



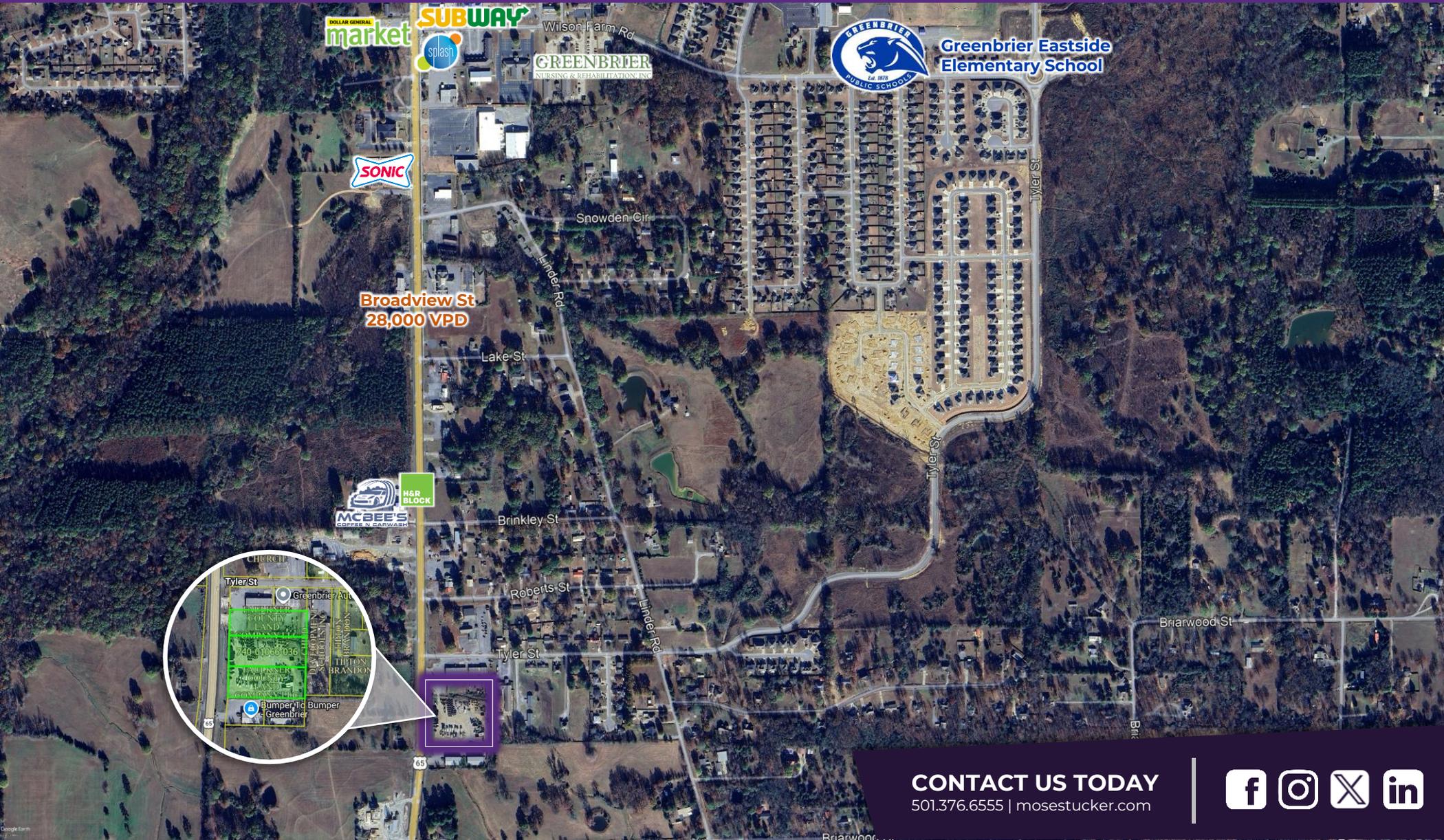
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±3.96 ACRES WITH FRONTAGE FOR SALE

