

± 84,600 SF MANUFACTURING/WAREHOUSE FACILITY

📍 3506 AIRPORT RD. | JONESBORO, AR

FOR SALE



HaagBrown
COMMERCIAL
INDUSTRIAL DIVISION



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HIGHLIGHTS

- ±84,600 SF Industrial Building on +/-10 Acres
- ±14,400 Divisible Office Area
- 3-Phase Power & Fully Sprinkled Throughout
- TPO Roof on Original Building
- Dock High Doors: 9
- Drive In Doors: 2
- Easy Access to Hwy 49, I-555 & Jonesboro Municipal Airport
- Well Suited for Manufacturing, Assembly, Distribution, or Storage Uses

PROPERTY OVERVIEW

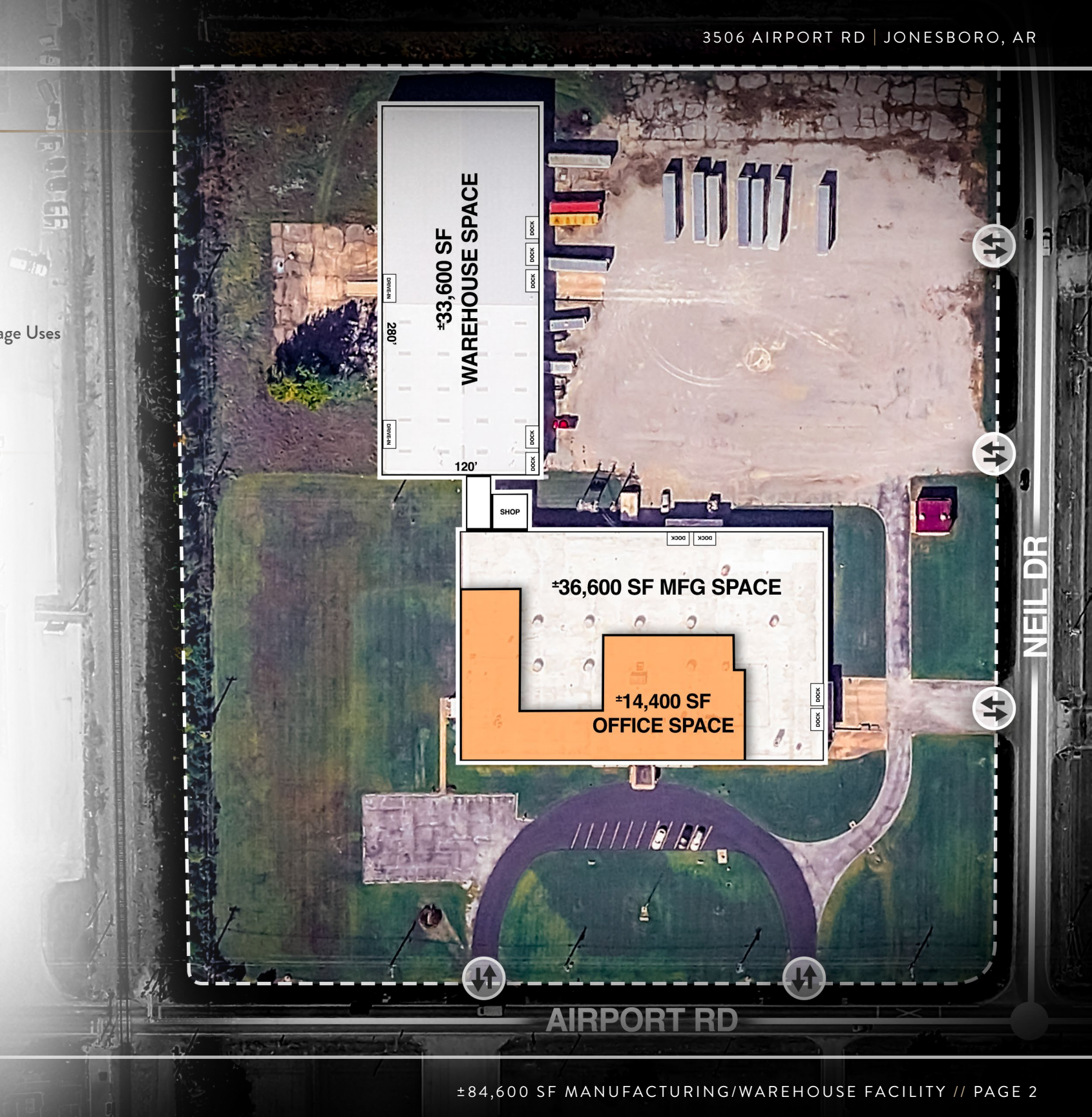
Located at 3506 Airport Road in Jonesboro, Arkansas, this ±84,600 SF industrial facility sits on approximately 10 acres in one of the city’s main industrial areas. The property includes approximately 14,400 SF of office space along with a large industrial area that can support a variety of business operations, including manufacturing, assembly, distribution, warehouse, and storage uses. The building’s size, layout, and existing infrastructure make it a strong option for companies looking to expand operations or establish a regional presence in Northeast Arkansas.

