



SPECBUILDING
at ecommerce park

250,000+ SF LOGISTICS & WAREHOUSING DEVELOPMENT | JONESBORO, AR

3 OVERVIEW

4 PROPERTY SPECIFICS

5 PROPOSED SITE PLAN

7 PRICE POINTS

8 TRADE AREA

13 IN THE NEWS

14 ABOUT JONESBORO

15 DRIVE & FREIGHT DELIVERY TIMES

16 ABOUT US

PHASE ① ONE

OF E-COMMERCE PROJECT





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INDUSTRIAL

OVERVIEW

Nestled atop Crowley's Ridge, on the border of the Mississippi Delta, Jonesboro has long been regarded as Northeast Arkansas' economic hub. Jonesboro is a college town with a strong industrial backbone and offers first class medical, dining, entertainment and banking services.

But the world is quickly changing. In order to remain relevant in the post COVID-19 economy, the city must reach its full potential and become a gateway for e-commerce.

The largest companies in the world are currently flocking to cities like Jonesboro and setting up shop in customized logistics projects. These developments provide millions of square feet of last mile delivery space. However, Jonesboro currently lacks this type of space.

To meet this rising need, Haag Brown has established Hb E-Commerce Park, Northeast Arkansas' first ultramodern logistics, warehousing and digital fulfillment park. Hb E-Commerce Park is conveniently located on 250 acres at the gateway into Jonesboro.

With over 3,300 square feet of frontage on Interstate 555, the project has global accessibility, being within one day's drive of 70% of all major US markets and only one hour's drive from Memphis, Tennessee, the nation's primary distribution hub. Jonesboro is home to two class one railroads, BNSF and Union Pacific, and 3 major ports are within 70 miles of the site.

“

Over the last 10 years, e-commerce sales have been on the rise, leading to a significant increase in the size of new warehouses being built around the country. We have identified 1 to 2 million square feet of immediate local demand for last mile delivery space and we anticipate another 1 to 2 million square foot need that has not even been realized yet.

**JOSHUA BROWN, HAAG BROWN
INDUSTRIAL PRINCIPAL**

”

The project is located in an opportunity zone and is serviced by a forward-thinking utility provider with some of the lowest rates in America. Special tax incentives and similar economic incentives may be available for specific types of use.

The Hb E-Commerce Park masterplan includes full-scale park amenities and will boast up to 3 million square feet of logistics, warehouse and manufacturing space, thus providing the opportunity for in-location growth for your company.



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PROJECT SPECIFICS

BUILDING DIMENSIONS

972'x260'

CONFIGURATION

Rear Load

COLUMN SPACING

54'x50'

