FORMER EQUIPMENT DEALERSHIP FACILITY ON 21+ AC

5511 S STADIUM BLVD | JONESBORO, AR

FOR SALE

± 9,870 SF SHOP W/ 12 OVERHEAD DOORS

± 15,000 SF DEALERSHIP W/ OFFICES & SHOWROOM



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PROPERTY OVERVIEW

5511 Stadium Boulevard presents a rare opportunity to acquire a large-scale industrial and flex campus in Jonesboro's southern commercial corridor. Situated on approximately 21.79 acres, the property features nearly 24,870 SF across two buildings with a strong blend of office, warehouse, and operational space — creating an ideal setup for an owner-user, logistics operation, equipment company, regional contractor, or expanding business looking to consolidate operations into a single strategic location.

The property offers renovated office space, multiple warehouse components, and a fenced truck court designed to support operational efficiency and fleet functionality.

Positioned directly along Stadium Boulevard, one of Jonesboro's primary commercial arteries, the site benefits from exceptional accessibility, visibility, and connectivity to the broader Jonesboro market. Its substantial acreage provides meaningful flexibility for outside storage, fleet parking, future expansion, or additional development opportunities — a combination that is increasingly difficult to find within the market.

HIGHLIGHTS

- ±24,870 SF across two buildings
- ±21.79 acres of land
- Renovated office space
- Warehouse and flex components
- Fenced truck court
- Significant outdoor storage and operational capacity
- Excellent Stadium Boulevard frontage and accessibility
- Ideal for owner-users, logistics, construction, distribution, or service operations
- Rare large-scale industrial/flex offering in Jonesboro
- Opportunity to consolidate multiple operations onto one campus

SALE INFO

LOT SIZE	YEAR BUILT	SALE PRICE
± 21.79 AC	*2013*	*$5,250,000*

Jeff Armstrong | Listing Agent
JEFF@HAAGBROWN.COM

Nathan Eller | Executive Broker
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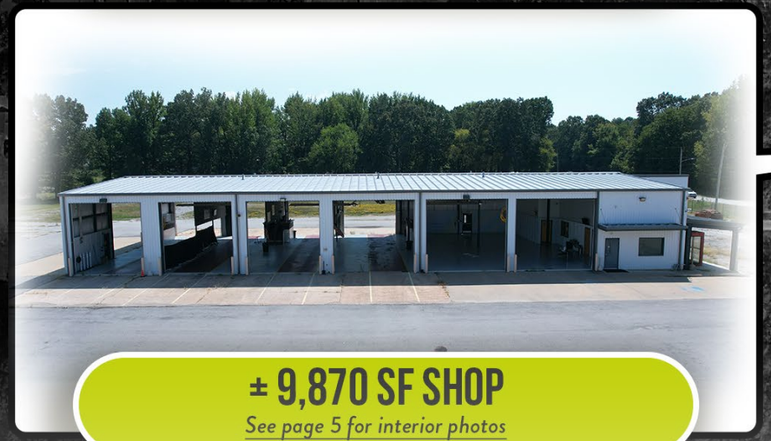
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±15,000 SF DEALERSHIP
See page 4 for interior photos



