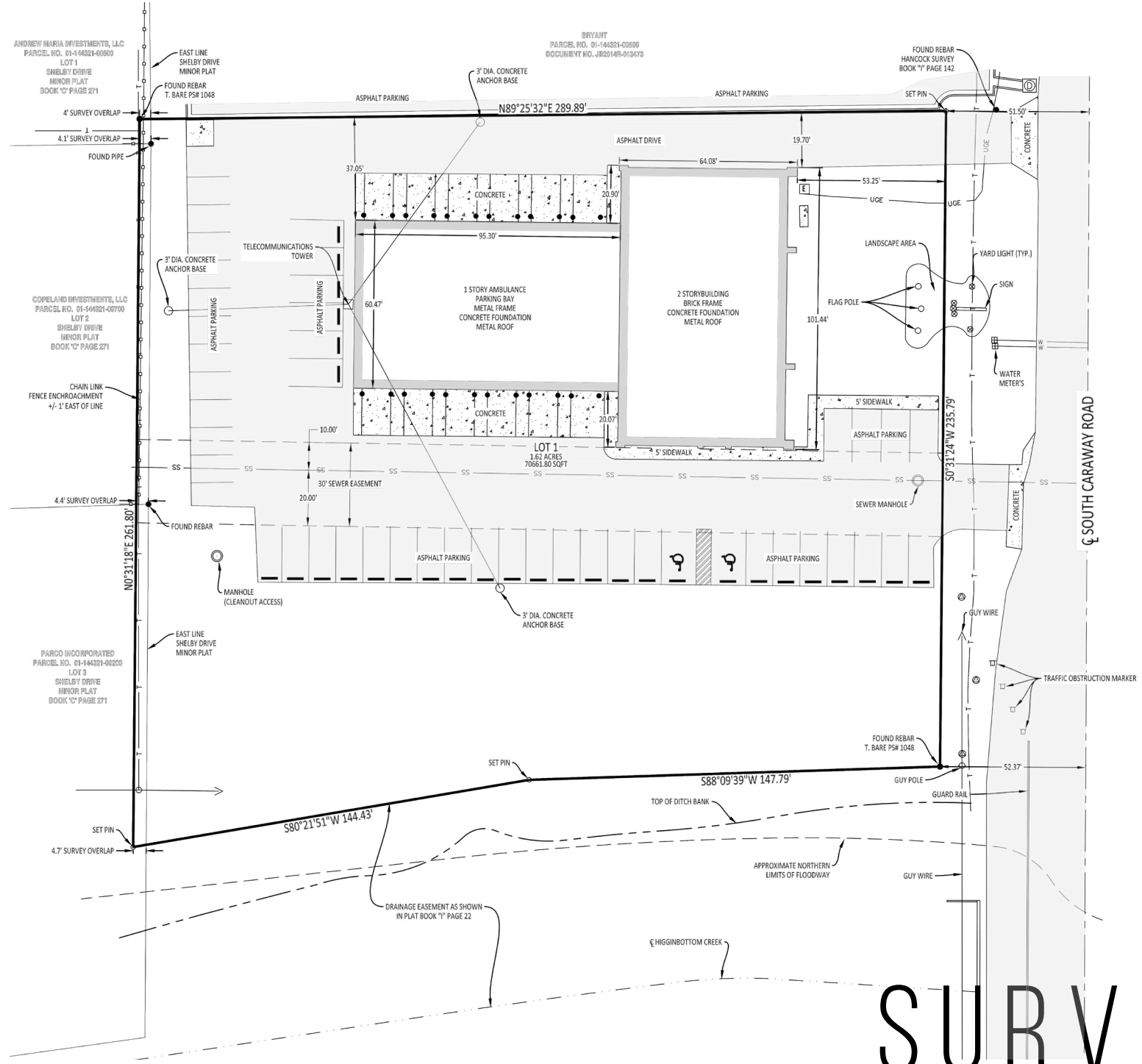
PRICE/SF : \$109

BUILDING SIZE : 15,600 SF

LOT SIZE : 1.62 AC

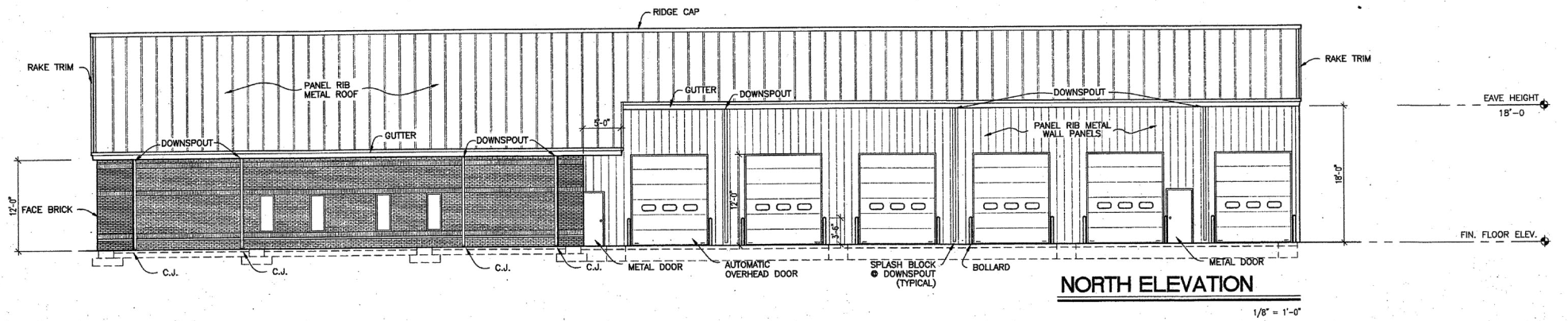
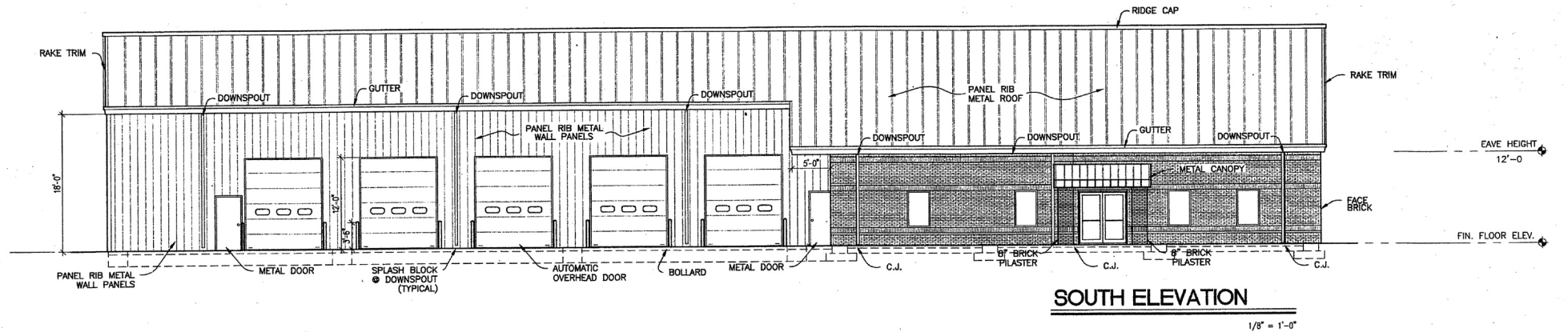
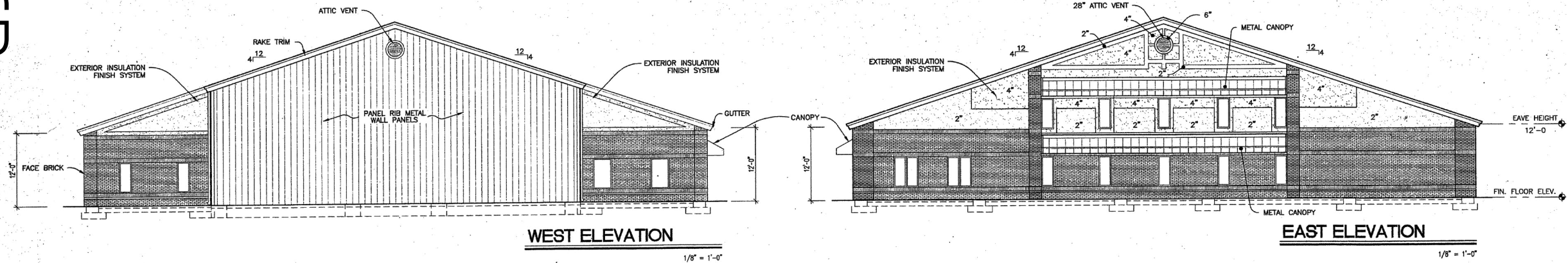
OVERVIEW

This 15,600 square foot office building is situated on 1.62 acres just south of the US Highway 63 bypass on South Caraway Road which lends the property excellent exposure to approximately 18,000 cars per day. The building includes a newly renovated lobby area and conference room, updated individual offices, nice open area multi-functional room, and warehouse space. The site has ample parking with an additional open area that, with a very small investment, could double the current parking capacity.



SURVEY

BUILDING ELEVATION



HIGHLIGHTS

- RARE Flex Space in Jonesboro, AR
- Warehouse Space with Ground Level Overhead Doors
- Beautiful Updated Interior : Paint, Flooring, Lighting, etc.