CONSTRUCTION

Columns, Joist, & Grinders with load bearing concrete tilt wall panels

POWER

2,000 AMP, 480V 3-Phase



ESFR SPRINKLER SYSTEM



52 DOCK POSITIONS
2 DRIVE-IN RAMPS



1 HR 7 MIN DRIVE
MEMPHIS AIRPORT



32 FT
CLEAR HEIGHT



58 MIN DRIVE
MARION RAIL PORT

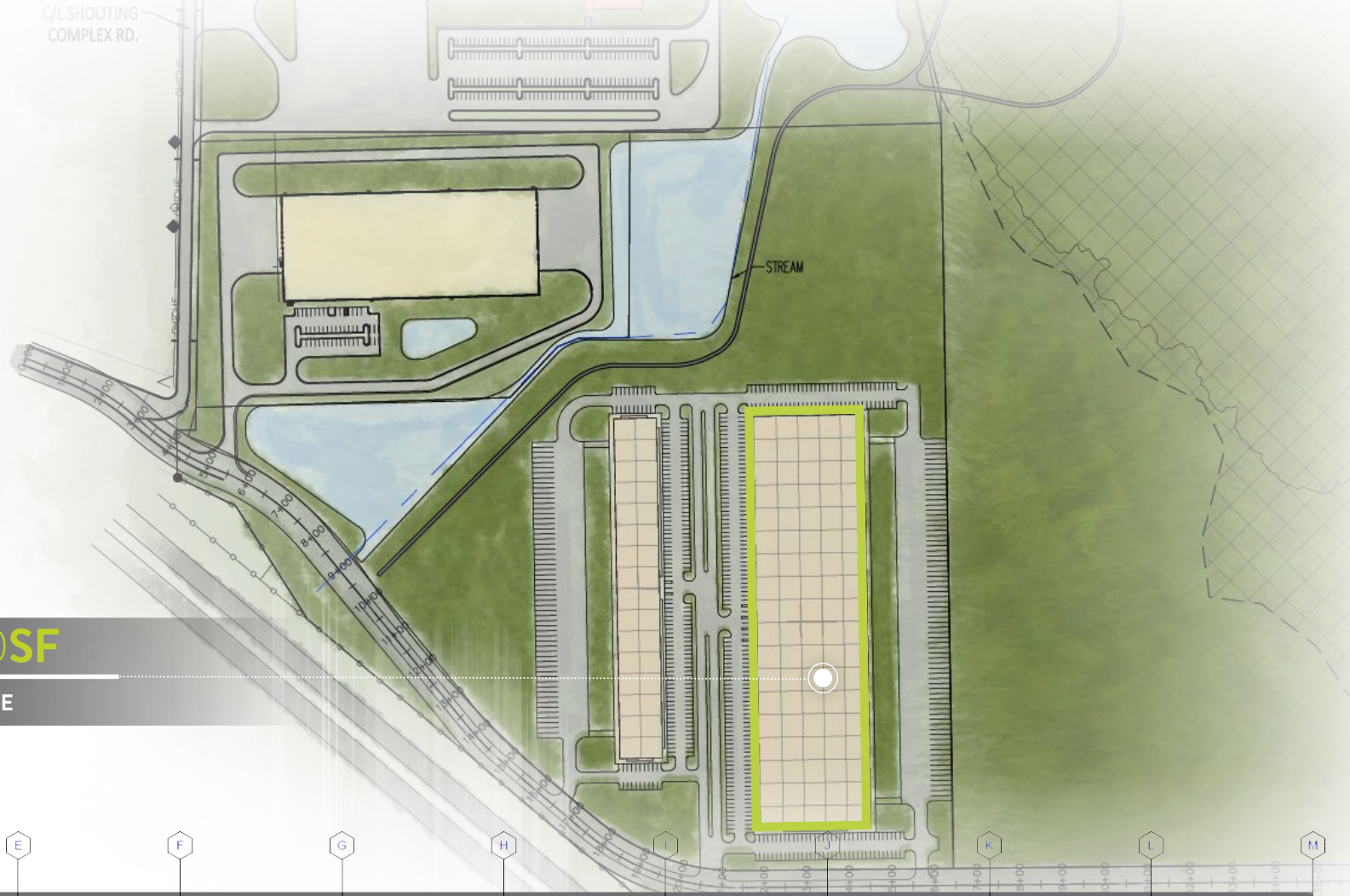


TRAILER
PARKING



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C/L SHOOTING
COMPLEX RD.



