

FOR
SALE

±30 AC IN MONETTE, AR

EXXON



BUFFALO ISLAND
CENTRAL SCHOOLS

AR-18



CRAIGHEAD 533 RD

DREW AVE



HaagBrown
COMMERCIAL
AG DIVISION

870.336.8000

HAAGBROWNAG.COM

JORDAN LEATHERMAN | LAND AGENT

JORDAN@HAAGBROWN.COM

JOSHUA BROWN | CO-FOUNDER

JOSH@HAAGBROWN.COM

FOR
SALE

MONETTE 30

±30 AC Farm Land on AR-18 in Monette, 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 shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image.

PROPERTY OVERVIEW

Located on the highly-traveled Highway 18 in Monette, Arkansas, this nearly 30-acre tract of prime row crop cotton ground presents an exceptional investment and development opportunity. With direct frontage on both Hwy 18 and Old Hwy 18, this property is strategically positioned within city limits and sits directly across from Buffalo Island Central Schools, making it ideal for commercial, residential, or mixed-use development. The land currently serves as productive agricultural acreage but holds far greater potential given its location along a major corridor connecting the growing city of Jonesboro to the rapidly expanding steel industry hubs in Mississippi County.

As development continues to push outward from Jonesboro and infrastructure investment increases along Hwy 18, this property stands poised for substantial appreciation. Its dual highway access, proximity to key regional employers, and visibility from a major thoroughfare make it an ideal site for retail, housing, or industrial use. Investors and developers seeking a high-visibility location in a growing market will recognize the long-term potential of this rare offering in the heart of Monette.