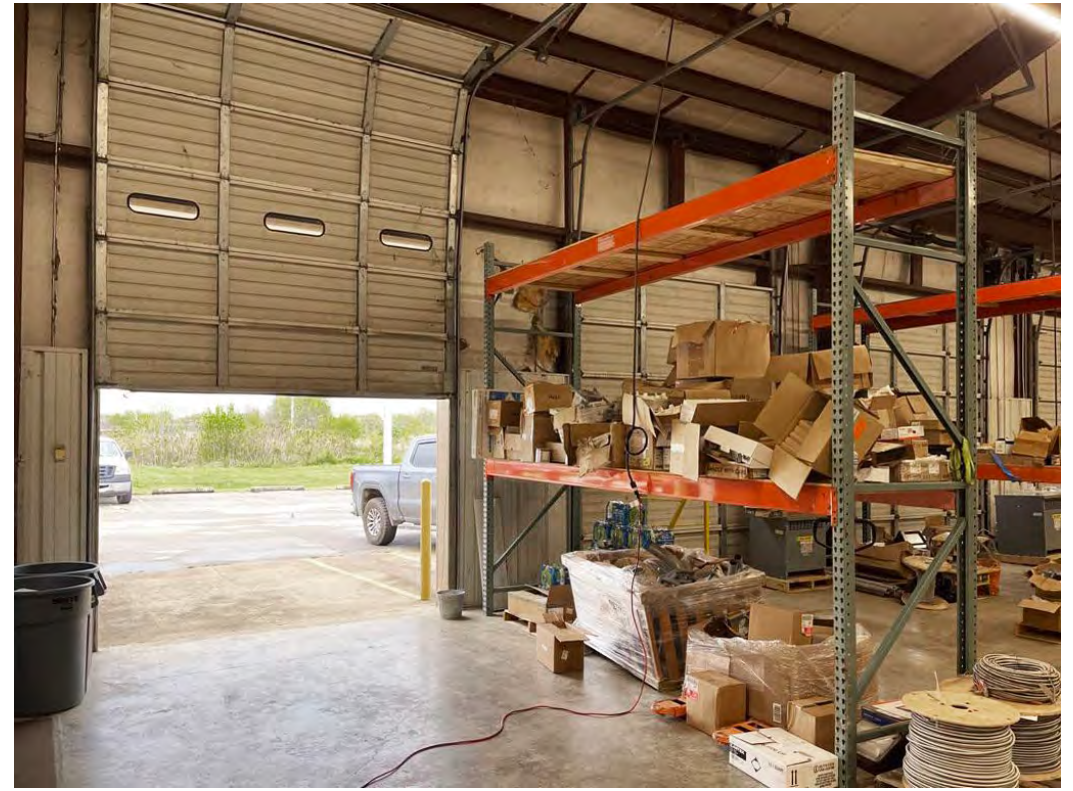
INTERIOR





INTERIOR

WAREHOUSE



3301 S. CARAWAY RD., JONESBORO, AR



Caraway Rd.