252,720SF

BUILDING SIZE

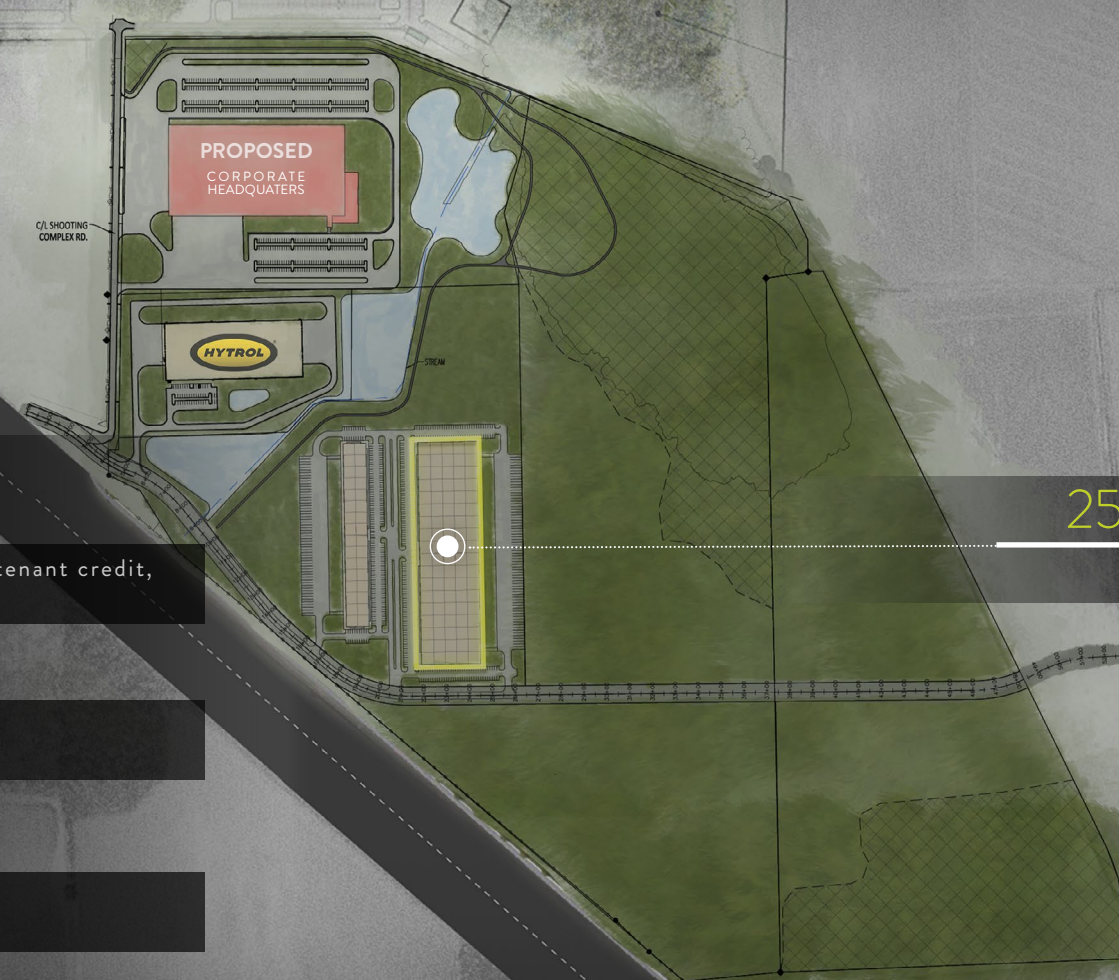


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BROKER INCENTIVE

4% tenant broker fee (subject to tenant credit, lease terms, and conditions)

BUILDING AGE

New tilt-wall construction

TERM

5 year minimum

AVAILABILITY

Estimated Q4 2023

252,720SF

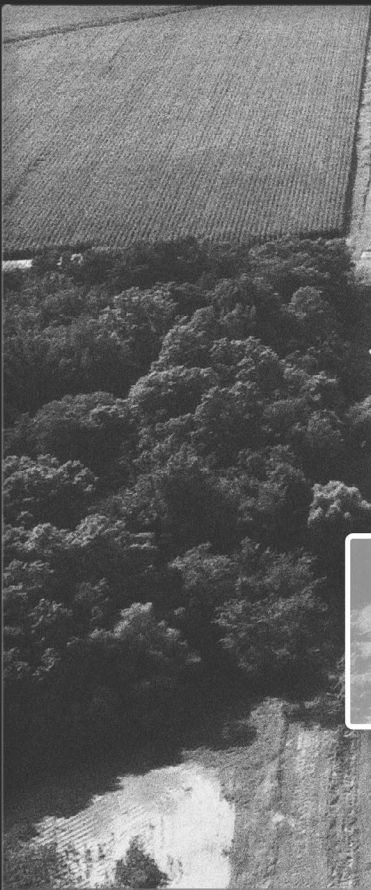
Price: Market

PROPOSED EXTENSION OF MOORE RD.



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ST. LOUIS, MO
4 HR | 227 MILES



ABOUT THE AREA

The budding Silicon Valley of the Midsouth — Ranked #1 in the nation by Business Insider for smaller communities with the potential to serve technology companies, Craighead County is uniquely poised to emerge as an e-commerce powerhouse. Criteria for the ranking included: demographics, workforce, university and fiber percentage.

As a burgeoning sector of our economy, Jonesboro is a natural fit for the logistics industry. Centrally located in the United States, on Interstate 555, we are within an hour's drive to Memphis, the nation's primary distribution hub. Our continued growth in manufacturing and agriculture production leads to an increased demand for crucial logistics services. *Source: Jonesboro Unlimited*

- **MANUFACTURING** is a mainstay of the local economy, with over 6,000 people employed in the industry
 - Led by international food processing giants like Nestle, Post Consumer Group, and Frito-Lay
- Extensive resources available for **TECHNICAL TRAINING**
 - Northeast Arkansas Career & Tech Center
 - The three campuses of ASUN – Jonesboro, Marked Tree and Newport
 - Workforce Training Consortium
 - Arkansas State University Delta Center for Economic Development
 - Arkansas Economic Development Commission - Manufacturing Solutions
- Jonesboro offers **PAYMENT IN LIEU OF TAXES AGREEMENT** and participates in the Arkansas Tax Back Program

We continue to operate here for the same reasons we were drawn here initially. We cannot succeed without great people and a great employee base. Location also makes a difference. Our products are distributed nationally, and in Jonesboro, we enjoy proximity to interstate, rail, and trucking."

DAVID ALLEN
SENIOR DIRECTOR, FRITO-LAY JONESBORO

"Hytrol has been in Jonesboro, Arkansas since 1962. We began with 28 employees and have grown to more than 1,200 employees. When it came time to expand with an additional production facility, it was an easy decision to stay in Arkansas. The workforce in Arkansas is second to none; the business climate supports our growth; and our values of faith, family, gratitude, empathy, commitment, and community

DAVID PEACOCK
PRESIDENT, HYCTRL CONVEYOR CO.