± 9,870 SF SHOP
See page 5 for interior photos

±21.74AC

ACCESS

ACCESS

STADIUM BLVD

S CARAWAY RD

N

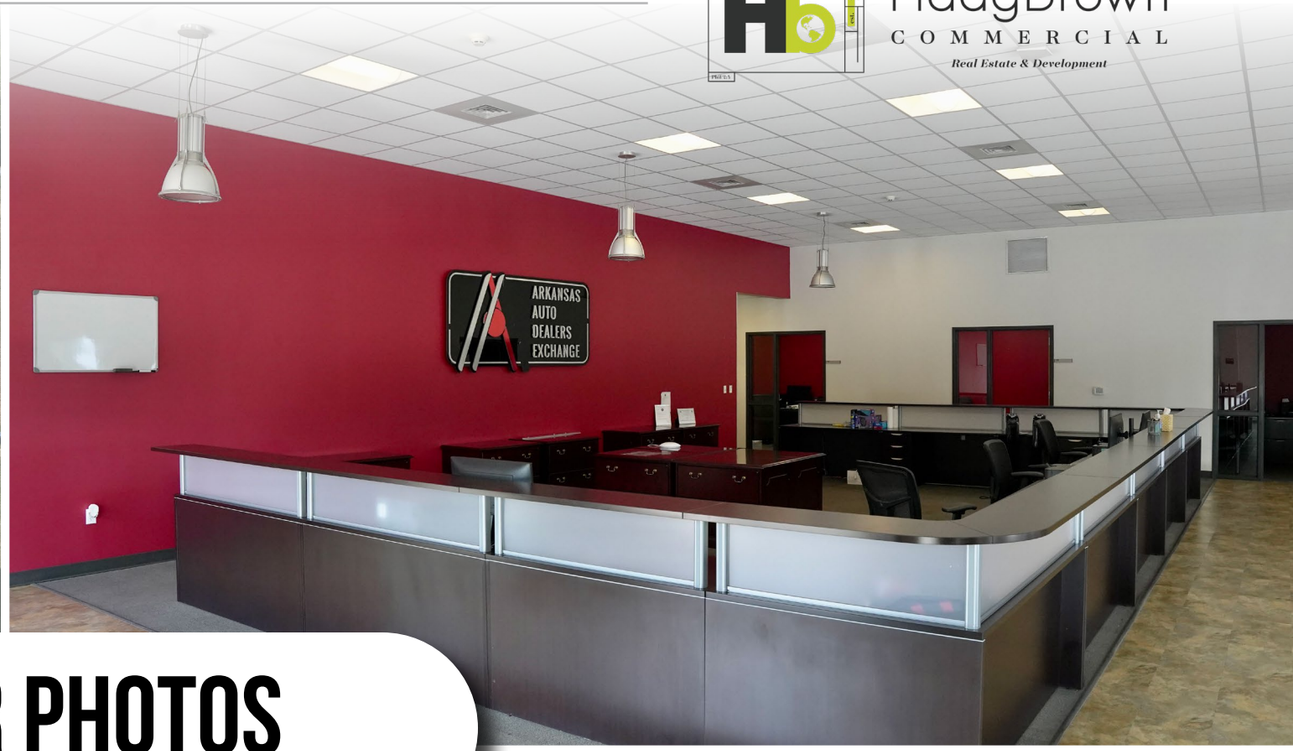
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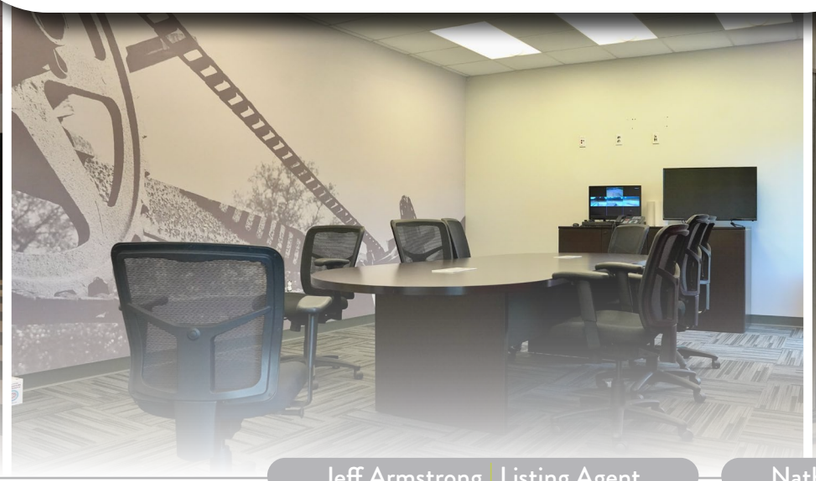




