

HUBACH OPPORTUNITY ZONE LOT

00 Hubach Drive
Searcy, AR 72143

OFFERING MEMORANDUM

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EXCLUSIVELY PRESENTED BY:



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DALRYMPLE COMMERCIAL

1560 W BEEBE CAPPS EXPY STE A
Searcy, AR 72143

Office: 501.268.2445

www.dcommercial.com



Built By: www.crebuilder.com





Interstate 67

FREEWAY STORAGE

HANK'S FINE FURNITURE

Walmart Distribution Center

lar St

+/- 3.51 Acres

Hubach Drive

+/- 2.33 Acres



INVESTMENT SUMMARY

Dalrymple Commercial is pleased to offer 5.84 acres on a vacant Lot in Searcy, AR. Located in an opportunity zone, the land is for sale and ready for development. With easy access to I-67 and being zoned Commercial, this location has many options available. Lot sits directly in front of Walmart/Sam's Distribution center.



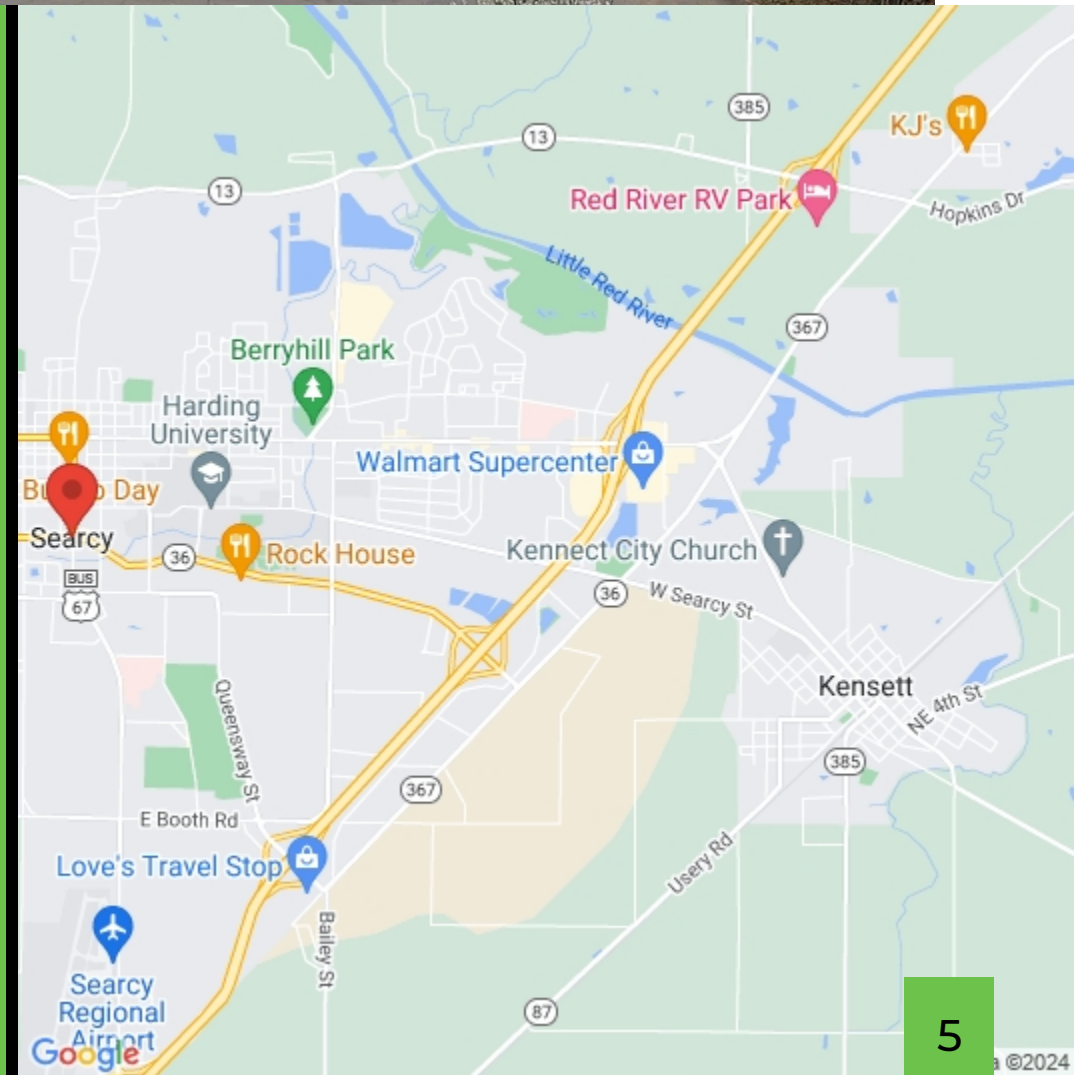
PROPERTY SUMMARY

Offering Price	\$584,000