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CW POST RD

MOORE RD

NESTLE RD



up to 2,000,000 SF
Logistics & Warehouse
Space Available

+/- 300 AC
Additional Land For Sale

PROPOSED EXTENSION



Post CONSUMER BRANDS



NICE PAK





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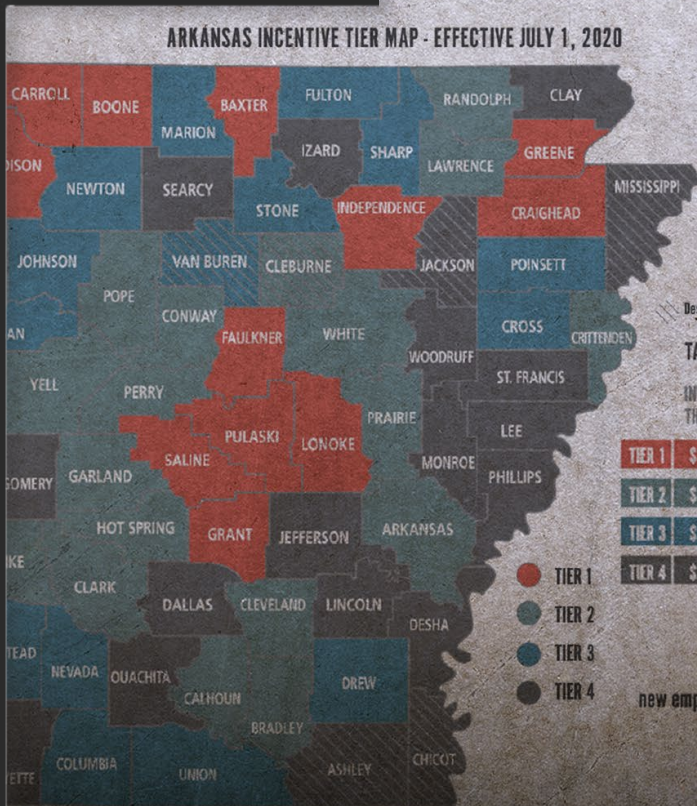




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ARKANSAS IS A PRO-BUSINESS ENVIRONMENT operating leaner, faster and more focused through a streamlined state government designed to act on corporate interests quickly and decisively. Come join us in this amazing business venture we call Arkansas Inc. With five homegrown, Fortune 500 companies (Walmart, Tyson, Murphy USA, J.B. Hunt, Dillard's) and countless other business success stories, you'll be in good company. *Source: AEDC*

- Area Development ranked Arkansas number 14 on its 2019 **"TOP STATES FOR DOING BUSINESS" LIST**
- 1st IN THE U.S. FOR RELATIVE VALUE OF \$100
- 3rd LOWEST COST OF DOING BUSINESS
- Extensive Incentive Programs in Place including Tax Credits, Infrastructure Assistance and More!



ADVANTAGE ARKANSAS

- Income tax credit
- 1-4% of new payroll
- 5 year accrual; 9 year carry forward

ARKPLUS

- Income tax credit
- 10% of initial investment
- 9 year carry forward

CREATE REBATE

- Cash payment
- 3.9-5% of new payroll
- 1-10 year accrual

Designated High Unemployment Rate Counties for Tourism Development Act Incentive

	TAX BACK		CREATE REBATE		ARKPLUS		ADVANTAGE ARKANSAS	
	INVESTMENT THRESHOLD	PAYROLL THRESHOLD	BENEFIT (% OF PAYROLL)	INVESTMENT THRESHOLD (BENEFIT = 10% OF INVESTMENT)	PAYROLL THRESHOLD	PAYROLL THRESHOLD	BENEFIT (% OF PAYROLL)	
TIER 1	\$500,000	\$2,000,000	3.9%	\$ 5,000,000	\$ 2,000,000	\$125,000	1%	
TIER 2	\$400,000	\$1,750,000	4.25%	\$ 3,750,000	\$ 1,500,000	\$100,000	2%	
TIER 3	\$300,000	\$1,500,000	4.5%	\$ 3,000,000	\$ 1,200,000	\$75,000	3%	
TIER 4	\$200,000	\$1,250,000	5%	\$2,000,000	\$800,000	\$50,000	4%	

Minimum average hourly wage to qualify for incentive program is \$12.00

*Qualified businesses shall receive an additional tax credit of 1% of payroll if the new employees' average hourly wage exceeds 125% of the lesser of the state or county average wage

INFRASTRUCTURE ASSISTANCE

- Offset infrastructure costs
- State and Federal funds
- Based on need and due diligence

TAX BACK

- Sales and use tax refund
- Full refund less 1% on eligible expenditures
- 4 year accrual