INTERIOR PHOTOS

±15,000 SF Dealership







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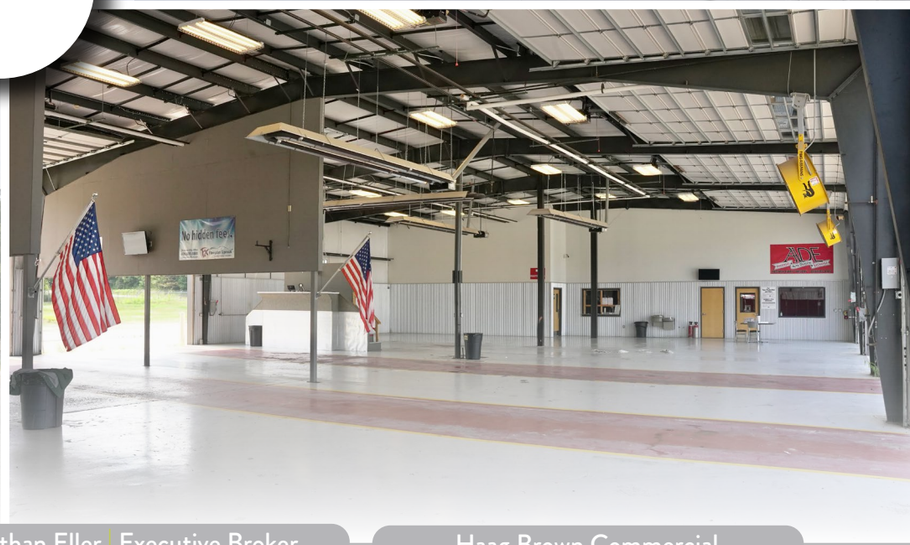


INTERIOR PHOTOS

±9,870 SF Dealership







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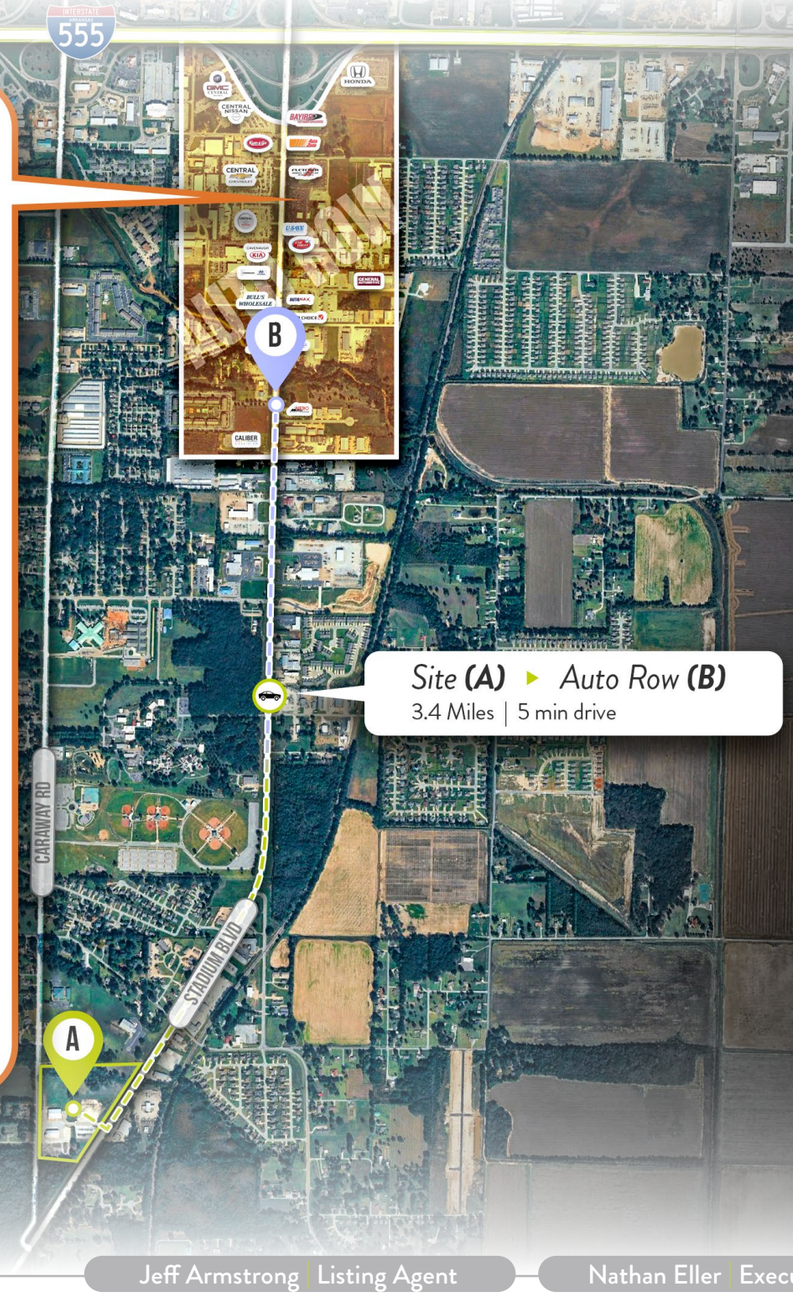
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AUTO ROW