I-55

E. Parker Rd.

Best Western Plus
Ruby Tuesday
Lexington
Holiday Inn
Baymont Inn & Suites

O'Charley's RESTAURANT + BAR
Wendy's

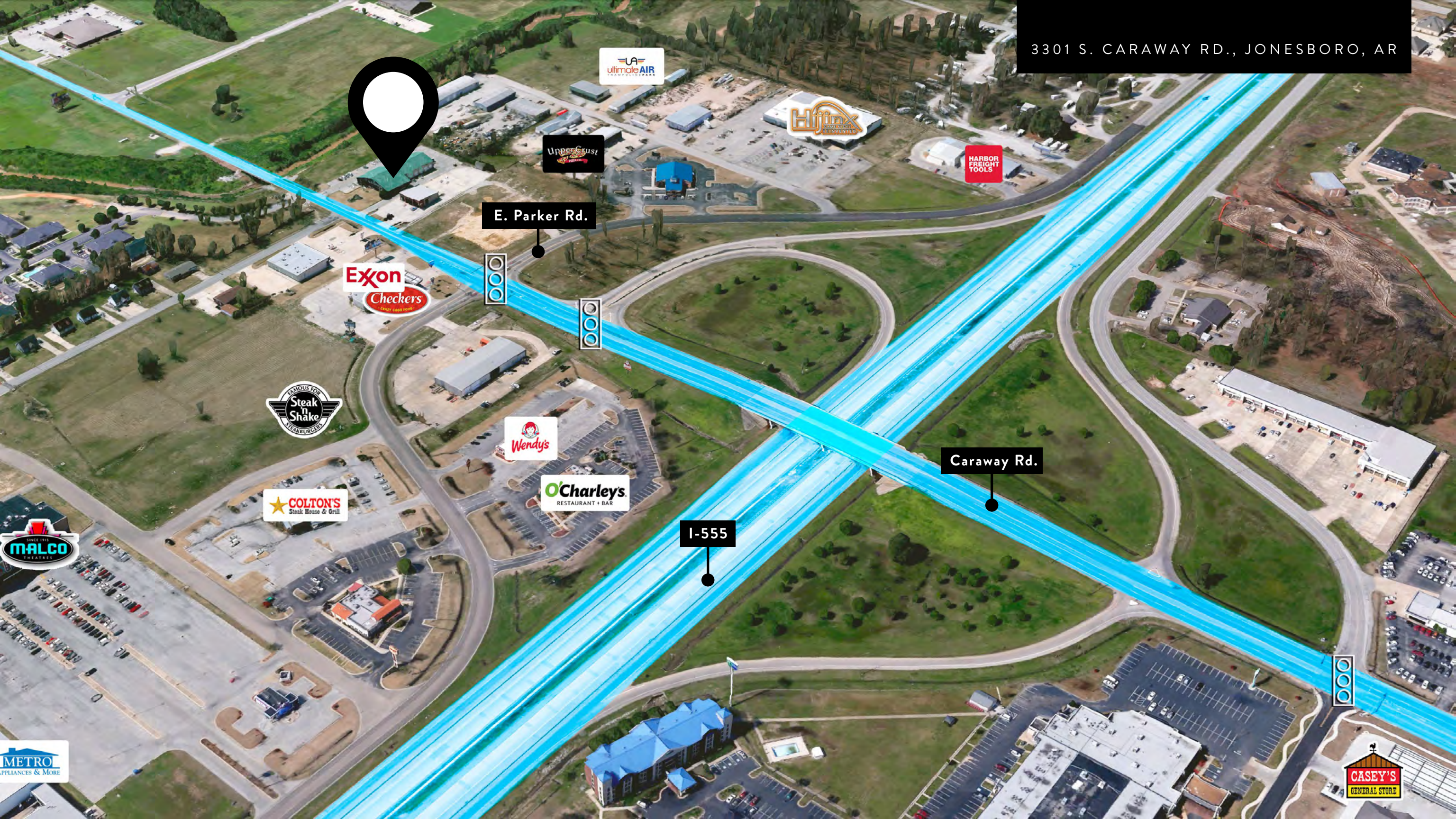
METRO APPLIANCES & MORE
COLTON'S Steak House & Grill
Steak 'n Shake

Checkers
Exxon

Upper Crust

Hijinx
GAME NIGHT
REINVENTED

3301 S. CARAWAY RD., JONESBORO, AR



E. Parker Rd.



Caraway Rd.



I-555



3301 S. CARAWAY RD., JONESBORO, AR

Caraway Rd.

