

± 20 AC OF PRIME DEVELOPMENT OPPORTUNITY

5951 SW REGIONAL AIRPORT BLVD | BENTONVILLE, AR



FOR SALE

± 20 AC

• WELL SUITED FOR INDUSTRIAL, MULTI-FAMILY, OR RETAIL

SW REGIONAL AIRPORT BLVD



HaagBrown
COMMERCIAL
Real Estate & Development



PROPERTY OVERVIEW

±20 acres of development land on SW Regional Airport Boulevard in Bentonville, directly adjacent to Walmart's distribution complex. A rare large-format site on an established, 24/7 logistics corridor, well suited for industrial, multi-family, or retail development. Positioned ahead of Northwest Arkansas's largest highway investment and XNA's record growth.

INFO

SPACE SIZE
± 19.66 Acres

PRICE
\$6,500,000

HIGHLIGHTS

- 20-acre large-format site with frontage on SW Regional Airport Blvd
- Directly adjacent to Walmart's distribution complex (2.5M SF, 24/7 operations)
- ±19,000 vehicles per day at the site
- On the corridor to XNA, Arkansas's busiest airport
- Benton County #1 in the U.S. for wage growth
- Flexible for industrial, multi-family, or retail development

SW REGIONAL AIRPORT BLVD

Dawson Wagner | Listing Agent

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10551 SW

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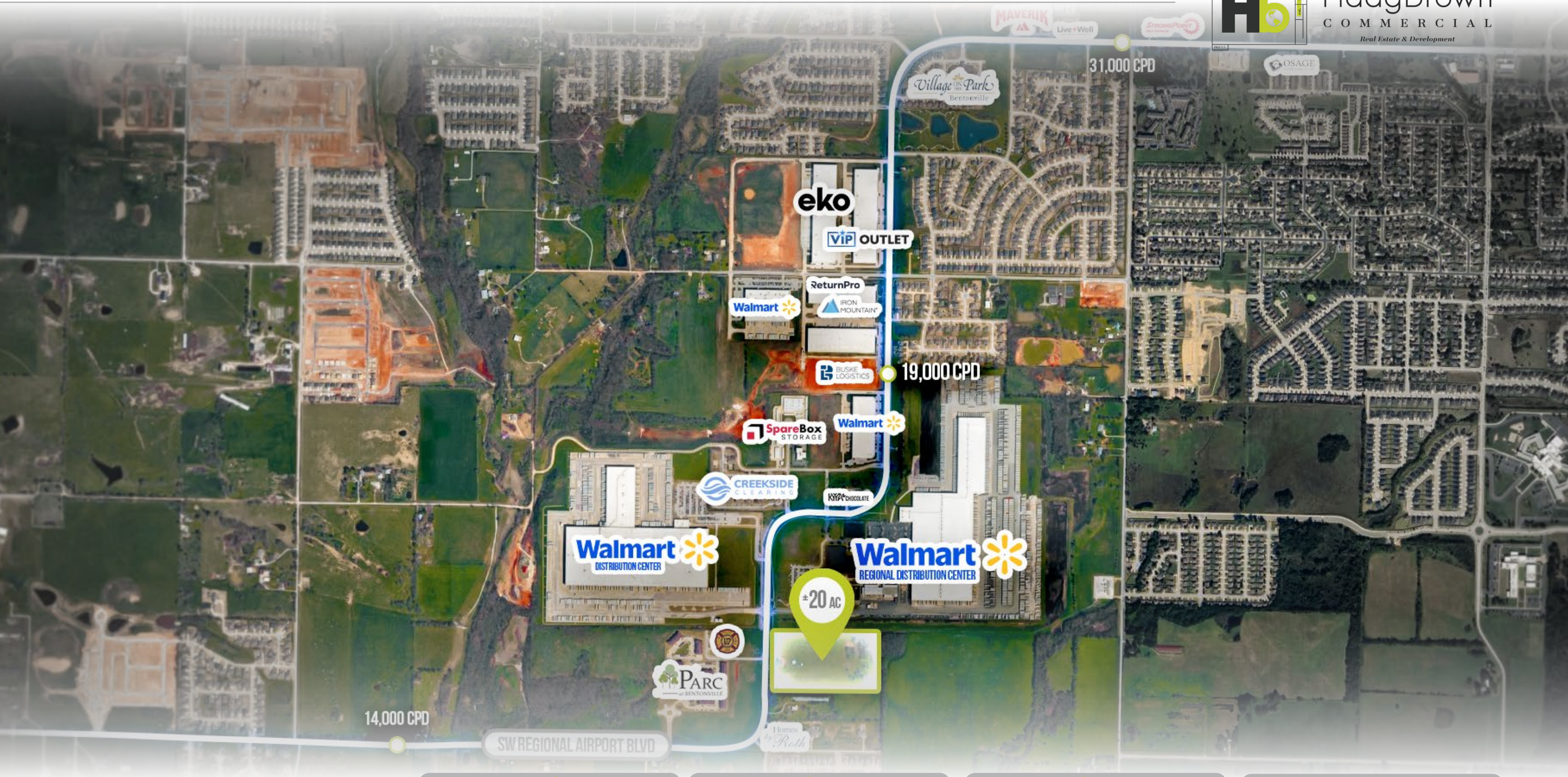
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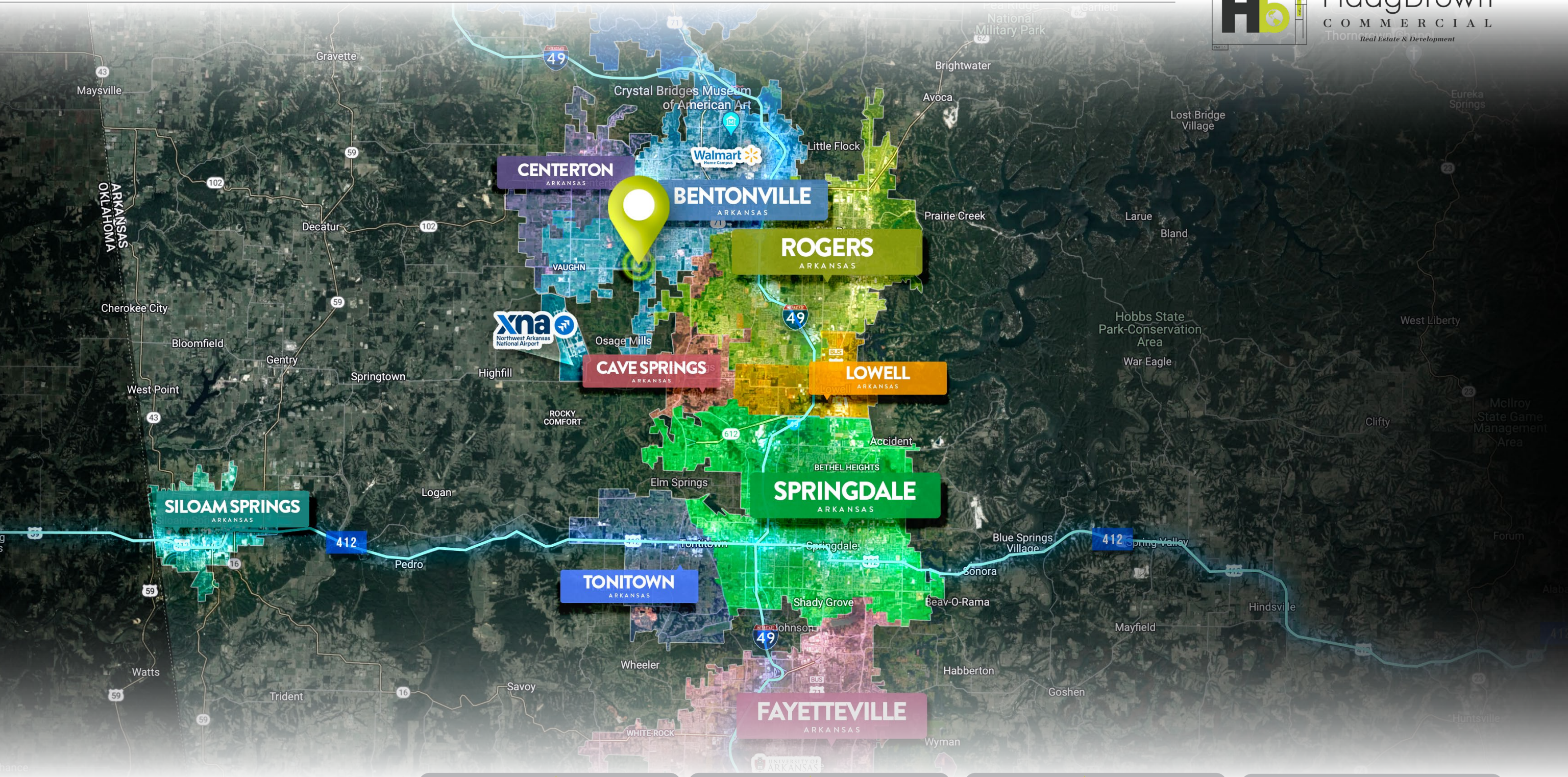
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“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. We strive to place our client’s needs ahead of our own while striving to excel in quality, innovation, 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.