CUSTOMIZED TRAINING

- Reimbursement of eligible costs
- On and Off-site training
- Customized based on need

EQUITY INVESTMENT TAX CREDIT

- Transferable income tax credit given to investor
- 33% of amount invested
- Used to attract investment in new, tech-based, high-wage businesses

RESEARCH & DEVELOPMENT TAX CREDITS

- In-house R&D = 20% of eligible costs
- University-based R&D = 33% of eligible costs
- Must qualify for federal R&D tax credit

PROPERTY TAX ABATEMENT

- Authorized and offered by city or county
- Up to 65% abatement
- Length of abatement = length of bond issuance

OTHER INCENTIVES:

- Recycling Tax Credit
- Tourism Tax Credit
- Early Stage-Knowledge Based Programs
- Tuition Reimbursement Tax Credits

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Jonesboro sits in the First Congressional District of Arkansas, which **PRODUCES MORE STEEL** than any district in the United States. Jonesboro is also a hot spot for **CONVEYOR PRODUCTION** and has the best environment for **INDUSTRIAL FOOD PRODUCTION** in the country.

100 new employees in west Arkansas to support production of a new product.

The new product is derived from Hytrol's line of 24-volt conveyors, the company said in a news release. Production could begin as early as this month at the company's 300,000-SF, \$20 million parcel product facility in Fort Smith, which opened earlier this year and **was announced in January**. Initially, the plant was expected to create 250 jobs by the end of the year.

"The fact that we are able to create 100 new jobs in Jonesboro is a testament to the confidence of our customers and the support of our community," said Hytrol CEO David Peacock in a news release. "The success of the parcel project gave our leaders the confidence to move forward with this new product line in Fort Smith."

Hytrol CEO David Peacock **hinted at a Fort Smith expansion last month**, when he told Arkansas Business the company was exploring that possibility amid all-time high demand for capacity. Company executives have attributed the increased demand for parcel products to a surge in online and home delivery retail shopping, a trend further exacerbated by the COVID-19 pandemic.

The 100 new positions are expected to be filled by the end of the year.

The company will add jobs in Jonesboro as well, where it has two facilities employing more than 1,200 total workers.

The Fort Smith and Jonesboro sites **have a mutually supportive arrangement**, as moving the parcel operation to Fort Smith from Jonesboro allowed the Jonesboro site to focus on traditional channels and

United States Steel Corp. of Pittsburgh on Tuesday announced that it has chosen Osceola as the site of a new steel mill described as the most advanced in North America.

Arkansas had been competing against Alabama and Mississippi for the \$3 billion project, which will create about 900 direct and indirect jobs. Lawmakers said the direct jobs will pay \$120,000 annually while the indirect jobs will have salaries of least \$60,000.

The new optimized steel production facility is expected to feature two electric arc furnaces with 3 million tons per year of advanced steelmaking capability, U.S. Steel said in a news release. It will also feature a state-of-the-art endless casting and rolling line and advanced finishing capabilities. The steel giant said those features will bring significant energy, efficiency and capability enhancements to its operations.

The new plant is another major step for the region's **growing steel industry**. Majestic Steel Inc. in August announced plans to build a **515,000-SF service center** and high-tech processing facility on the campus of Nucor Steel Arkansas in Blytheville. Also in Blytheville, Atlas Pipe is completing a 515,000-SF facility that company officials said will be the largest continuous electric resistance welding mill in the world. In 2020, Big River Steel completed a \$700 million expansion that doubled annual production capacity to 3.3 million tons of flat-rolled steel.

Growth at other steelmakers including Nucor-Hickman and Nucor-Yamato has turned Mississippi County, once the nation's top cotton-producing county, to No. 2 among America's steel-producing counties.

Now the county is positioned to become No. 1, U.S. Rep. Rick Crawford said in a statement on Tuesday.

"The steel industry is a key part of the economic and workforce and environment we have in Northeast Arkansas to support this incredible growth by our steel industry," said Crawford, who is vice chairman of the Congressional Steel Caucus.

Lawmakers in December approved incentives for the project including an \$11 million annual income tax credit. That adds to \$4.8 million in CARES Act funds **awarded in October** to support the manufacturing and steel industries in the region. Osceola received \$2.8 million to make water and wastewater improvements to support the steel industry without straining the existing system. Wynne received \$2 million in funds that will be used to construct a new industrial rail spur facility.

Nestlé USA said Wednesday that it will invest more than \$100 million to expand its production facility in Jonesboro and hire at least 100 new employees over the next two years.

The food company said the project will add a line to produce Hot Pockets sandwiches. It said it will renovate and add 90,000 SF to its facility.

