

*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 SALE |  Bridger Rd. | Jonesboro, AR

±5.05 AC DEVELOPMENT LOT

- Prime Medical Lot by Baptist Health Campus
- Easy Access to Hwy 49



PROPERTY OVERVIEW

This commercial tract, totaling 5.05 acres, is located just off Highway 49 North along the popular Bridger Road. It is adjacent to the eastern edge of the \$400MM NEA Baptist Health System, Arkansas' largest medical project within the last decade, and sits just west of the Ridgecrest Development, the second largest master-planned project in the dynamic Highway 49 North area of Jonesboro.

Located along Interstate 555, Jonesboro is the retail epicenter of Northeast Arkansas. Despite negative trends of other marketplaces nationwide, Jonesboro is one of only 26 cities in the 363 metropolitan statistical areas in the U.S. that has not only recovered jobs lost from the economy's recent downfall but has added to them!

Jonesboro continues to be the primary bastion of growth and investment. Serving a trade area of over 500,000 people in almost twenty-four counties in Arkansas, Missouri and Tennessee, Jonesboro has steadily grown over 40% in size since 1990 and is estimated to maintain that same or greater level of growth over the next 20 years. With a 363,689 primary trade area population, Jonesboro clearly serves more than its 68,000 residents.

Jonesboro is also the home of the Arkansas State University Red Wolves, which is one of the fastest growing universities in Arkansas and becoming one of the Mid-South's top institutions.

NEA Baptist is getting settled into their \$400 million dollar health care facility, the largest health care investment in Arkansas in the last decade.

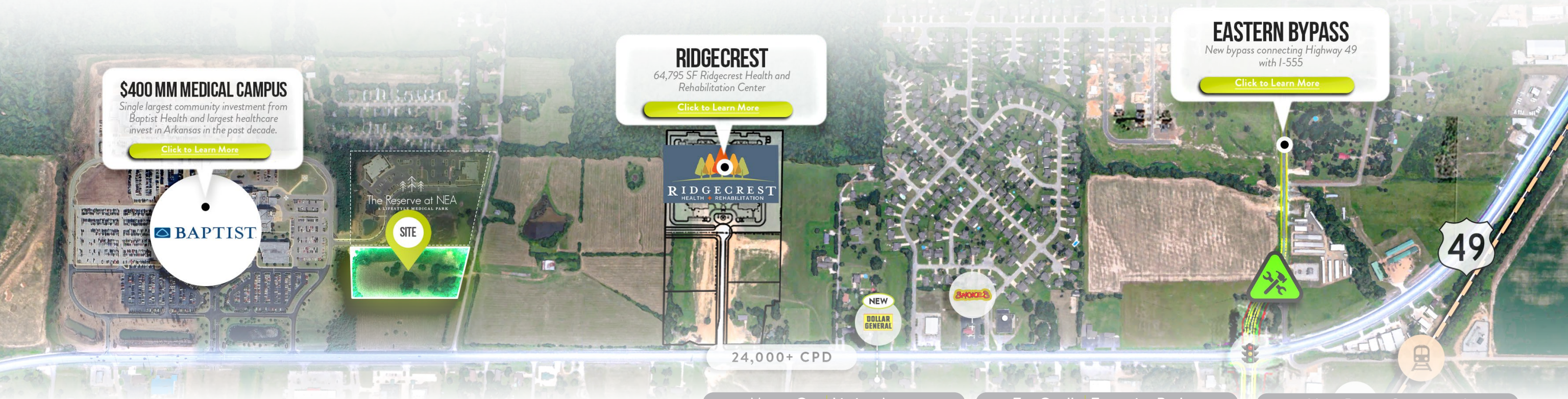
HIGHLIGHTS

- Benefits from High Exposure and Accessibility-23,000 CPD on Hwy 49
- Adjacent to \$400 million dollar NEA Baptist Health System and The Reserve at NEA
- Prime for Medical, Commercial, or Multi Family Development
- Just West of 20 AC Ridgecrest Development
- Sits a Mile from Jonesboro's New Eastern Bypass, Connecting Hwy 49 w/ I-555
- Benefits from the Surrounding Infrastructure of the NEA Baptist Health System