I-555

E. Parker Rd.



ABOUT JONESBORO

JONESBORO UNLIMITED

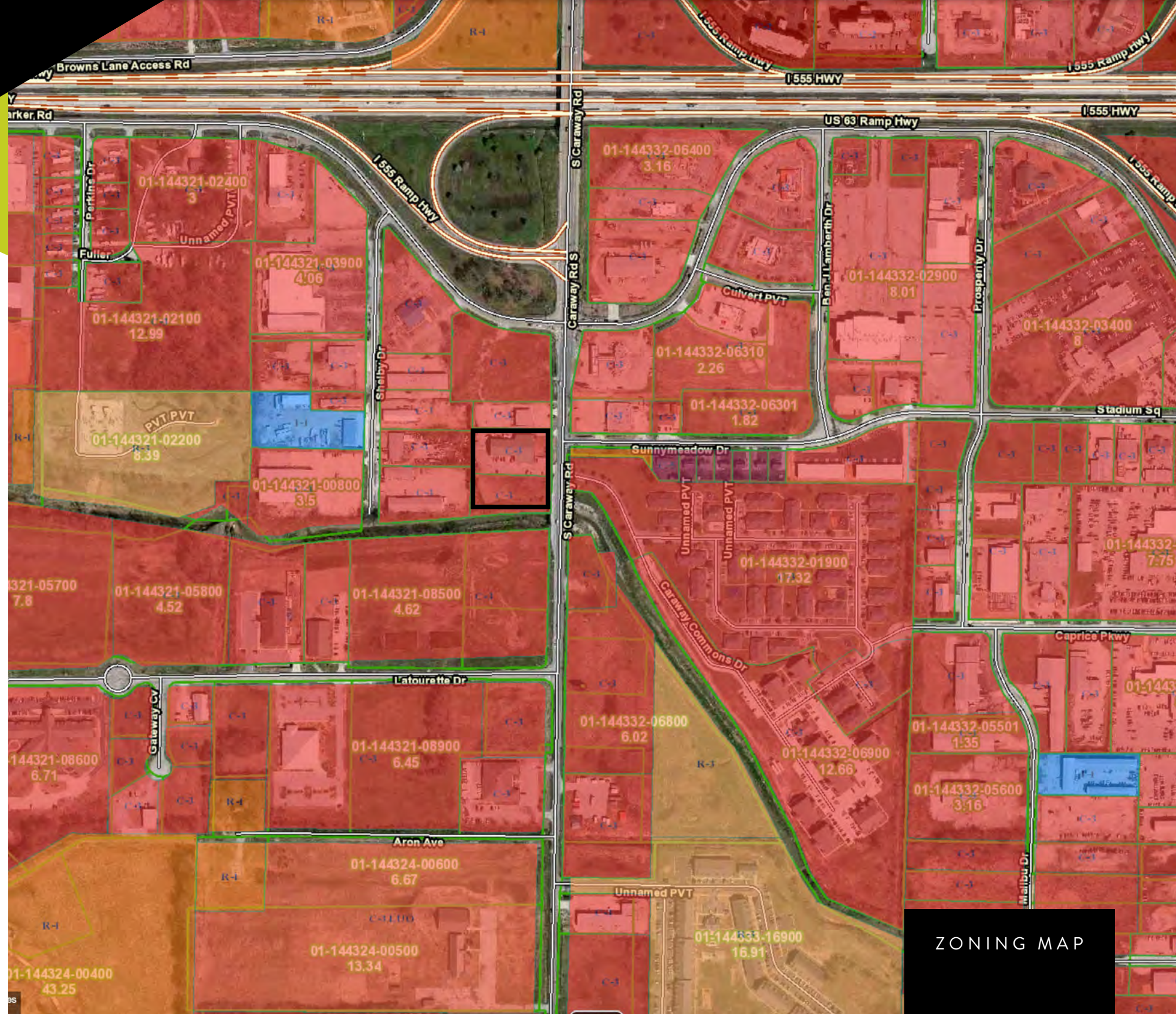
JONESBOROUNLIMITED.COM

Located in Craighead County, Jonesboro serves as the economic focal point for a 12-county area. With a consistently growing population of over 100,000 people, Jonesboro's data and demographics match-up favorably and often outshine much larger communities. With a cost of living that is 15% below the national average and utility prices that are among the lowest in the country, Jonesboro is a secure investment