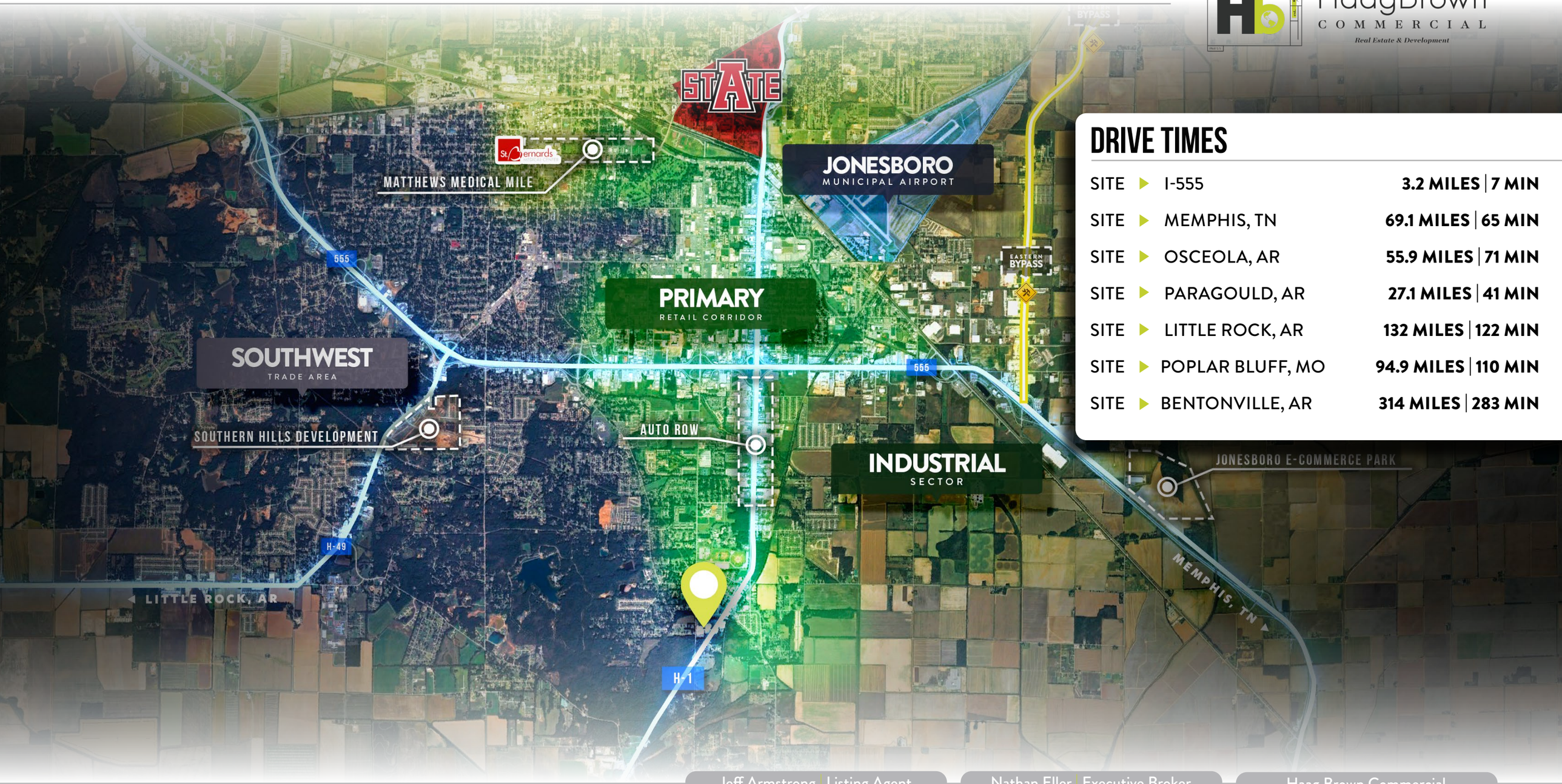
Jonesboro's primary corridor for automotive users