The facility is equipped with 3-phase power and is fully sprinkled, allowing it to accommodate a wide range of industrial users. Its existing setup provides flexibility for businesses needing office space combined with production, storage, or shipping capabilities within a single property. The overall site also allows room for truck circulation, employee parking, and day-to-day industrial operations.

Positioned along Airport Road, the property offers quick access to the Jonesboro Municipal Airport, Highway 49, and Interstate 555, helping support efficient transportation and regional shipping throughout Northeast Arkansas. The recently completed Airport Road Overpass improves accessibility to Hwy 49. The surrounding area is home to several established industrial users, including Hytrol, Nestle, and Frito-Lay, along with continued investment tied to airport improvements and nearby industrial growth.

SALE INFO

BUILDING SIZE	LOT SIZE	YEAR BUILT	SALE PRICE
± 84,600 SF	± 10 AC	1963	\$4,650,000





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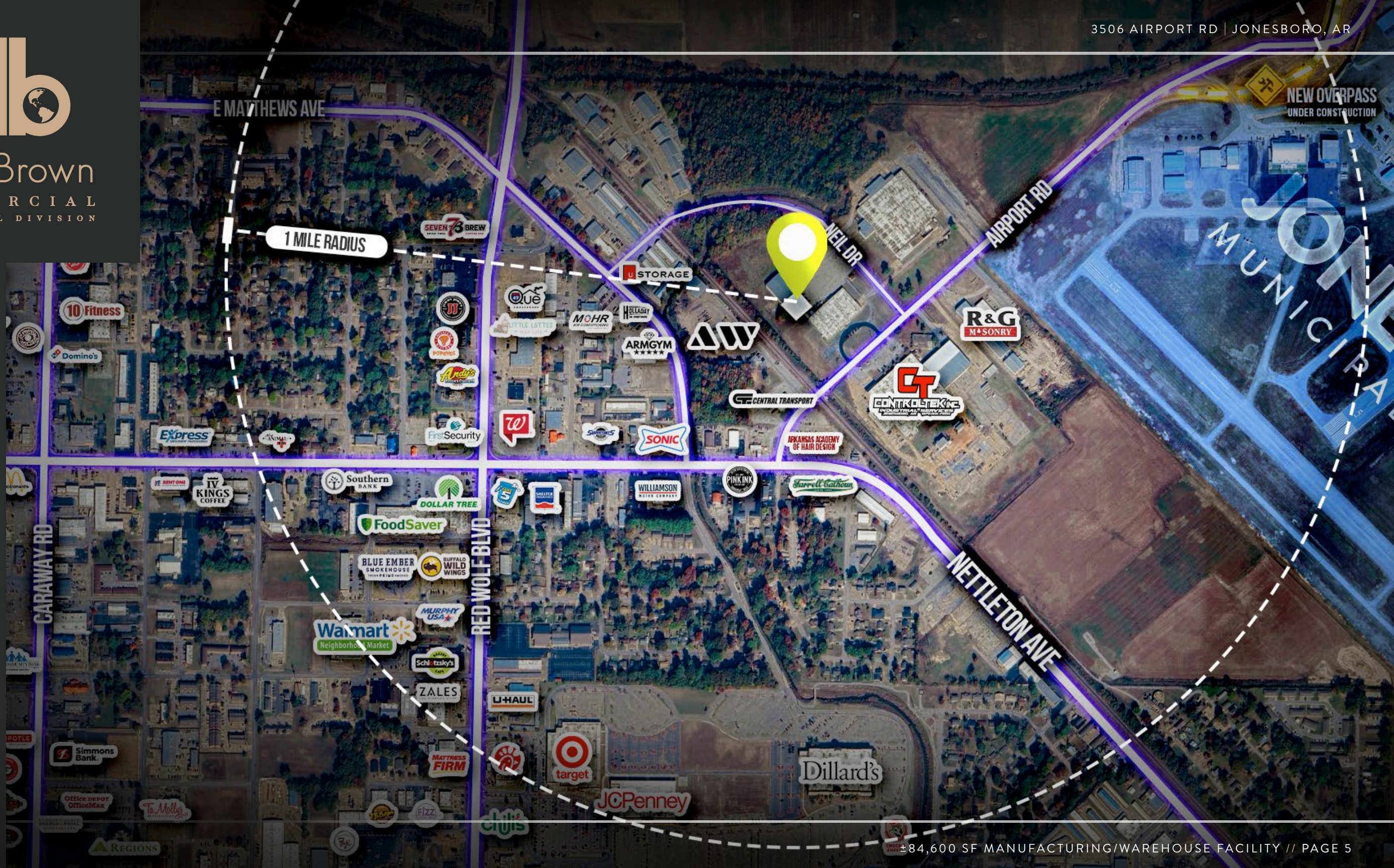