Opportunity Zone	Yes





INVESTMENT HIGHLIGHTS





Interstate 67

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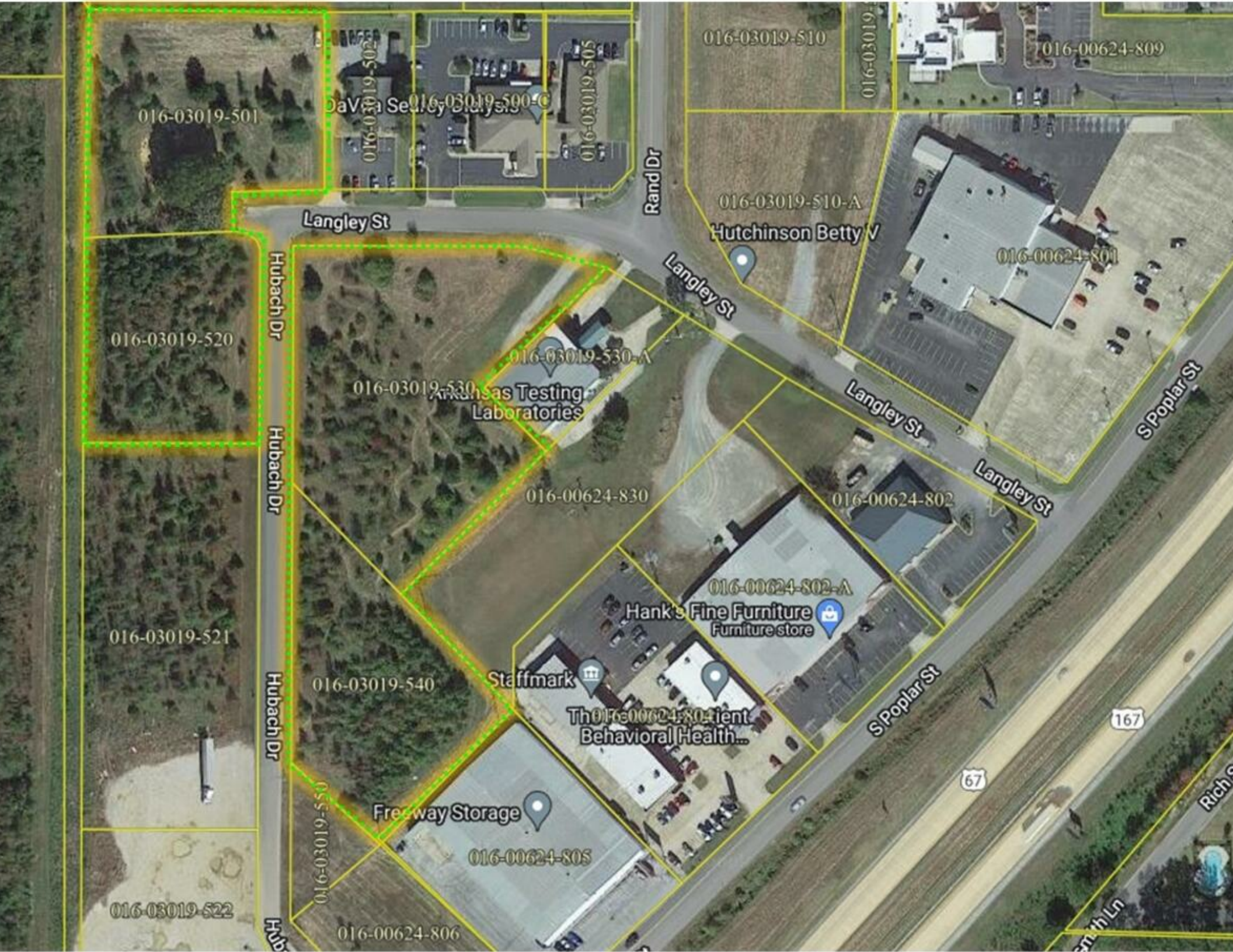


LOCATION HIGHLIGHTS

- Excellent Visibility from Poplar & Eastline.
- Located directly across, a major distribution center for Walmart & Sams.
- Located in an established commercial corridor that boasts well-known brands such as Walmart
Hanks Furniture
Self Storage







016-03019-501

DaVita Security Solutions

016-03019-502

016-03019-505

016-03019-510

016-03019-510

016-00624-809

Langley St

Rand Dr

016-03019-510-A
Hutchinson Betty V

016-00624-801

016-03019-520

Hubach Dr

Langley St

016-03019-530-A

016-03019-530
Arkansas Testing Laboratories

Langley St

S Poplar St

016-00624-830

016-00624-802

016-03019-521

Hubach Dr

Langley St

016-00624-802-A
Hank's Fine Furniture
Furniture store

016-03019-540

Staffmark

The... Behavioral Health...

