

HAAG BROWN COMMERCIAL

DEVELOPMENT | BROKERAGE | ASSET MANAGEMENT | INVESTMENTS | INDUSTRIAL | AG | MEDICAL



A LITTLE ABOUT

HAAGBROWN

Haag Brown Commercial Real Estate & Development is more than a commercial development firm. We are a project partner with our clients. We offer clients a streamlined process through which to open multiple locations in multiple markets, as efficiently and with as few people involved as possible. From market research to pinpoint the most advantageous site for a tenant, through meticulously overseeing it's development - our services are tailored to fit the specific needs of each individual client. Over 60 years of combined real estate investment, brokerage and development experience has provided Haag Brown Commercial with unparalleled knowledge and understanding of the procedures and requirements that facilitate a successful development. Through the years we have established an extensive network of national and regional clients working in Arkansas, Tennessee, Florida, Mississippi, Missouri, Kentucky, Alabama, Texas, and Oklahoma. Since its establishment in 2010, partners Greg Haag & Joshua Brown have cultivated a collection of divisions under the brokerage including - **Development, Asset Management, Investments, Industrial, Ag, & Medical**, enabling HB to touch every realm of the commercial real estate world.

delivering proposals to tenants in an unprecedented timeframe



extensive network of national and regional retailers

62

YEARS OF EXPERIENCE

1,002,740+

SQUARE FEET MANAGED

14

STATES COVERED

29

DIAMONDS AWARDED

INVESTMENTS



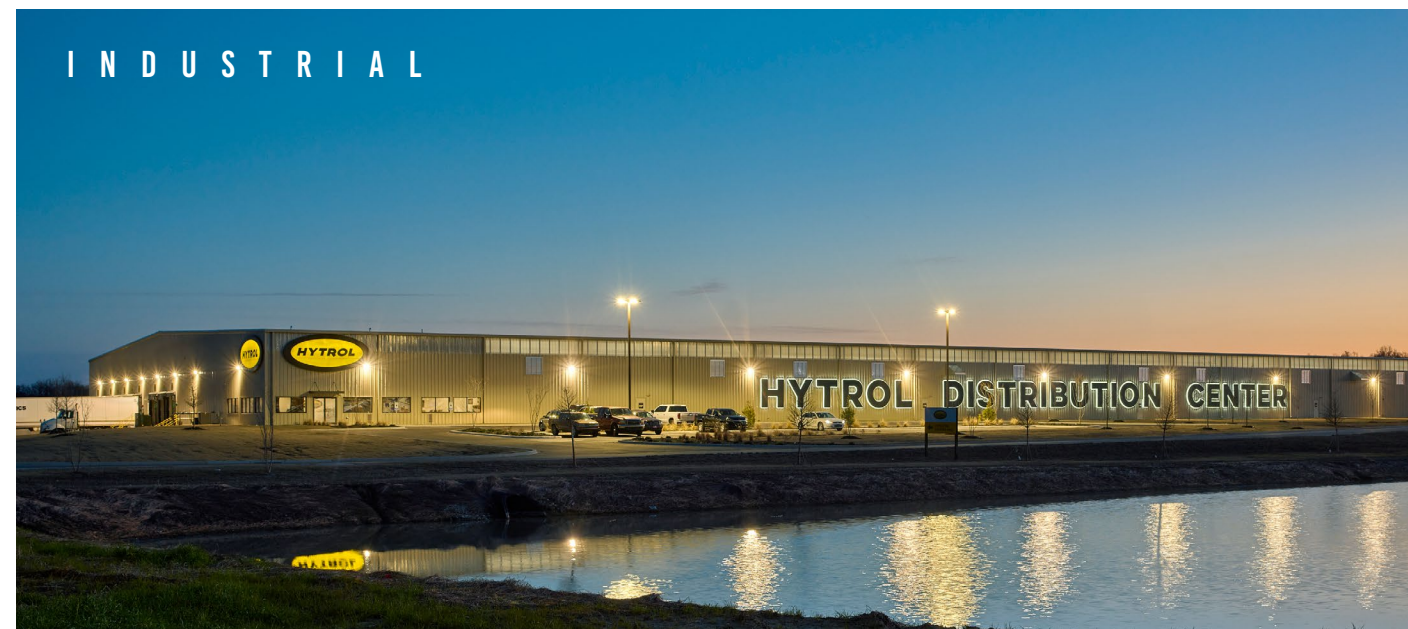
DEVELOPMENT



MEDICAL



INDUSTRIAL



ASSET MANAGEMENT



AG



MEET OUR PRINCIPALS



GREG HAAG

CO-FOUNDER, PRINCIPAL, CCIM

Greg has been developing commercial real estate in the Southeast for **over 45 years**, with extensive experience across the industrial, medical, retail, and office sectors. Over his career, he has **successfully developed more than 200 projects** throughout Arkansas, Texas, Tennessee, Missouri, Mississippi, and western Kentucky, and it is not uncommon for him to be involved in 10 development projects at a given time. At Haag Brown, Greg provides strategic leadership and a macroeconomic outlook, ensuring that the firm and its clients are well-positioned for long-term growth. His understanding of economic cycles, demographic trends, capital markets, and consumer behavior allows him to anticipate market shifts and identify high-potential development opportunities, shaping the firm’s development strategy and ensuring Haag Brown and its clients continue to adapt to evolving economic conditions. Greg is a Certified Commercial Investment Member (CCIM) and an active member of ICSC.

45+ YEARS OF REAL ESTATE DEVELOPMENT & INVESTMENT EXPERIENCE



JOSHUA BROWN

CO-FOUNDER, EXECUTIVE BROKER, CCIM