SALE INFO

LOT SIZE
± 5.05 AC

SALE PRICE
\$2,178,000 | \$10 PSF



FOR SALE: ±5.05 AC DEVELOPMENT LOT

Mason Coy | Listing Agent
MASON@HAAGBROWN.COM

Zac Qualls | Executive Broker
ZAC@HAAGBROWN.COM | 870.336.8000

Haag Brown Commercial
HAAGBROWN.COM



FOR SALE: ±5.05 AC DEVELOPMENT LOT

Mason Coy | Listing Agent
MASON@HAAGBROWN.COM

Zac Qualls | Executive Broker
ZAC@HAAGBROWN.COM | 870.336.8000

Haag Brown Commercial
HAAGBROWN.COM



COURTYARD

ACE
Hardware

NEA BAPTIST
MEMORIAL HOSPITAL

NEA BAPTIST
Pediatrics & Dermatology

NEA BAPTIST
Pain Management

49

E Johnson Ave

Medical Blvd

SITE

The Reserve at NEA
A LIFESTYLE MEDICAL PARK

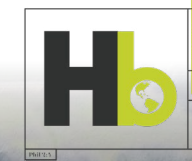
Bridger Rd

FOR SALE: ±5.05 AC DEVELOPMENT LOT

Mason Coy | Listing Agent
MASON@HAAGBROWN.COM

Zac Qualls | Executive Broker
ZAC@HAAGBROWN.COM | 870.336.8000

Haag Brown Commercial
HAAGBROWN.COM



FOR SALE: ±5.05 AC DEVELOPMENT LOT

Mason Coy | Listing Agent
MASON@HAAGBROWN.COM

Zac Qualls | Executive Broker
ZAC@HAAGBROWN.COM | 870.336.8000

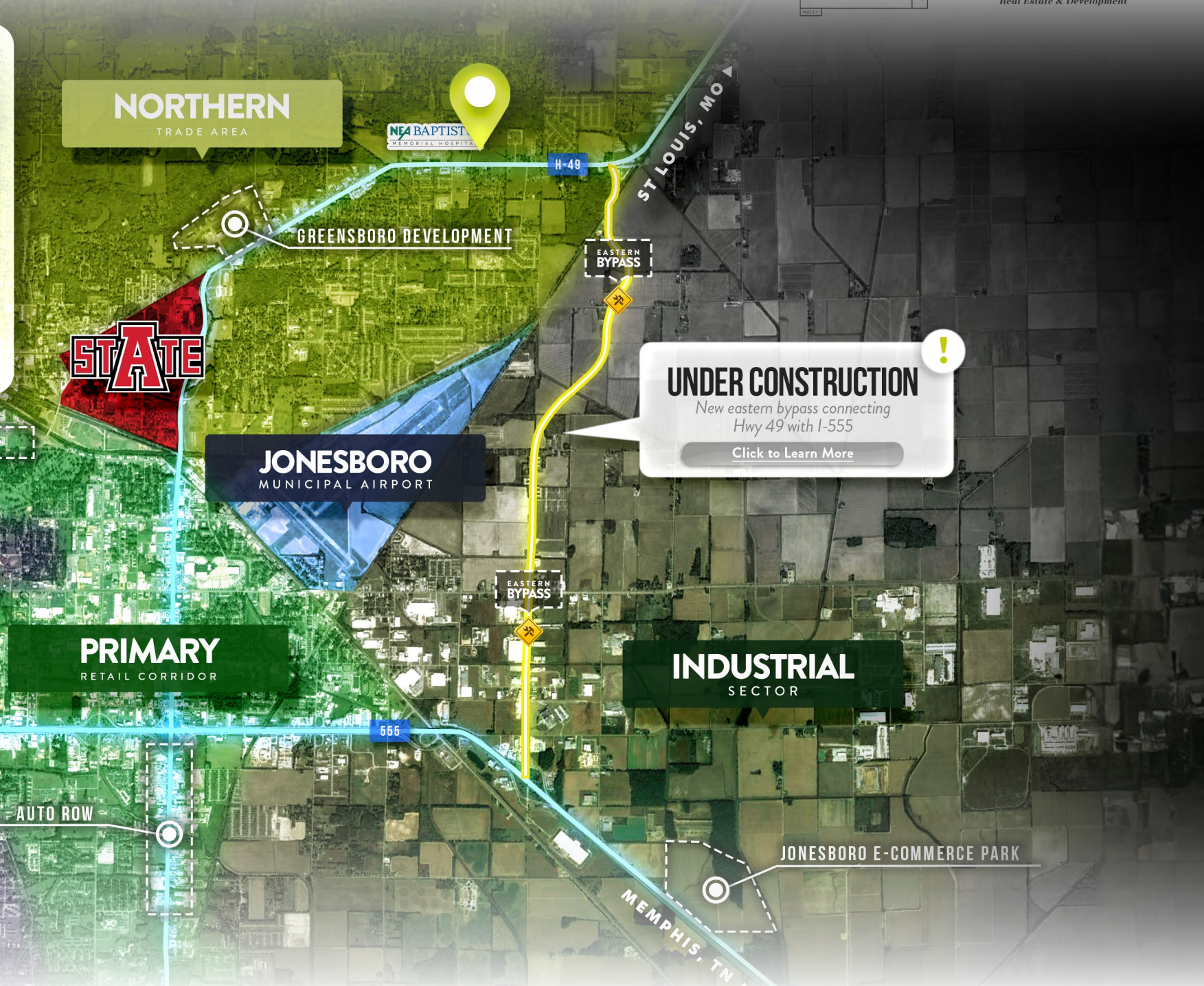
Haag Brown Commercial
HAAGBROWN.COM

JONESBORO MARKET MAP

Located along Interstate 555, Jonesboro is the retail epicenter of Northeast Arkansas. Despite negative trends of other marketplaces nationwide, Jonesboro is one of only 26 cities in the 363 metropolitan statistical areas in the U.S. that has not only recovered jobs lost from the economy's recent downfall but has added to them!

Jonesboro continues to be the primary bastion of growth and investment. Serving a trade area of over 500,000 people in almost twenty-four counties in Arkansas, Missouri and Tennessee, Jonesboro has steadily grown over 40% in size since 1990 and is estimated to maintain that same or greater level of growth over the next 20 years. With a 363,689 primary trade area population, Jonesboro clearly serves more than its 80,900 residents.

Jonesboro is the home to many large-scale developments, including Jonesboro's E-Commerce Park, The Southern Hills Development, and NEA Baptist's newest \$400 million dollar healthcare facility. This state-of-the-art healthcare 550,000 + SF institution is the largest in Jonesboro with clinical space for more than 120 physicians. This is the single largest investment made by Baptist in any community and the largest health care investment in AR.