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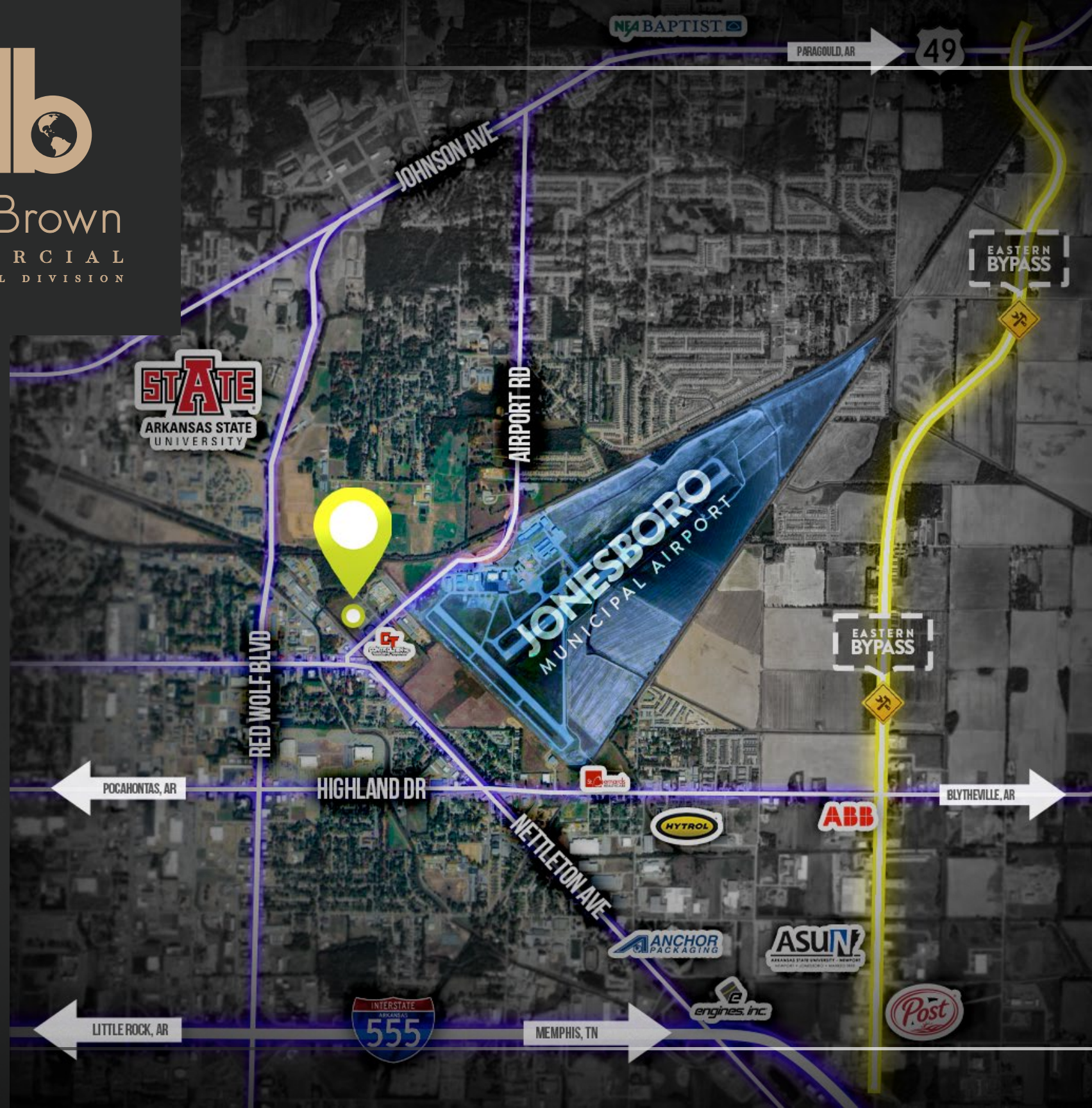
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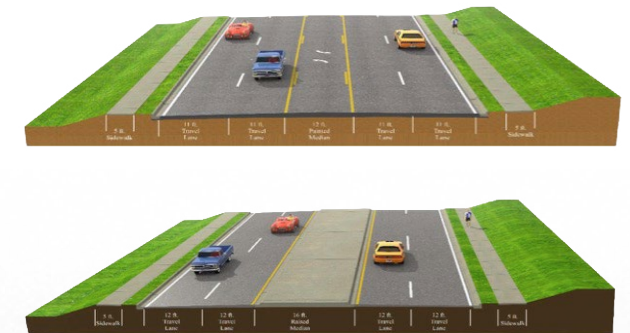