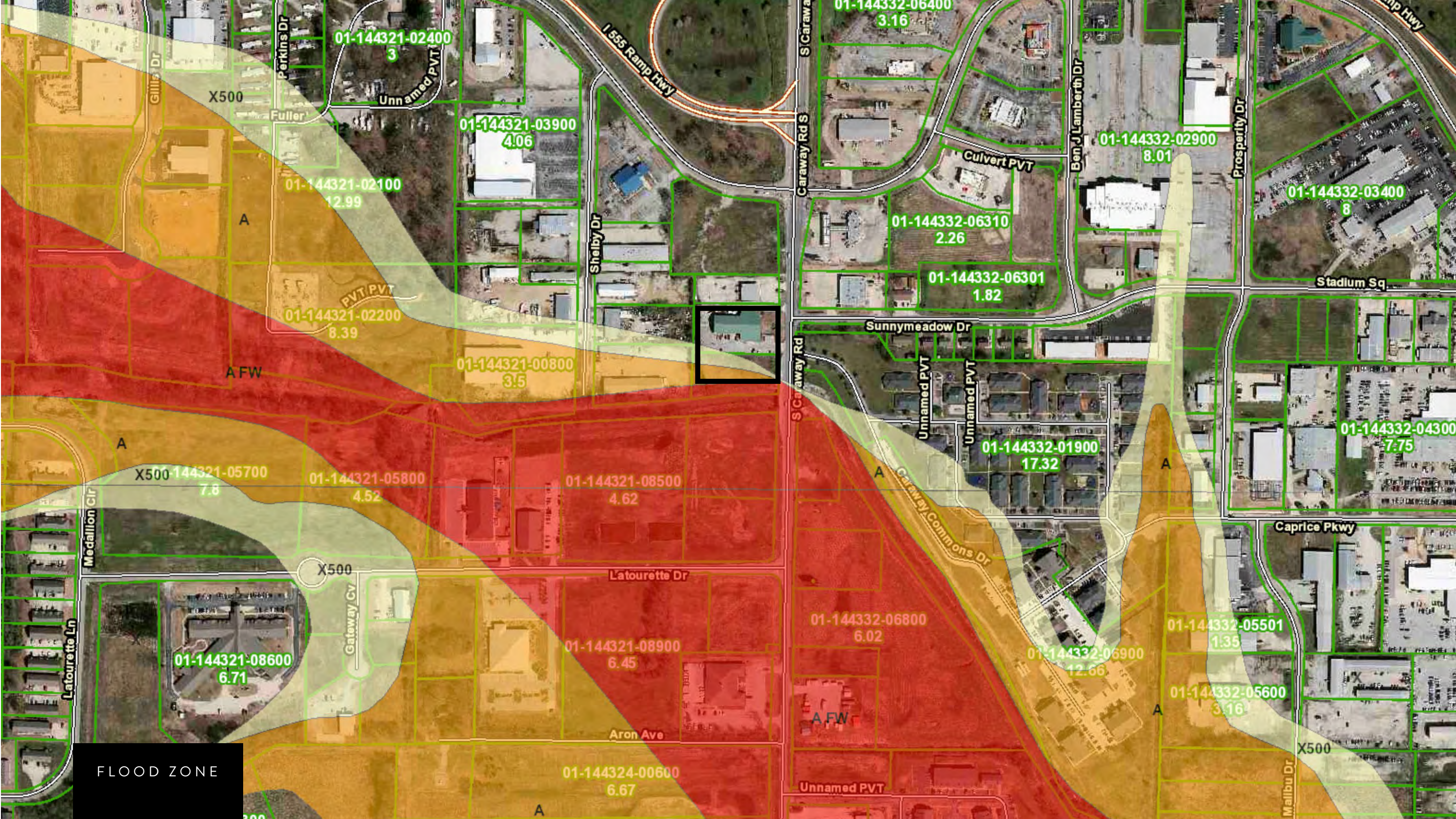
Jonesboro's location makes transportation of goods easy and efficient. With Interstate 555 less than two miles from the 1,500-acre Craighead Technology Park, the logistics of shipping in and out of Jonesboro flow smoothly.

Jonesboro is within an hour's drive of interstates 40 and 55 and one hour from Memphis, the nation's distribution center.

With over 90-million people living within a one-day drive of Jonesboro, our location can easily suit your company's distribution and logistics needs.