"Consumers are embracing eating at home like never before and rediscovering the frozen category, an evolution brought on by the pandemic that is showing signs of taking hold for the long term," said Mike Mahon, the factory's manager, said in a news release. "As we embrace the trend and plan for the future, we're excited to be investing in the growth of this important consumer business."

"Nestlé's many successful years in Arkansas are a great testament to our business climate and the quality of our workforce, which has persuaded the company's leaders that Jonesboro is the perfect location for this expansion," Gov. Asa Hutchinson said in a news release. "Success breeds success, which means we are going to see more great things from the Hot Pockets project."

According to the Arkansas Economic Development Commission, the project qualified for the following incentives:

- The Advantage Arkansas program, which provides a state income tax credit of 1% of total payroll
- The Tax Back program, which provides sales tax refunds on building materials, taxable machinery and equipment
- \$700,000 from the governor's Quick Action Closing Fund.

AEDC said the Office of Skills Development will also work with Nestlé to provide reimbursements for eligible training expenses.

"The fact that we are able to create 100 new jobs in Jonesboro is a testament to the confidence of our customers and the support of our community," said Nestlé USA CEO Peter Brabeck-Letmathe in a news release. "The success of the parcel project gave our leaders the confidence to move forward with this new product line in Fort Smith."

"Once again, Nestlé has shown how it continues to invest in the communities they call home," Mark Young, president and CEO of the Jonesboro Regional Chamber of Commerce, said. "This expansion is the latest example of Nestlé's commitment to Jonesboro. The combination of Nestlé's products and Jonesboro's people is heading into its second generation together. We are as excited about our future as we are proud of our history."

Nestlé USA says it has 48,000 workers at more than 300 U.S. locations in 36 states, including a Gerber Products Co. plant in Fort Smith. That site announced a **\$30 million expansion** in July.