TOTAL FSA ACRES

±29.53 AC | \$450,000



CROP HISTORY

cotton & soybeans

DREW AVE

CRAIGHEAD 533 RD

AR-18

DRONE FACING WEST



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DRONE FACING SOUTHEAST

AR-18



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PRIMARY CONTACT

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JOSHUA BROWN

Co-Founder of Haag Brown Commercial

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ARKANSAS

TENNESSEE

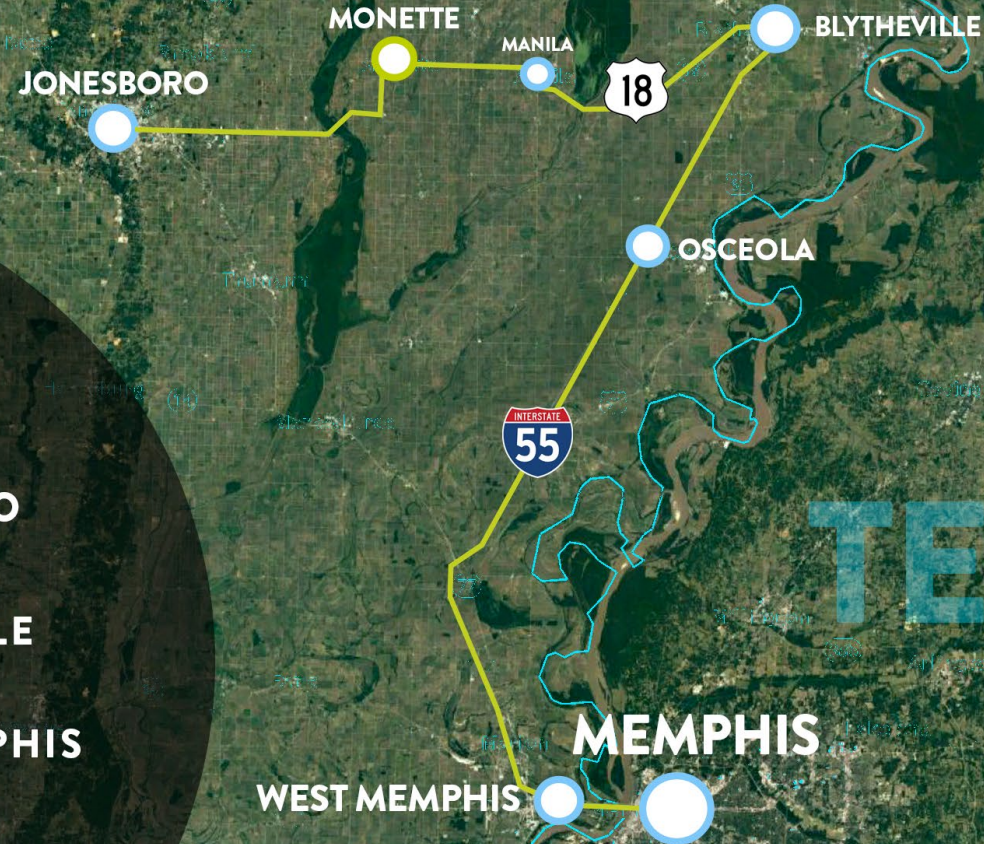
DISTANCE

MONETTE ► JONESBORO
24.9 MILES (32 MIN)

MONETTE ► BLYTHEVILLE
28 MILES (31 MIN)

MONETTE ► WEST MEMPHIS
58.2 MILES (63 MIN)

MONETTE ► MEMPHIS
64.6 MILES (67 MIN)



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“Our mission at Haag Brown Ag is to be the best commercial agriculture real estate brokerage 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 Ag is the region’s authority on listing & selling commercial land in Jonesboro and Northeast Arkansas. As a division of Haag Brown Commercial, we have experience and the expertise needed to sell farm, ranch, and recreational land. Information to make the most informed decision is of upmost value to our clients. We have the character, experience & education needed to be the best commercial agriculture brokerage firm in our region for advising on commercial real estate investments.

2221 HILL PARK CV.
JONESBORO, AR



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JORDAN LEATHERMAN

Land Agent :: Ag Division Brokerage



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Jordan Leatherman leads HB Ag, a division of Haag Brown Commercial that is focused on listing and selling Agricultural properties. With the goal of being the top Ag brokerage team in Arkansas, HB Ag will exclusively list and sell farm, ranch, & recreational properties.

Jordan was born and raised on a diversified row crop and livestock farm, spending his earliest years with his grandpa on the tractor, working the fields, and checking cows. Since then, his deep passion for the world of agriculture grew into a professional career where he has spent the last 10+ years managing his own livestock merchandising company based out of Northeast Arkansas.

His deep-rooted connections and experience in the Ag world allow him to easily identify and meet the needs of clients looking to sell or acquire agricultural properties.

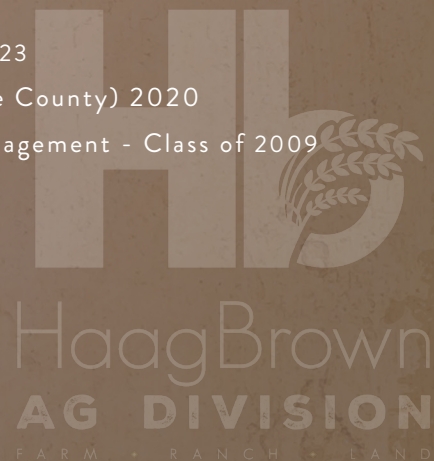
Jordan enjoys spending time with his wife, Katie, and their three kids. They enjoy being outdoors on the family farm, traveling the state and country attending youth livestock shows, and being active in their church.

ACHIEVEMENTS

Owner - Final Drive Genetics, LLC : 2012-2023

Arkansas Farm Bureau - Farm Family of the Year : (Greene County) 2020

Huntington University : B.S. in Entrepreneurial Small Business Management - Class of 2009



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** | Arkansas

Money & Politics **Top 100 Professionals**



CLICK OR SCAN TO LISTEN

The Paragould Podcast with Jared Pickney
Featuring Joshua Brown



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

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

 **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**

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**

 **\$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.



 **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**

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

 **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**

2023

co-FOUNDER

HAAG BROWN AG

Regional expert on advising and representing buyers and sellers of agricultural real estate & land investments across Arkansas.

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