NEA OFFICE
2221 HILL PARK CV.
JONESBORO, AR

NWA OFFICE
700 SE 5TH ST. | STE 150
BENTONVILLE, AR



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MEET OUR NORTHWESTAR BROKERAGE TEAM

ISAAC CROW

COMMERCIAL AGENT - INVESTMENTS

Isaac Crow is a commercial agent in Haag Brown's Northwest Arkansas office. A Conway native and Ouachita Baptist University graduate with a degree in Finance, Isaac brings a strong financial foundation and a people-first mindset to the firm. His background in investment and insurance gives him a unique perspective that extends beyond the transaction, allowing him to help clients make informed, strategic decisions.

Known for his energy and authenticity, Isaac is passionate about building relationships rooted in trust and integrity. He approaches each deal with genuine care, ensuring clients feel heard and supported throughout the process. Outside the office, Isaac enjoys golfing, hiking, fishing, and spending time outdoors with family and friends.



DAWSON WAGNER

COMMERCIAL AGENT - LEASING

A Jonesboro High School graduate and University of Arkansas alumnus, Dawson brings a strong business foundation and a genuine passion for real estate to the firm. He earned his bachelor's degree in Supply Chain Management from the Sam M. Walton College of Business with a minor in Finance and a focus in investments. While at the University, he was involved in the Walton Finance Club, Walton Investments Club, Real Estate Club, and Sigma Chi fraternity.

Before joining Haag Brown, Dawson gained valuable professional experience through an internship with J.B. Hunt Transport Services in intermodal operations and later with a real estate firm, where he discovered his enthusiasm for the dynamic, community-

driven nature of commercial real estate. Driven by a client-first mindset and guided by his faith, Dawson is committed to providing responsive, relationship-based service that prioritizes his clients' goals and investments.

After earning his real estate license, he quickly joined Haag Brown's Northwest Arkansas office. Outside of work, Dawson enjoys golfing, hunting, fishing, and traveling.



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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