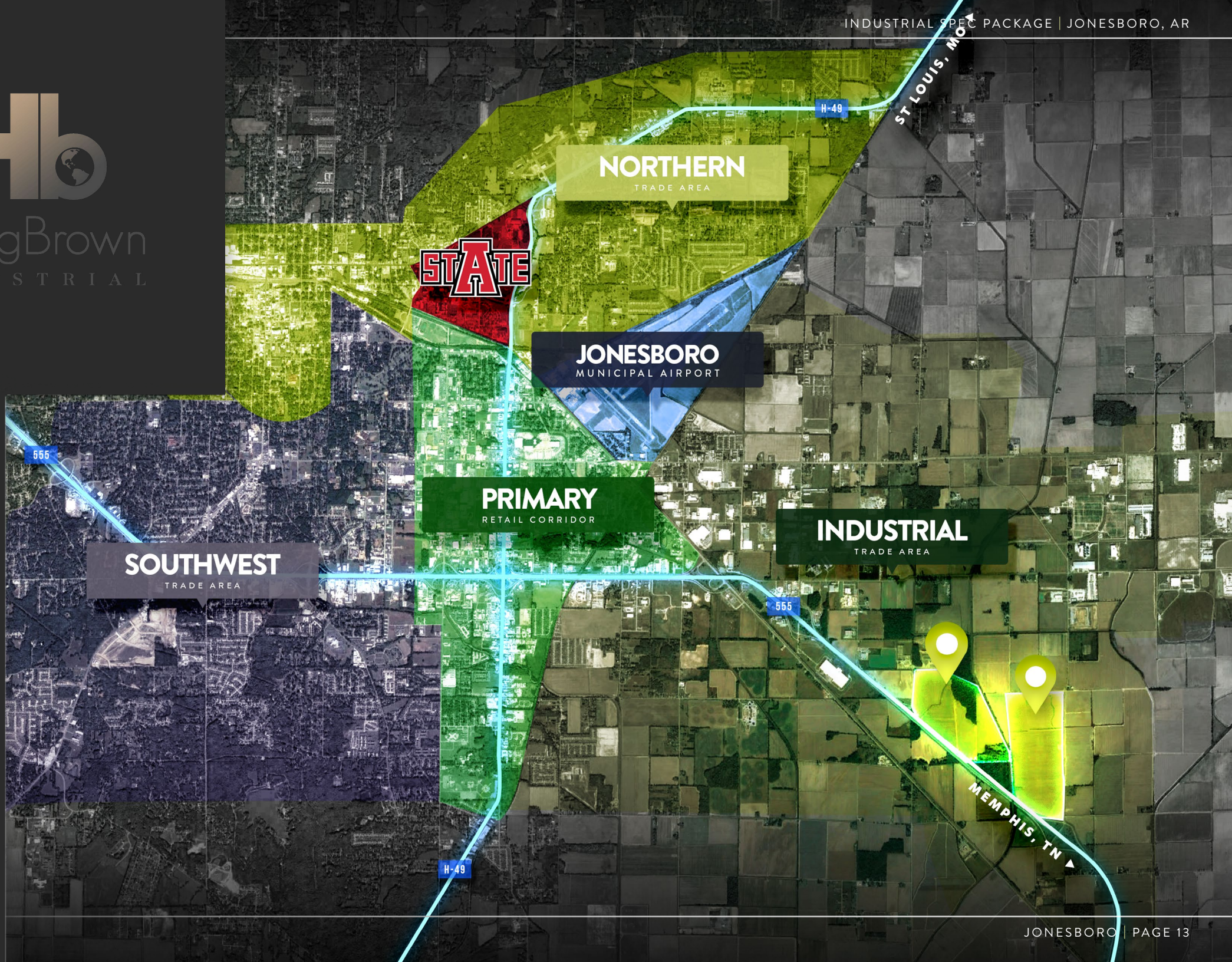
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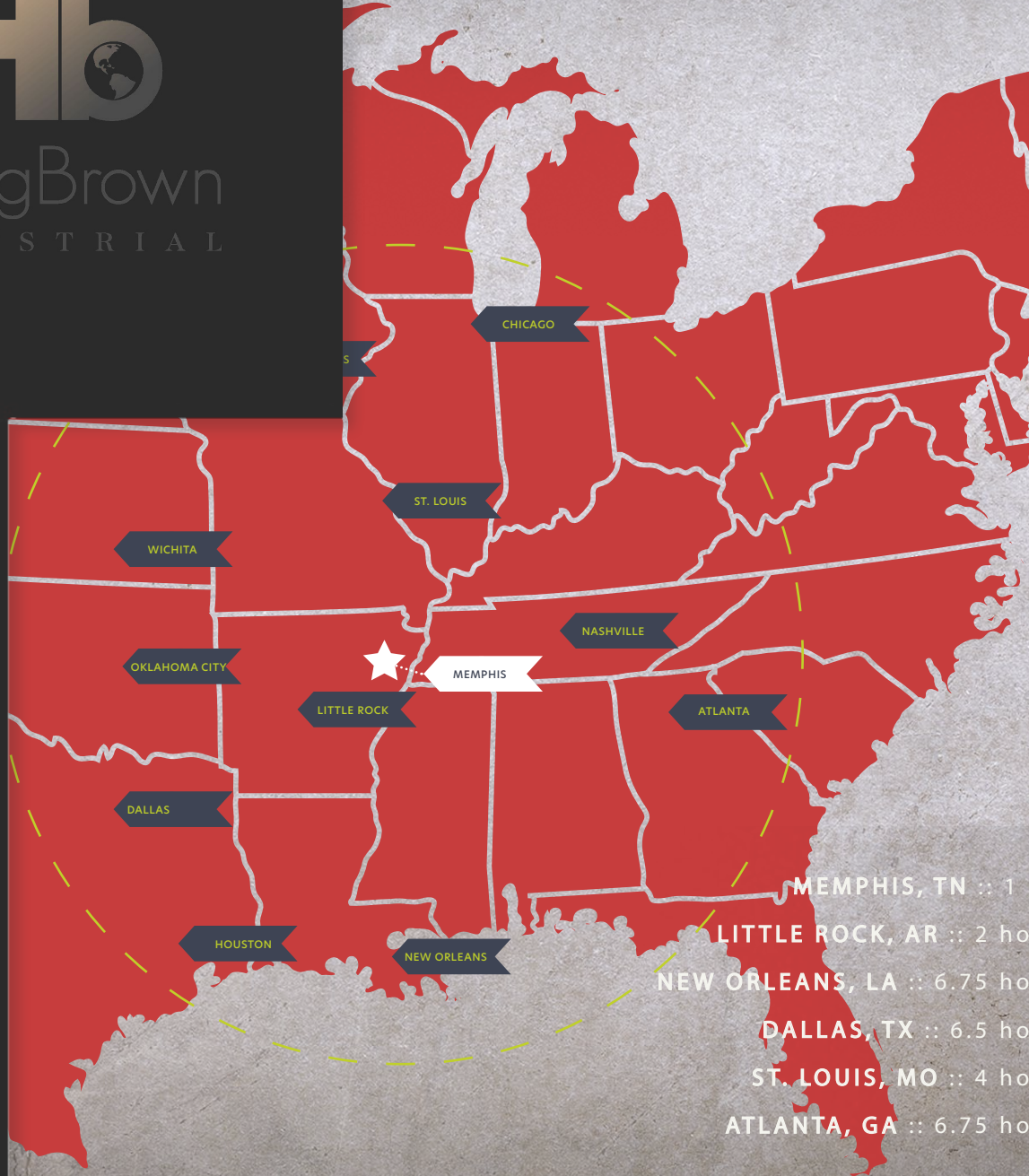