S Poplar St

167

016-03019-522

Hubach Dr

016-03019-550

Freeway Storage

016-00624-805

67

016-00624-806

Hubach Dr

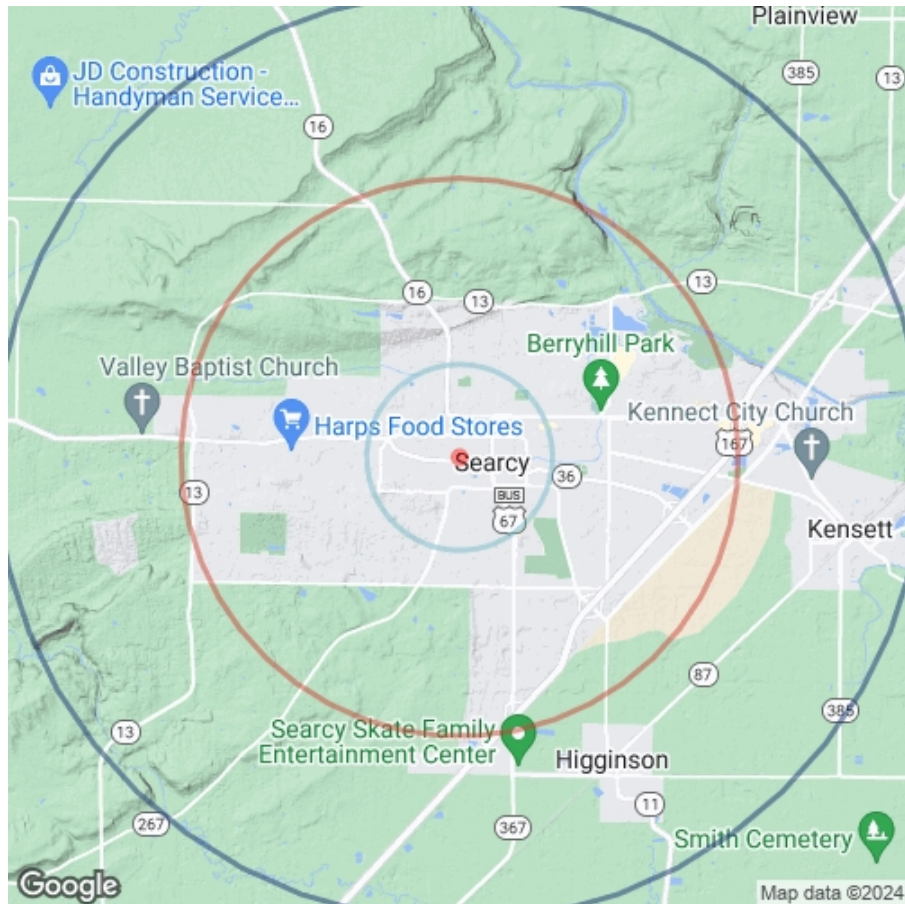
Rich...