S Broadview St, Greenbrier, AR



CONTACT US TODAY
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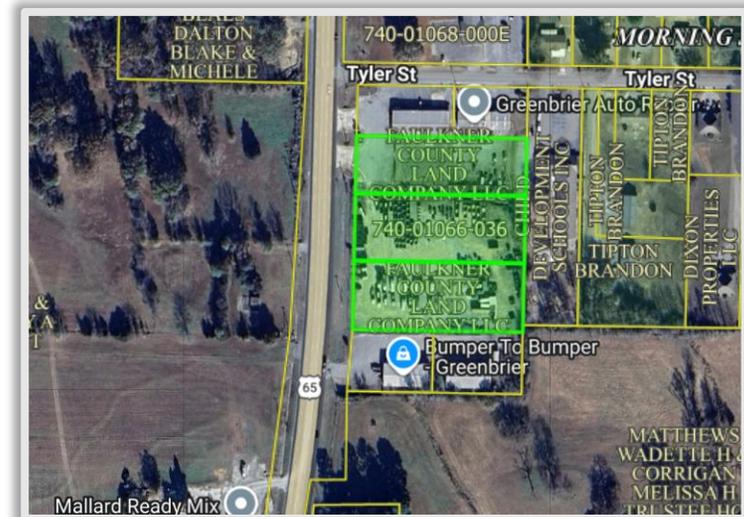
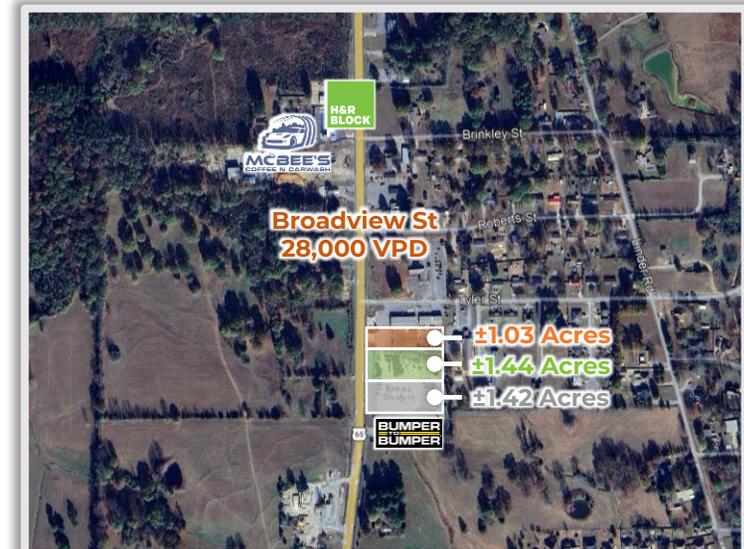
Property Understanding

