

CROWLEY'S RIDGE RACEWAY
SATURDAY NIGHT 8 PM HWY 351 PARAGOULD
MONROE
MAKE A LASTING IMPACT

Hb LEASESPACE
AVAILABLE

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MIDTOWN@49

FOR SALE OR LEASE

3304 LINWOOD DR | PARAGOULD, AR

PRESENTED BY: HAAG BROWN COMMERCIAL





opportunityoverview

Haag Brown Commercial is pleased to bring an exciting **new redevelopment** along Linwood Drive in Paragould, Arkansas to market, both for sale & for lease.

Formerly Gateway Tire, this **13,000+ stand-alone building** is well positioned in a high-growth area of Paragould & sits adjacent to Kum & Go & Paragould's Community Center. The building has been given numerous exterior modern improvements & will be demised into multiple lease spaces. A brand new digital monument sign has been installed along Linwood Drive, offering maximum visibility & exposure to over **25,000 cars per day!**

This area of Paragould has seen aggressive growth over the last few years, including retail, office, & medical. This redevelopment is a rare opportunity to position your business within an area of Paragould that is sure to see continued growth in the future!





for sale or lease

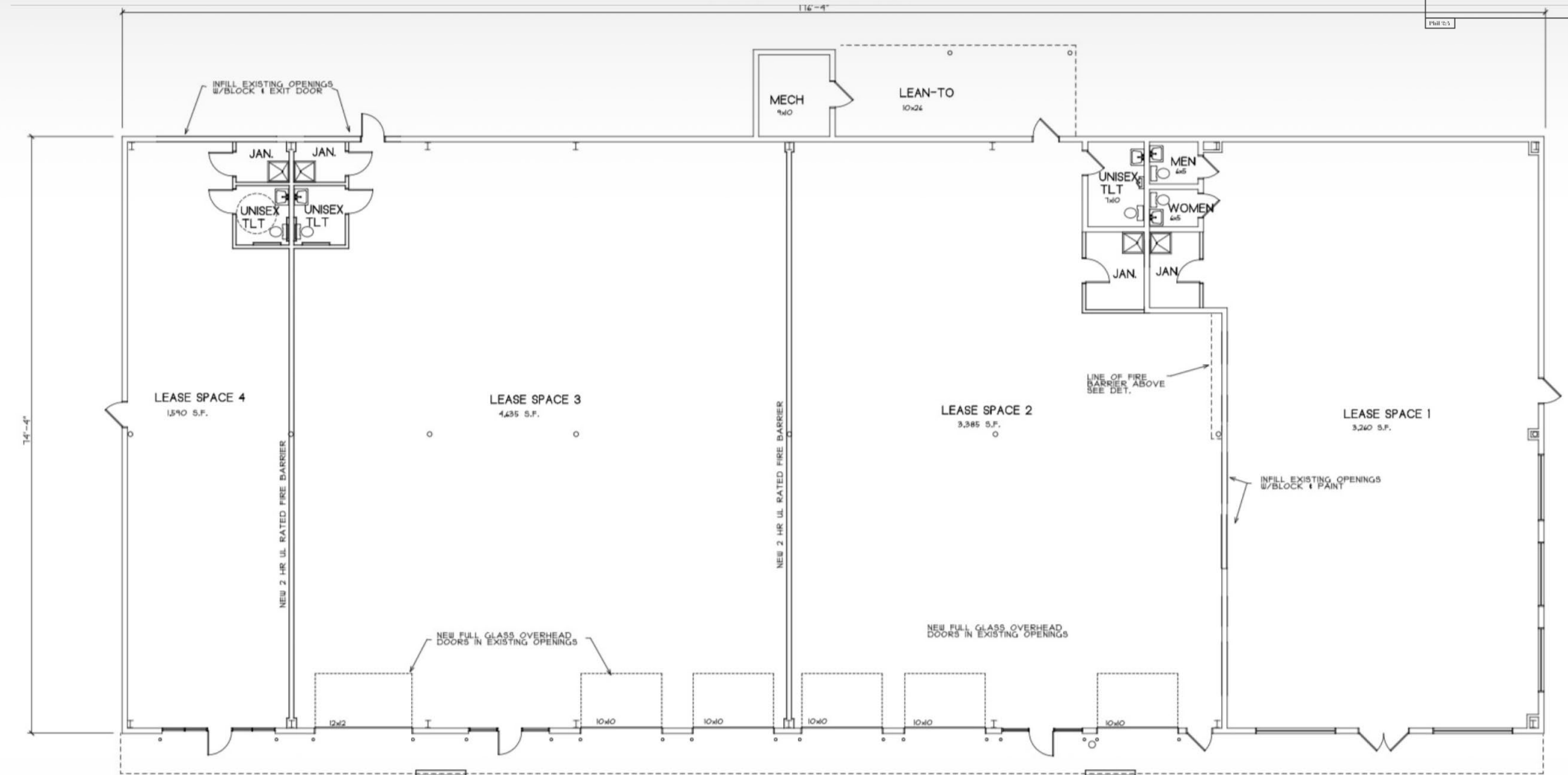
lot size :: 1.53 AC

building size :: 13,350 SF

sale price :: \$1,480,000

highlights

- New **Retail/Office Re-Development** Along Linwood Dr.
- Well Positioned in **New Growth Area** of Paragould, Arkansas
- Adjacent to Kum & Go and the Paragould Community Center
- Neighboring Businesses include Dollar General, Holiday Inn Express, the Southpointe Business Park, & the Paragould Medical Park
- Brand New Digital **Monument Signage** Along Linwood Dr.
- Modern Exterior Updates



SUITE 4
\$18 SPF
1,590 SF

SUITE 3
\$14 SPF
4,635 SF

SUITE 2
\$14 SPF
3,385 SF

SUITE 1
\$14 SPF
3,260 SF



2010

412

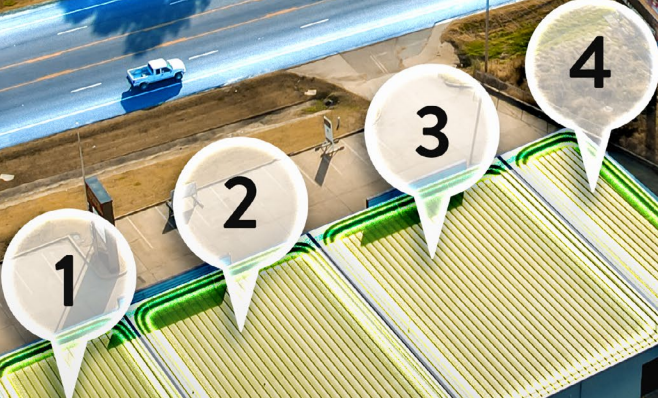
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DOLLAR GENERAL

