



HaagBrown
COMMERCIAL
Real Estate & Development



FOR SALE

4,940 SF INVESTMENT PROPERTY

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OPPORTUNITY Overview

High-Return Investment Opportunity: Prime Highway Frontage Property in Highland, Arkansas

This 4,940-square-foot commercial property in Highland, Arkansas presents a compelling investment opportunity with strong rental income potential and high visibility on a major highway. Currently leased to two reliable tenants—State Farm Insurance and West Rock Orthodontics — this property offers immediate cash flow with long-term leases in place, making it a low-risk addition to your real estate portfolio.

for sale

SIZE :
4,940 SF

PRICE :
\$1,152,840

Investment Highlights

- + Brand new 5 year State Farm Lease
- + West Rock Ortho lease with 4 years remaining
- + Rent increase with West Rock lease extension
- + **Size:** 4,940 sq. ft. of leasable space
- + **Stable Income:** Fully leased with reliable, long-term tenants
- + **Highway Frontage:** High visibility and easy access
- + **Ample Parking:** On-site parking for tenants and customers
- + **Prime Location:** In a growing community with strong demand for commercial services



Size: 1,940 SF
Rent: \$14.85 / SF NNN

INITIAL TERM LEASE	REMAINING DATE	ENDING DATE	ANNUAL RENT
3 Years	2/1/2023	1/31/2026	\$28,800
One, 5-year renewal option with rent increase to \$30,240 annually.			OPTION PERIOD

TENANT OBLIGATIONS

- Tenant pays proportionate share of CAM, Taxes, and Insurance.
- Tenant is responsible for all utilities and HVAC maintenance.

LANDLORD OBLIGATIONS

Landlord shall keep the foundation, sewer and water mains outside the premises, the exterior walls and roof of the premises in good repair.



Size: 3,000 SF
Rent: \$19.19 / SF NNN

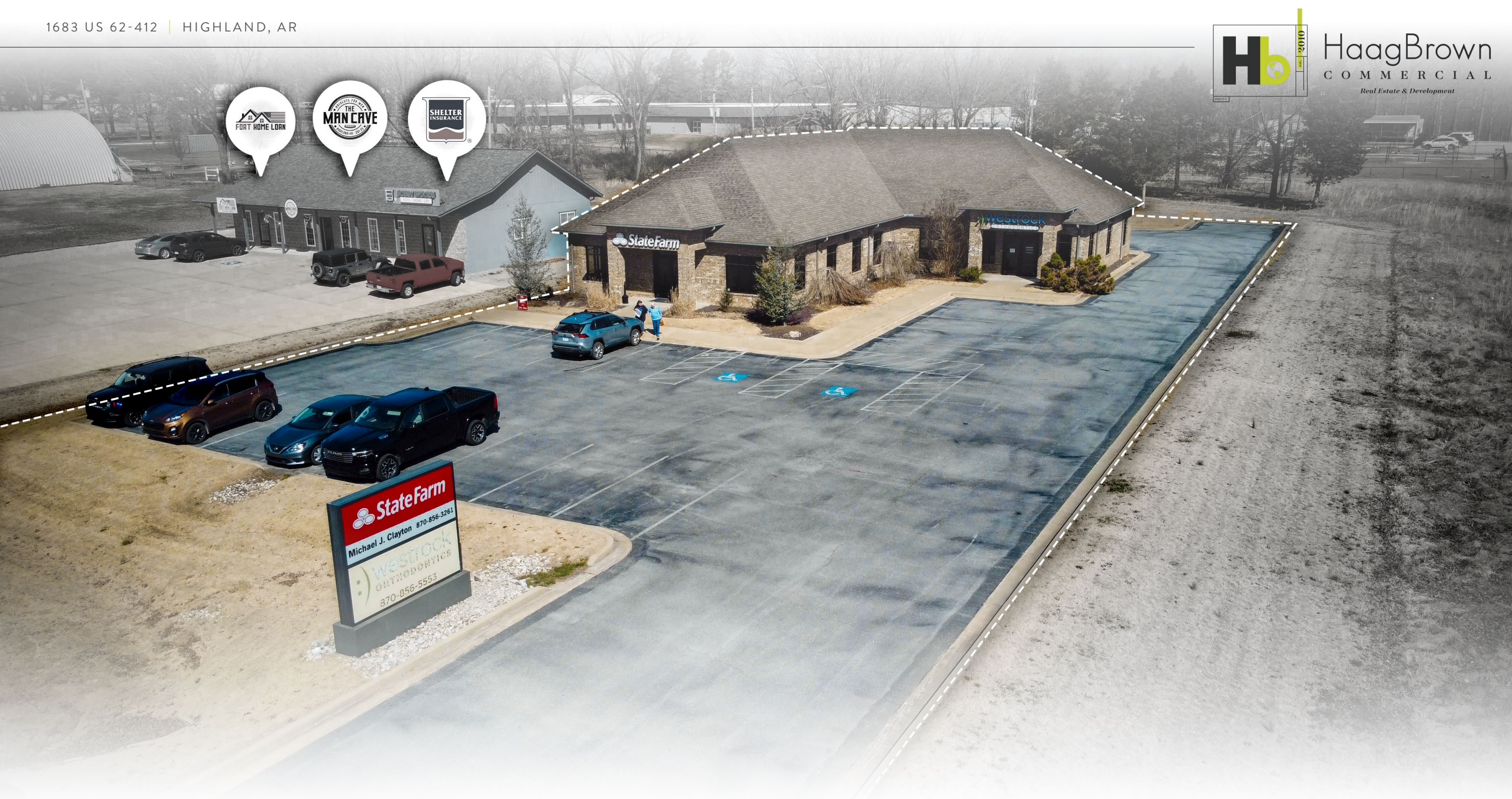
INITIAL TERM LEASE	REMAINING DATE	ENDING DATE	ANNUAL RENT
5 Years	2/1/2024	1/31/2029	\$57,588
One, 5-year renewal option with rent increase to \$60,467.40 annually.			OPTION PERIOD

TENANT OBLIGATIONS

- Tenant pays proportionate share of CAM, Taxes, and Insurance.
- Tenant is responsible for all utilities and HVAC maintenance.

LANDLORD OBLIGATIONS

Landlord shall keep the foundation, sewer and water mains outside the premises, the exterior walls and roof of the premises in good repair.











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MEET OUR TEAM

NATHAN ELLER EXECUTIVE BROKER

Nathan Eller is an executive broker at Haag Brown, specializing in representing buyers and sellers of commercial and ag investments. Nathan's focus is to advise investors, many times 1031 tax exchange clients, on portfolio diversification strategies as they move through the process of buying and/or selling income-producing ag or commercial property. He enjoys assisting buyers in making the best investment decisions for themselves, their company, and their family.

Nathan takes every deal personally, having a passion for finding ways to add value to clients and build their real estate portfolio. He enjoys finding ways to list and sell properties through investor relationships, networking and the unique marketing strategies at Haag Brown. Nathan has settled into his role having closed on more than \$240,000,000 of transactions since 2015. Nathan loves Jesus and enjoys being with his beautiful wife and children, spending time with family and friends, fishing, hunting, the outdoors, baseball, and traveling.



WILL DOGGETT COMMERCIAL AGENT

Will, an Arkansas native with a background in banking, excels in facilitating lease agreements that cater to the needs of both tenants and landlords. His expertise ensures seamless transactions and successful lease negotiations, making him a valuable asset to the Haag Brown Commercial team.



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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.

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