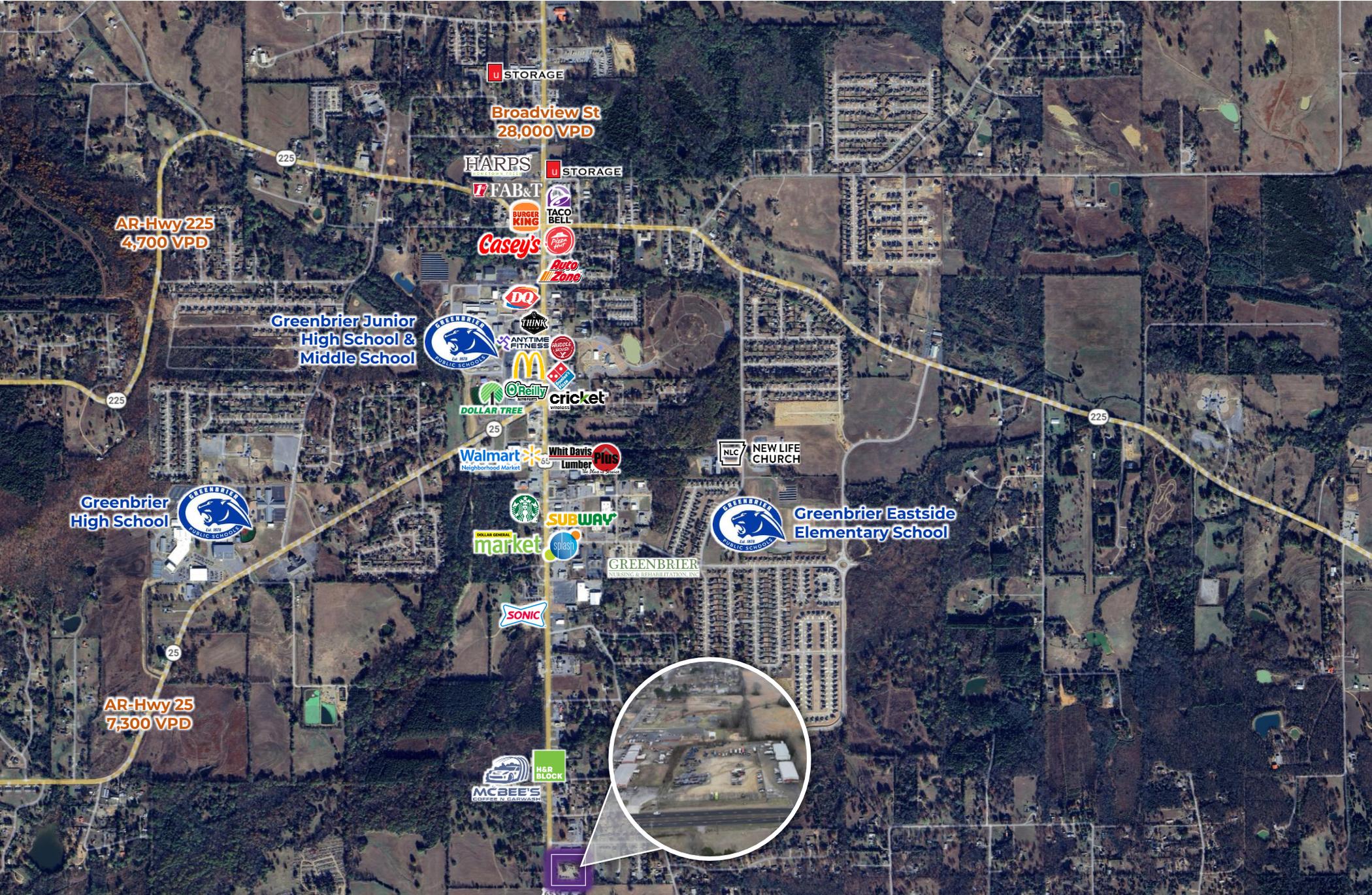
OVERVIEW

Offering	For Sale
Price	\$1,199,000 (subdividable to ±1.00 acre for \$319,000)
Address	S Broadview Street
City/State	Greenbrier, AR 72058
Property Type	Land
Lot Size	±3.96 Acres (subdividable to ±1.00 acre for \$319,000)
Zoning	Commercial
Frontage	Broadview St – ±430 feet of frontage
Traffic Count	Broadview St – 28,000 VPD

PROPERTY HIGHLIGHTS

- ±3.96 acres located south of the town's established retail corridor.
- The ±3.96 acres can be subdivided into ±1.00 parcels for purchase.
- Strategically located in the heart of Greenbrier, offering flexibility for retail, industrial/flex, QSR, service, or redevelopment opportunities.
- Strong Retail Synergy: Sites are in close proximity to major national and regional retailers, including Walmart Neighborhood Market, Harps Food Stores, McDonald's, Burger King, Taco Bell, and other daily-needs and dining destinations.
- High Visibility & Traffic Exposure: Frontage along Broadview Street, Greenbrier's main north-south arterial, with approximately 28,000 vehicles per day, ensuring excellent exposure and accessibility.







Greenbrier Junior
High School &
Middle School



Walmart
Neighborhood Market

DOLLAR GENERAL
market

SONIC

H&R
BLOCK

MCBEE'S
COFFEE N' CARWASH

Broadview St
28,000 VPD

±1.03 Acres

±1.44 Acres

±1.42 Acres



Greenbrier Eastside
Elementary School



Greenbrier, Arkansas



Greenbrier is a fast-growing community in Faulkner County, strategically positioned north of Conway and within the Little Rock–North Little Rock–Conway MSA. With a population of approximately 6,500 residents and steady year-over-year growth, Greenbrier has emerged as one of Central Arkansas’ most desirable small towns, known for its strong schools, family-friendly atmosphere, and expanding local economy.