Joshua has over 16 years of real estate development, investment and brokerage experience, covering a wide variety of sectors including retail, agriculture, medical and office. Due to his **EXTENSIVE INVOLVEMENT IN PROJECTS ACROSS VARIOUS MARKETS**, he has taken retailers, such as BWV, Starbucks, Tacos 4 Life, and Slim Chicken’s, through an entire state in a quick time frame. Acting as the virtual extension of his clients’ real estate department, Joshua has produced multiple high-volume locations for Tommy’s Express Car Wash, Dairy Queen, Freddy’s Frozen Custard & Steakhburgers and many more. The firm has fingerprints on multiple shopping re-developments, like The Uptown, a contemporary retail destination located on the site of the old Indian Mall and anchored by Gearhead Outfitters, as well as, several medical developments like The Reserve at NEA. Joshua has received many highly sought after business awards including “The New Influentials, 20 in Their 20’s,” “Arkansas Business’ 40 under 40,” “Arkansas State University College of Business Executive of the Year,” “Arkansas Money & Politics Top 100 Professionals,” and was a finalist for “Arkansas Business’ Executive of the Year.” He led Haag Brown to be named “Arkansas Business’ Small Business of the Year” and has been the top commercial broker in sales volume in Northeast Arkansas for the past 11 years, accumulating over \$750MM in total brokerage volume.

ONE OF THE TOP COMMERCIAL BROKERS IN THE SOUTHERN U.S.



MEET OUR MANAGEMENT TEAM



DYLAN QUALLS, CPM

Asset Manager

As part of the Asset Management team for Haag Brown Commercial, Dylan Qualls runs lead on managing some of the most prominent assets in Jonesboro, including the 2400 Building, The Highlands, Urbantech, Woodsprings Plaza, Southwest



Drive Center, and Turtle Creek Crossing. He goes above and beyond to ensure each client's property is functioning in a way that produces the most value.



WILL DOGGET

Asset Manager

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.



EMMA BASSETT

Financial Officer

With strong and strategic financial management skills, Emma's meticulous oversight ensures every asset is accounted for. Her unparalleled attention to detail guarantees thoroughness and reliability in all financial endeavors.



A FEW ASSETS WE MANAGE

The Asset Management division of Haag Brown oversees the management and development of some of the most notable assets in Arkansas including The 2400 Building, The Highlands, Southwest Drive Center, and The Metro Center in Jonesboro; The Chenal Center in Little Rock; and 706 S Walton in Bentonville. Our portfolio management encompasses over 1,000,000 SF of premier commercial real estate reaching retail centers, restaurant buildings, office spaces, industrial warehouses, and medical practices across Arkansas. Our team uses a hands-on approach to ensure each property reaches its full potential. We are committed to going above and beyond to guarantee client satisfaction, always striving to optimize functionality and maximize value for every property owner.



JONESBORO, AR



LOWELL, AR



LITTLE ROCK, AR



JONESBORO, AR

OUR MANAGEMENT SERVICES

ACCOUNTS RECEIVABLE & PAYABLE

Our property management team ensures timely collection of rent and other receivables while efficiently managing vendor payments and operating expenses to maintain accurate, up-to-date financials for each property.