*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 marked labeled in this document are for general reference only and do not represent an exhaustive list of every business visible in the image.

FOR SALE: ±5.05 AC DEVELOPMENT LOT



“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



OFFICE 870.336.8000
EFAX 888.561.4917
HAAGBROWN.COM

****This document has been prepared by Haag Brown Commercial for advertising and general information only. Haag Brown Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Haag Brown Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.*



MASON COY

Listing 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

ZACQUALLS

Executive Broker - Leasing & Brokerage



Zac Qualls is an executive broker with more than a decade of experience at Haag Brown Commercial. He excels in leasing, brokerage, and tenant representation, with particular expertise in client relationship management.



Zac's in-depth market knowledge allows him to identify prime locations for prospective tenants, ensuring optimal site selection. His robust network of industry contacts provides valuable connections for both landlords and tenants.

Zac consistently demonstrates integrity, dedication, hard work, reliability, and a personal commitment to every deal. He prioritizes your interests, ensuring a high level of professionalism and service in every collaboration.

Outside of work, Zac enjoys spending time with his wife Hilary, and two daughters, Campbell and Turner.

“Be careful how you think; your life is shaped by your thoughts.” Proverbs 4:23

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

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

Arkansas Money & Politics - Top 100 Professional

Triple Diamond Award : (\$21MM+ in Volume) - 2022, 2023

Double Diamond Award : (\$14MM+ in Volume) - 2021

Platinum Level Award : (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007