ZONING MAP



FLOOD ZONE

JONESBORO

NEA BAPTIST

STATE

Jonesboro
St. Bernards
HEALTHCARE

Walmart



Walmart



Kroger

Walmart
Neighborhood Market

TURTLE CREEK

Nettleton

THE HOME DEPOT
Walmart
Neighborhood Market

I-555



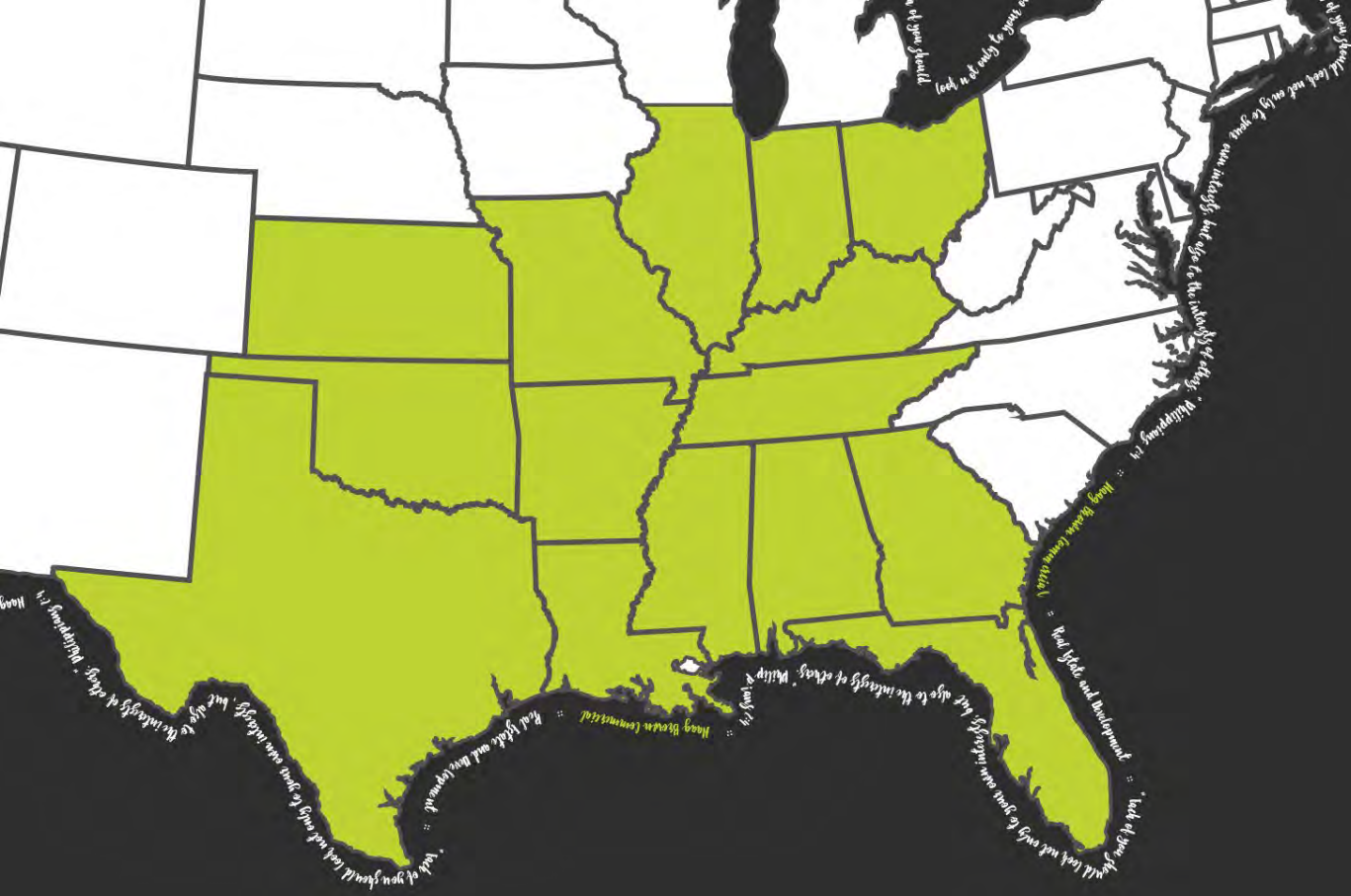
CONTACT

ZAC QUALLS
COMMERCIAL BROKER
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CONTACT

JOSHUA BROWN, CCIM
PRINCIPAL
870.336.8000
josh@haagbrown.com



Haag Brown

COMMERCIAL

Real Estate & Development

ALABAMA :: ARKANSAS :: FLORIDA :: ILLINOIS :: INDIANA :: KENTUCKY :: KANSAS ::
LOUISIANA :: MISSISSIPPI :: MISSOURI :: OHIO :: OKLAHOMA :: TENNESSEE :: TEXAS



“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. You should also be aware that Haag Brown 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 upmost 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

OFFICE 870.336.8000
EFAX 888.561.4917
HAAGBROWN.COM



Arkansas Business Named 2015 Small Business of the Year

STATE ARKANSAS STATE UNIVERSITY Named Arkansas State University College of Business “2015 Business Executives of the Year”

ZAC QUALLS

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



Joshua Brown is the co-owner and Executive Broker of Haag Brown Commercial Real Estate & Development. Haag Brown Commercial was named a finalist for “Small Business of the Year” by Arkansas Business in 2012 and 2013. They were named “Small Business of the Year” for 2016. Joshua also serves as a Principal in Haag Brown Development, having developed numerous high profile retail properties in Arkansas and the mid-south. Other states experiencing the success of Haag Brown Development include Oklahoma, Kentucky, Missouri, Tennessee, Texas, Alabama and Mississippi.

Joshua has a passion for assisting real estate users and investors as they make informed decisions. Haag Brown Development has the reputation for developing architecturally appealing buildings, as well as, delivering proposals to tenants in an unprecedented time frame. Joshua’s goal is to obtain a commercial brokerage and development company unlike others. He attributes his success to using the Bible as a guide for operating his business.



Joshua joined his partner Greg Haag in earning his CCIM designation at 25 years of age. Joshua has been the only broker to earn the Triple Diamond Award in Northeast Arkansas, which required \$21MM in volume, six years in a row. His career total real estate sales volume currently exceeds \$600MM. He has steered numerous national retailers through Arkansas and bordering states as both a developer and broker. Joshua has also been a lead partner in acquiring retail and office assets for national capital groups.

Joshua has been on mission trips to multiple countries with his local church, Central Baptist. His most recent adventures include Dubai, UAE, to serve in labor camps, and to Assam, India to serve unreached villages without clean drinking water supplies. He can seldom be found too far from his wife Britni, daughter Alex, and son Lincoln. Joshua is enthusiastic about bucket list trips with his family across the world.