3506 AIRPORT RD | JONESBORO, AR

SITE PROXIMITIES

8.3 miles	→ Brookland, AR
20.5 miles	→ Paragould, AR
44.7 miles	→ Pocahontas, AR
51 miles	→ Blytheville, AR
55.3 miles	→ Osceola, AR
13.5 miles	→ Trumann, AR
67.1 miles	→ Memphis, TN
133 miles	→ Little Rock, AR

EASTERN BYPASS



PROJECT OVERVIEW & ASSESSMENT



IN THE NEWS

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.

NORTHERN TRADE AREA

NEA BAPTIST
MEMORIAL HOSPITAL

GREENSBORO DEVELOPMENT

STATE

JONESBORO
MUNICIPAL AIRPORT

PRIMARY
RETAIL CORRIDOR

INDUSTRIAL
SECTOR

SOUTHWEST
TRADE AREA

SOUTHERN HILLS DEVELOPMENT

AUTO ROW

JONESBORO E-COMMERCE PARK

← LITTLE ROCK, AR

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JEFF ARMSTRONG

Industrial & Logistics Brokerage



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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

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

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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



“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. We strive to place 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 a full-service commercial real estate and development firm specializing in the listing, sale, & development of properties throughout Arkansas and the surrounding region. Founded in 2010 by Greg Haag and Joshua Brown, HB was founded on a hands-on, client-first approach and have grown into a trusted partner for businesses and investors navigating complex real estate decisions.

With more than 60 years of combined experience in real estate investment, brokerage, and development, our team brings practical insight and steady guidance to every project. We act as a true extension of our clients’ real estate departments, working closely alongside them from strategy and site selection through execution and delivery. Serving national and regional clients across Arkansas, Tennessee, Florida, Mississippi, Missouri, Kentucky, Alabama, Texas, and Oklahoma, we pair local market knowledge with a broad regional perspective.

To better serve our clients, we have expanded to include dedicated Industrial, Medical, and Agricultural divisions and operate offices in both Northeast and Northwest Arkansas — allowing us to deliver specialized expertise and tailored solutions across every sector we represent.

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NWA OFFICE
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BENTONVILLE, AR



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