Chuck's RV SALES

Kum & Go

LINWOOD DR/HWY 49





2010



Chuck's
RV SALES

COZY LN

DOLLAR GENERAL



LINWOOD DR HWY 49



paragould
COMMUNITY CENTER



2010



paragould MEDICAL PARK



412



412



paragould COMMUNITY CENTER

DOLLAR GENERAL

4

3

2

1

COZY LN

LINWOOD DR/HWY 49

Chuck's RV SALES



2010



paragould
COMMUNITY CENTER

Kum & Go



LINWOOD DRIVEWAY 49

DOLLAR GENERAL

Walmart
Neighborhood Market

KIMONO
JAPANESE STEAK HOUSE

success
CREDIT UNION

KiaSPOT

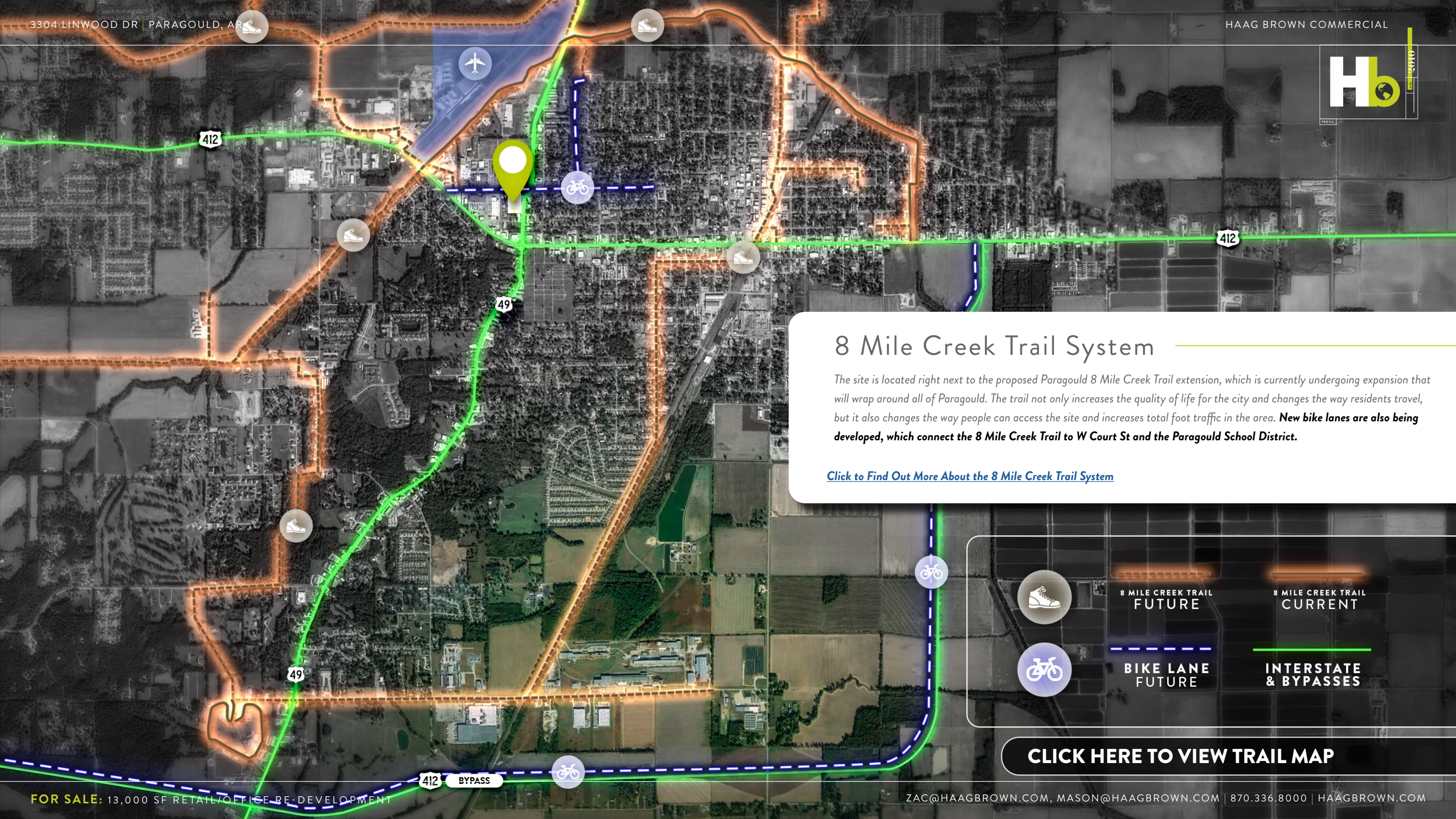
Super
8

FOCUS
BANK

Community
PROPERTY AND TITLE, INC.

FARM
BUREAU
INSURANCE



Chuck's
RV SALES



8 Mile Creek Trail System

The site is located right next to the proposed Paragould 8 Mile Creek Trail extension, which is currently undergoing expansion that will wrap around all of Paragould. The trail not only increases the quality of life for the city and changes the way residents travel, but it also changes the way people can access the site and increases total foot traffic in the area. **New bike lanes are also being developed, which connect the 8 Mile Creek Trail to W Court St and the Paragould School District.**

[Click to Find Out More About the 8 Mile Creek Trail System](#)

	8 MILE CREEK TRAIL FUTURE	8 MILE CREEK TRAIL CURRENT
	BIKE LANE FUTURE	INTERSTATE & BYPASSES

[CLICK HERE TO VIEW TRAIL MAP](#)



CONTACT

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CONTACT

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LISTING COORDINATOR
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Paragould, AR

Paragould, Arkansas is located in Greene County, which is the 19th largest city in the state. It's just north of Jonesboro, AR about 20 miles and north of Memphis, TN about 80 miles. Paragould has seen a great deal of commercial growth over the last several years as it continues to attract residents from the Jonesboro area.

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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. 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. HB 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



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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

MASON COY

Listings Coordinator & Agent



mason@haagbrown.com

870.336.8000

As the Listings Coordinator at Haag Brown Commercial, Mason brings over a decade of expertise in accounting and banking to the dynamic world of commercial real estate. With a meticulous approach, he excels in analyzing property listings and market trends. Mason's background equips him to navigate complex transactions and provide clients with accurate financial insights. His dedication to excellence makes Mason a valuable asset at Haag Brown Commercial, contributing to the firm's success and client satisfaction.

Mason's prior experience in banking further enhances his understanding of financial structures, lending practices, and economic indicators giving him a perspective that benefits both clients and the Haag Brown Commercial team.

Mason enjoys spending time with his wife Meredith and their daughter.

ROLES

- Manage Property Listings
- Ensure Accurate & Up-to-date Listing Information
- Facilitate Leases & Transactions
- Implement Marketing Strategies