AFFILIATIONS AND DESIGNATIONS

Arkansas Association of Realtors & National Association of Realtors
Certified Commercial Investment Member, CCIM | International Council of Shopping Centers, ICSC
Downtown Jonesboro Association | Vision 2030 Committee for the City of Jonesboro
Leadership Jonesboro Class of 2009 | Jonesboro Regional Chamber of Commerce
President of the NEA Duck Classic Sponsorship Committee
The Community Advisory Committee for the NEA Baptist Charitable Foundation

josh@haagbrown.com

870.336.8000  

CLIENTS AND/OR PROJECT REPRESENTED

*HB DEVELOPMENTS

Academy Sports	CVS	Gigi’s Cupcakes	Nabholz Real Estate	Ritter Communications
Arkansas State University	CWL Jonesboro	Hays Clothing	NEA Baptist Clinic	Sissy’s Log Cabin
Armor Seed	Dairy Queen	Hugg & Hall	On The Border	Smoothie King
Arkansas Dentistry & Braces	Diet Center	Jimmy Johns	O’Reilly Auto Parts	Starbucks
Aspen Dental	Dollar General	Kirkland’s	Orscheln	SUMO
AT&T	Families Inc.	Longhorn Steakhouse	Panera Bread	Tacos 4 Life
Buffalo Wild Wings	Fazoli’s	Mattress & More	Plato’s Closet	Uncle Maddio’s
Cinema Management Group	FFO Home	Men’s Wearhouse	Red Lobster	Uppercrust Pizza
Cheddars Casual Cafe	Five Guys Burgers	Murphy Oil	Reliance Health Care	Walmart Neighborhood Mkt.

SIGNIFICANT TRANSACTIONS

ACADEMY SPORTS : 7.73 acre retail development in Jonesboro, AR
ARKANSAS DENTISTRY & BRACES : Single & multi-tenant developments throughout Arkansas
ARKANSAS STATE UNIVERSITY : Development advising throughout Arkansas
AT&T : Single tenant development throughout Arkansas
BUFFALO WILD WINGS : Site selection in Arkansas & adjoining states
CHEDDARS CASUAL CAFE : 2 acre restaurant site in Jonesboro, AR
CHENAL RETAIL CENTER : \$5+ MM acquisition of former Kroger center on Chenal Parkway in Little Rock, AR
COURTYARD BY MARRIOTT : 2.28 acre, 5 story hotel development on Highway 49 in Jonesboro, AR
FFO HOME : National brokerage & development account
HAYS CLOTHING / TECH FRIENDS : 7 acre Coca-Cola corner re-development in Jonesboro, AR
HIGHLAND SHOPPING CENTER : 60,000 SF Re-development on Red Wolf Boulevard in Jonesboro, AR
HILL PARK : Jonesboro office development which is home to Ritter’s corporate headquarters, Stephen’s Investment Group & Jones & Company
INDIAN MALL : \$8+ MM disposition of 16 acre retail site at the corner of Caraway Road & Highland Drive in Jonesboro, AR
KMART : 80,000 SF Re-Development of longstanding Kmart space at the corner of Caraway Road & Highland Drive in Jonesboro, AR
MATTRESS & MORE : National brokerage & development account
NEA BAPTIST CLINIC : \$14+ MM Assemblage of (10) medical office buildings across Northeast Arkansas
ORSHELN : Single tenant development throughout Arkansas
PANERA BREAD : Single tenant development in multiple states
RESERVE AT HILL PARK : Lifestyle office development featuring Majewski Plastic Surgery & Spa & Arthritis & Rheumatism Associates, LLC
SISSY’S LOG CABIN : 1 acre site at Fairground Re-Development on Red Wolf Boulevard in Jonesboro, AR
STARBUCKS : Single & multi-tenant developments throughout Arkansas & additional states
TACOS 4 LIFE : Single & multi-tenant developments throughout Arkansas & additional states
WADDELL, COLE & JONES, P.A. : +13,000 SF office development in Jonesboro, AR

ACHIEVEMENTS

2017-2019 : Arkansas Business “Most Influential Leaders in Arkansas”
13-18 : Award of Excellence “Triple Diamond Level”
2016 : Arkansas Business “Small Business of the Year”
2015 : Arkansas Business “Executive of the Year” FINALIST
2015 : Arkansas State University College of Business Executive of the Year
2012, 2013, 2015 : Arkansas Business “Small Business of the Year” FINALIST
2011 : Arkansas Business “40 under 40” Recipient
2010 : Northeast Arkansas Business Today “Outstanding Young Executive”
2009 : Arkansas Business “The New Influentials, 20 in Their 20s”
08-15 : Award for Excellence “Double Diamond Level”

EDUCATION

ARKANSAS STATE UNIVERSITY, 2005
B.A. in Political Science, Minor in Criminology
CERTIFIED COMMERCIAL INVESTMENT MEMBER CCIM
Designation Awarded in 2010