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PROXIMITY

TO USPS FACILITY :: 0.8 MI | 1 MIN

FEDEX FACILITY :: 0.6 MI | 1 MIN

MEMPHIS INTERNATIONAL AIRPORT :: 74.7 MI | 74 MIN

I555 : 2.0 MI | 3 MIN (Potential for Direct Exit Ramp)

US HWY 67 : 25.6 MI | 29 MIN

JONESBORO MUNICIPAL AIRPORT : 6.1 MI | 12 MIN

PORT OF OSCEOLA : 55 MI | 64 MIN

PORT OF WEST MEMPHIS : 63 MI | 64 MIN

THE INTERNATIONAL PORT OF MEMPHIS : 65 MI | 67 MIN

MISSISSIPPI COUNTY, ARKANSAS : 43.6 MI | 51 MIN

Mississippi County, Arkansas is the #1 steel producer in America and home to global leaders in rolled steel production. With over 20 steel-related businesses, Mississippi Co. is the source for building America.

Drive & Freight
DELIVERY TIMES

MEMPHIS, TN :: 1 hour | 71 miles
 LITTLE ROCK, AR :: 2 hours | 131 miles
 NEW ORLEANS, LA :: 6.75 hours | 465 miles
 DALLAS, TX :: 6.5 hours | 446 miles
 ST. LOUIS, MO :: 4 hours | 227 miles
 ATLANTA, GA :: 6.75 hours | 461 miles

DES MOINES, IA :: 9 hours | 562 miles
 OKLAHOMA CITY, OK :: 6.5 hours | 437 miles
 NASHVILLE, TN :: 4.5 hours | 282 miles
 CHICAGO, IL :: 7.75 hours | 512 miles
 HOUSTON, TX :: 8.75 hours | 562 miles
 WICHITA, KS :: 7.75 hours | 458 miles

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



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

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

\$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.



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

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

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

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

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, Warehouseing & Digital Fulfillment Park On 250+ AC In Jonesboro, AR

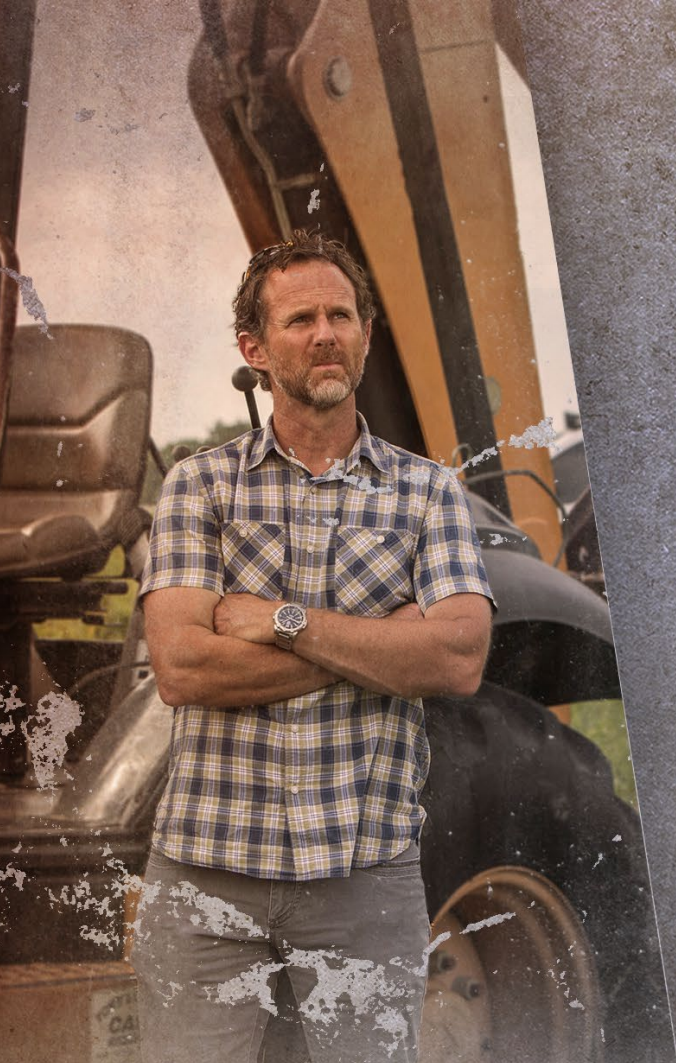
Formed Real Estate for E-Commerce, LLC for Industrial Development & Acquisitions

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

JOSH@HAAGBROWN.COM
870.336.8000
HAAGBROWN.COM



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
ARMSTRONG

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