CENTRAL BUICK GMC
CENTRAL NISSAN
HONDA of Jonesboro
BAYIRD PRE-OWNED SUPERCENTER
Kum & Go
AutoZone
CENTRAL CHEVROLET Cadillac
FLETCHER DODGE CHRYSLER JEEP RAM JONESBORO
CENTRAL TOYOTA
U-SAVE
CAR TODAY
KIA CAVENAUGH
CAVENAUGH HYUNDAI
BULL'S WHOLESALE
AUTOMAX
CAR CHOICE
SIMPLI AUTO, LLC TOWING & RECOVERY
SILVERLINE TRAILERS JONESBORO, AR
NEBO AUTO CENTER
CALIBER COLLISION
MOIX RV Mashburn Ridge
GENERAL AUTOMOTIVE



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DRIVE TIMES

SITE	▶	I-555	**3.2 MILES | 7 MIN**
SITE	▶	MEMPHIS, TN	**69.1 MILES | 65 MIN**
SITE	▶	OSCEOLA, AR	**55.9 MILES | 71 MIN**
SITE	▶	PARAGOULD, AR	**27.1 MILES | 41 MIN**
SITE	▶	LITTLE ROCK, AR	**132 MILES | 122 MIN**
SITE	▶	POPLAR BLUFF, MO	**94.9 MILES | 110 MIN**
SITE	▶	BENTONVILLE, AR	**314 MILES | 283 MIN**

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Haag Brown Commercial

JEFF**ARMSTRONG**

Industrial & Logistics Brokerage



jeff@haagbrown.com

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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

NATHAN ELLER

Executive Broker - Net Leased Investments & Ag Division





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.

nathan@haagbrown.com

870.336.8000

SIGNIFICANT TRANSACTIONS

STARBUCKS :
Bentonville, AR
Conway, AR
Jonesboro, AR

TACOS 4 LIFE :
Jackson, TN
Little Rock, AR
Jonesboro, AR
Benton, AR

AT&T :
Fayetteville, AR
Malvern, AR
Stuttgart, AR

ROCK DENTAL BRANDS :
North Little Rock, AR
Little Rock, AR
Jonesboro, AR
Paragould, AR

BENJAMIN EDWARDS :
Jonesboro, AR

PETSMART CENTER :
Jonesboro, AR

FEDEX :
Fayetteville, AR

SLIM CHICKENS :
Little Rock, AR : Russellville, AR

TOMMY'S EXPRESS CARWASH :
Jonesboro, AR

FREDDY'S :
Siloam Springs, AR

SKETCHERS CENTER :
Jonesboro, AR

ASPEN DENTAL :
Rusellville, AR

CLIENT TESTIMONIALS

My experience with Nathan Eller was the best I have had in 45 years of buying commercial real estate. Nathan is the perfect gentleman. He is tenacious, and he carried out my wishes - even when it cost him money." — Roland Whatcott (Seller)

"We approached Haag Brown to list our property because of their reputation. Nathan helped us through the entire process from start to finish. He quickly had 5 offers for us to consider. One thing that impressed me was how personal he took the assignment of listing and selling the property. I found the experience seamless and enjoyable. I would recommend Nathan and Haag Brown to people who have a need or interest in selling an investment property." — Randal Caldwell (Seller)

"When faced with time constraints and a rapidly changing real estate landscape , Nathan was able to identify multiple high quality properties that met our investment goals, and help us navigate the decision process of narrowing it down to the best one. This property was an incredible opportunity that would not have been possible without the connections and knowledge Nathan has in this market." — Kolin Weaver (Buyer)

"Having the opportunity to work with you over the last three years, we can not tell you how impressed we have been with you and ownership (Josh & Greg) at Haag-Brown Commercial Real Estate & Development. The level of real estate depth-expertise and the willingness to work with us both as a buyer and partner in real estate transactions has cemented our long-term relationship. We are excited and look forward to working together on additional projects and acquisitions with you, Josh, Greg and your colleagues at Haag-Brown." — Meredith Bagby (Buyer)

"I recently sold some farmland and decided to invest some of the money in commercial property. I visited with the people at Haag Brown Real Estate and they paired me with Nathan. He did an outstanding job of presenting lots of options for me to look at. He was very thorough throughout the entire process and did a great job of following through and taking care of the details." — David Hodges (Buyer)

ACHIEVEMENTS

CCIM : Certified Commercial Investment Member
Transaction Volume Exceeding : $240,000,000
Triple Diamond Award : ($21MM+ in Volume) - 2018, 2019, 2020, 2021, 2022
Double Diamond Award : ($14MM+ in Volume) - 2016,2017
Henderson State University : BBA in Managment - Class of 2013

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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. 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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