The city benefits from its proximity to Conway, home to multiple universities, major employers, and national retailers. Greenbrier has seen a notable influx of new businesses, including retail, service, and restaurant users, driven by new residential developments and demand for neighborhood-serving amenities.

Economically, Greenbrier is supported by a diverse employment base tied to education, healthcare, construction, logistics, and small business entrepreneurship. Ongoing infrastructure improvements and thoughtful planning have positioned the city for continued sustainable growth, attracting both local and regional investment. Tourism and local activity are supported by outdoor recreation, nearby parks, community events, and easy access to the amenities of Conway and the greater Central Arkansas region.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	9,477	15,747	45,956
Households	3,435	5,719	17,550
Average Age	37.6	38.2	38.3
Average Household Income	\$89,618	\$96,876	\$89,789
Businesses	190	307	1,149

**Demographic details based on property location*

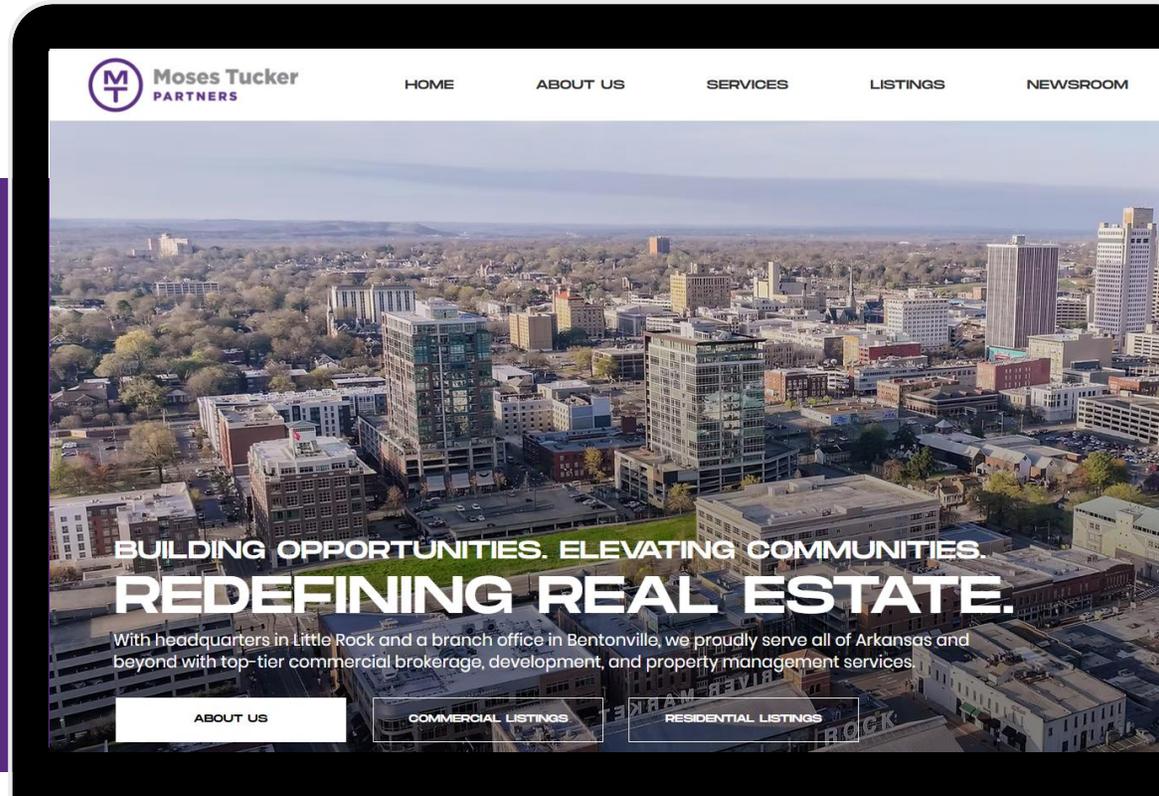
CONNECT

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