

# FOR SALE

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## Flex Warehouse on Booth

608 East Booth Road  
Searcy, AR 72143

\$750.00K  
PRICE/SF

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# Executive Summary

608 East Booth Road · Searcy, AR 72143

**\$749,999**

PRICE

**\$62.50**

PRICE/SF

Premium Flex-Space Opportunity: Maximize your business visibility and operational efficiency with this versatile 12,000 SF industrial/flex building. Located in a high-demand commercial corridor, 608 E Booth Road is perfectly positioned for logistics, light manufacturing, or a regional distribution hub.

**Logistics & Connectivity:** This property offers unparalleled access for transport and distribution. You are located just moments from Interstate 57 (formerly US-67), providing a direct link to Little Rock and St. Louis. Proximity: Less than 2 miles to the I-57 on-ramp.

**High-Volume Exposure:** Leverage the massive traffic flow of I-57, which sees an average of 35,000 to 41,000 VPD

The offering of Flex Warehouse on Booth presents a rare opportunity to acquire a functional logistics facility in a high-barrier, supply-constrained industrial market. We encourage interested parties to submit their qualifications promptly to participate in this highly anticipated offering.

## PROPERTY DATA

Building SqFt	12,000
Year Built	1976
Lot Size (Acres)	1.500
Parcel ID	016-10692-000
Zoning	Commercial
County	White
Coordinates	35.224521,-91.725267
Property Type	Commercial
Tax Amount	\$2,554.88
Tax Year	2025

# Investment Highlights

Grade-level dock door and drive-in access points provide the loading flexibility required by modern distribution, manufacturing, and logistics tenants.

Constructed in 1976 and features generous clear heights, ample column spacing, and heavy power for a range of industrial users.

Situated in a **Qualified Opportunity Zone**, this property may offer significant tax advantages for investors or owner-users looking to expand. Whether you are launching a new venture or scaling an existing one, the combination of infrastructure and location makes this a premier Searcy asset.

Asking Price	\$749,999
Price/SF	\$62.50
Building SF	12,000
Year Built	1976
Lot Size	1.500

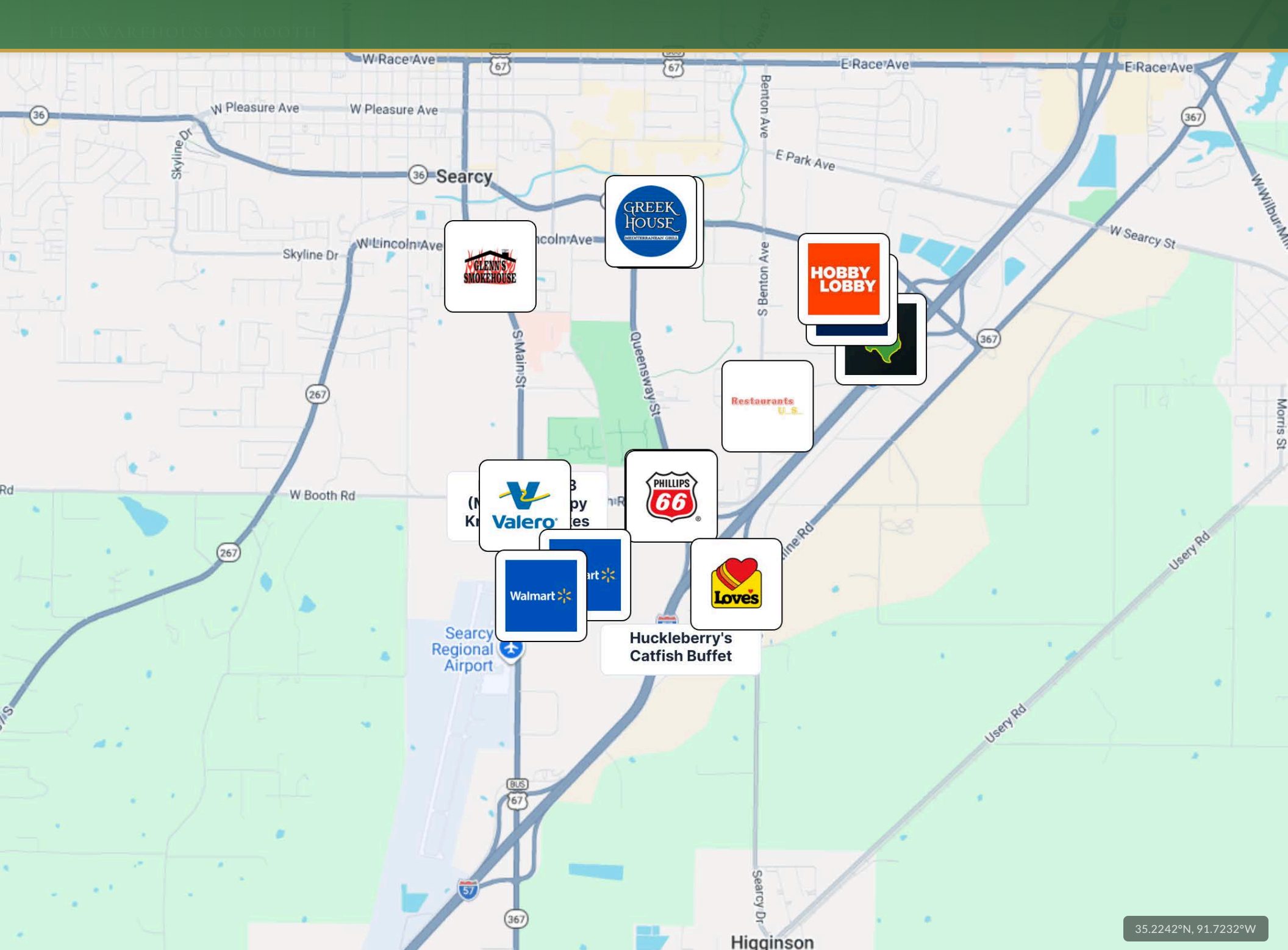












35.2242°N, 91.7232°W

# Market Overview



AREA 18.4 sq mi	ELEVATION 262 ft
TIME ZONE Central Time Zone	COUNTY White County
INCORPORATED 1838	STATE Arkansas

Market Overview: Searcy, AR

**Searcy, Arkansas** (pronounced SUR-see) is the largest city and county seat of White County, Arkansas, United States. With an estimated population of 23,997 as of 2024, Searcy serves as the principal city of the Searcy, AR Micropolitan Statistical Area, which covers all of White County.

This vibrant college town is home to Harding University and ASU-Searcy. Searcy has experienced strong growth in recent years, highlighted by the arrival of several popular retailers, including **Academy Sports, Target, Cheddar's Scratch Kitchen, Texas Roadhouse, and Everett Kia.**

One of the state's largest banks, First Security Bank, was founded in downtown Searcy in 1932. In July 1978, Walmart opened its first distribution center outside of Bentonville in eastern Searcy. That original facility continues to operate as a Sam's Club distribution center, while a larger

## DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	967	Population	21,397	Population	30,767
Median HH Income	\$32,082	Median HH Income	\$48,346	Median HH Income	\$54,347
Households	506	Households	8,395	Households	12,124

Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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