MONTHLY BANK ACCOUNT RECONCILIATIONS

We perform thorough monthly bank reconciliations to ensure all transactions are accurately recorded and accounts are balanced, supporting financial integrity and transparency.

HANDLE DAY-TO-DAY MAINTENANCE

We handle all aspects of day-to-day maintenance, including fielding tenant service requests, dispatching and coordinating with vendors, and conducting on-site meetings to ensure timely, high-quality service delivery.

HANDS-FREE APPROACH

Our team offers a fully hands-free experience for property owners by managing all tenant communications—positive or challenging—so owners can stay informed without being directly involved in day-to-day interactions.

TENANT RETENTION

We prioritize tenant retention by fostering strong relationships and proactively negotiating lease renewals to support long-term occupancy and property stability.

MONTHLY FINANCIAL PREP

Each month, we prepare comprehensive financial reports that include income statements, balance sheets, and variance analyses to provide property owners with clear, accurate insights into asset performance.

LEASE ABSTRACTING

We meticulously review and summarize lease agreements to create clear, concise abstracts that highlight key financial and operational terms—such as rent bump schedules, lease expiration dates, and renewal options.

COMMUNICATION WITH OWNERSHIP

Our team strives to maintain consistent, transparent communication with both ownership and tenants to ensure alignment on property goals and prompt issue resolution.

COST ANALYTICS

We closely track and analyze costs related to insurance, taxes, and CAM to deliver clear, data-driven insights that help both tenants and landlords make informed financial decisions.

Haag Brown's expertise in redeveloping high-profile properties has transformed key office and retail centers across Arkansas. At **706 S. Walton Blvd in Bentonville**, HB reimagined the space to fully utilize its potential, aligning it with the needs of First Horizon Bank, the building's main anchor. Additionally, HB manages and oversees the building's operations, ensuring its continued success.



HaagBrown
COMMERCIAL
ASSET MANAGEMENT DIVISION



ALLEVIANT INTEGRATED MENTAL HEALTH

GATES
NOW OPEN

"We are always looking to acquire great real estate in which we believe we can add value. This is one of those rare opportunities where you get to start a project with a high quality partner, such as First Horizon Bank. We are especially excited about this first project with them and the transformation of this iconic location!"
Greg Haag | Haag Brown Development

BENTONVILLE, AR

ARTHRITIS & RHEUMATISM ASSOCIATES (ARA) SUCCESS STORY

CHALLENGE

After the successful construction of a 5,030 square foot medical office for **Arthritis & Rheumatism Associates (ARA)** in The Reserve at Hill Park, a 27-acre lifestyle-oriented office development in Jonesboro, AR, Haag Brown's Medical Division sold the medical investment property to a long-time portfolio client as part of a 1031 tax exchange. In order to maximize the value of their new assets, the client sought a **reliable management partner** to ensure the facility operated smoothly.

ACTION

Haag Brown stepped in to provide comprehensive property management services for the state-of-the-art facility. This included **overseeing all aspects of the property**, such as rent collection, bill payments, and maintenance scheduling. The team implemented efficient systems to ensure that all operations ran seamlessly, allowing the client to focus on their investment strategy without the day-to-day concerns of property management.

The facility itself, designed with patient comfort in mind, features modern amenities including a large waiting area, an on-site lab and X-ray facility, and several exam and consultation rooms. Haag Brown maintained regular communication with ARA to ensure that their operational needs were met, creating a partnership built on trust and responsiveness.

RESULTS

Under Haag Brown Medical Division's management, the facility has thrived, becoming a cornerstone for ARA's patient care efforts. The client benefits from consistent rental income and peace of mind, knowing that experienced professionals are managing their asset. The efficient management practices have not only enhanced the operational success of the medical office but also contributed to a positive environment for both staff and patients. This success story underscores Haag Brown's commitment to delivering exceptional property management services, ensuring that **both tenants and investors achieve their goals** in the competitive medical real estate market.



"I realized pretty quickly after speaking and visiting with them that they were good Christian men with a good moral foundation who had my best interests at heart."

David Hodges, Haag Brown
Commercial Investment Portfolio
Client

H A A G B R O W N C O M M E R C I A L

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