Smith Ln

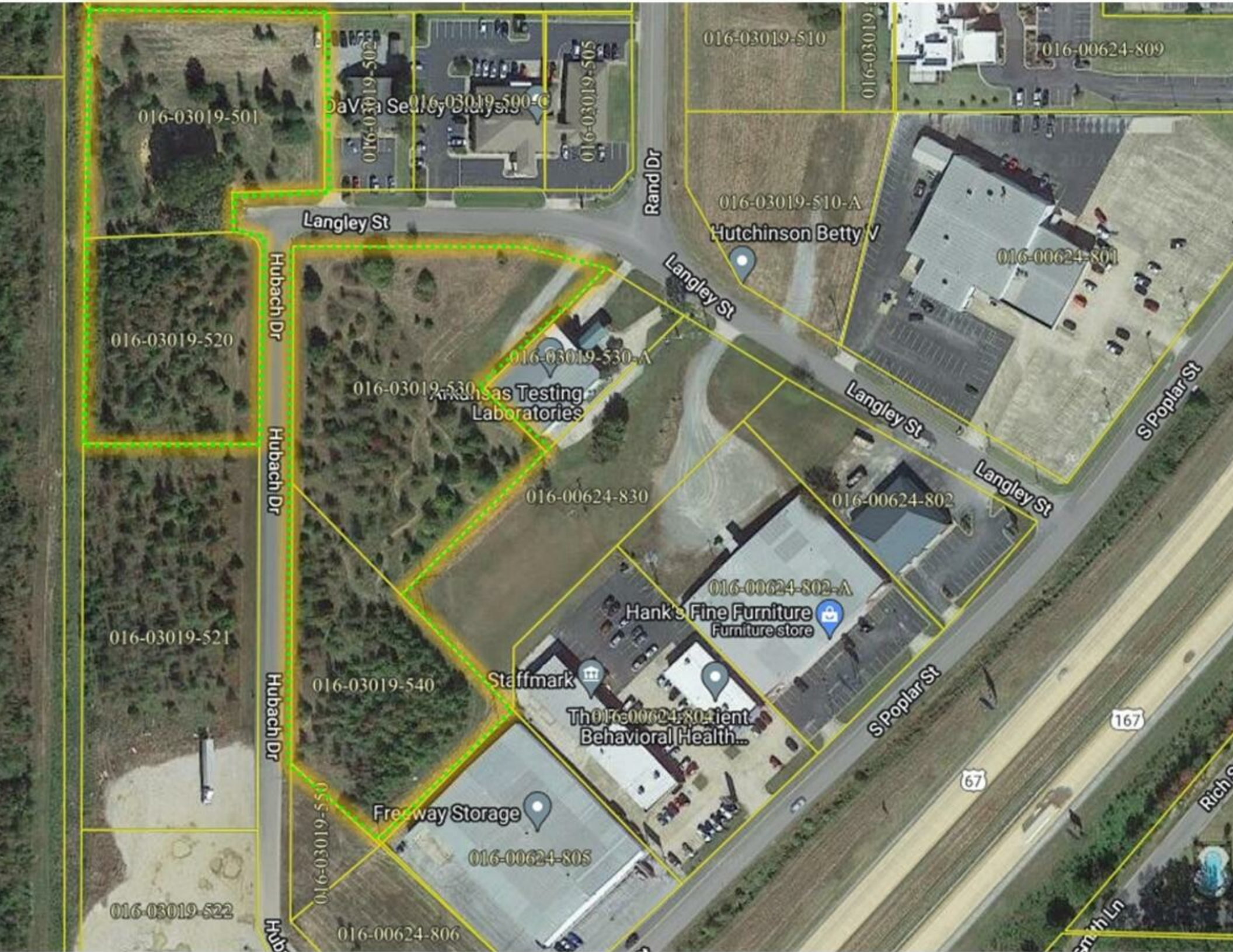
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,575	20,767	27,675
2010 Population	8,512	24,634	32,466
2023 Population	7,776	24,819	32,883
2028 Population	7,792	24,711	32,797
2023-2028 Growth Rate	0.04 %	-0.09 %	-0.05 %
2023 Daytime Population	11,085	32,790	40,013

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	428	1,366	1,780
\$15000-24999	281	826	1,137
\$25000-34999	341	961	1,171
\$35000-49999	392	1,513	1,989
\$50000-74999	426	1,735	2,257
\$75000-99999	278	1,193	1,662
\$100000-149999	206	1,266	1,708
\$150000-199999	111	390	537
\$200000 or greater	37	297	399
Median HH Income	\$ 41,401	\$ 51,039	\$ 51,848
Average HH Income	\$ 59,841	\$ 71,208	\$ 72,059



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,312	7,534	10,083
2010 Total Households	2,614	9,214	12,164
2023 Total Households	2,501	9,548	12,640
2028 Total Households	2,516	9,546	12,660
2023 Average Household Size	2.48	2.39	2.44
2023 Owner Occupied Housing	939	5,205	7,334
2028 Owner Occupied Housing	974	5,282	7,435
2023 Renter Occupied Housing	1,562	4,343	5,306
2028 Renter Occupied Housing	1,542	4,263	5,225
2023 Vacant Housing	445	1,176	1,505
2023 Total Housing	2,946	10,724	14,145



016-03019-501

DaVita Security Analysis

016-03019-502

016-03019-503

016-03019-510

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016-00624-809

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The Client Behavioral Health...

167

016-03019-550

Freeway Storage

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67

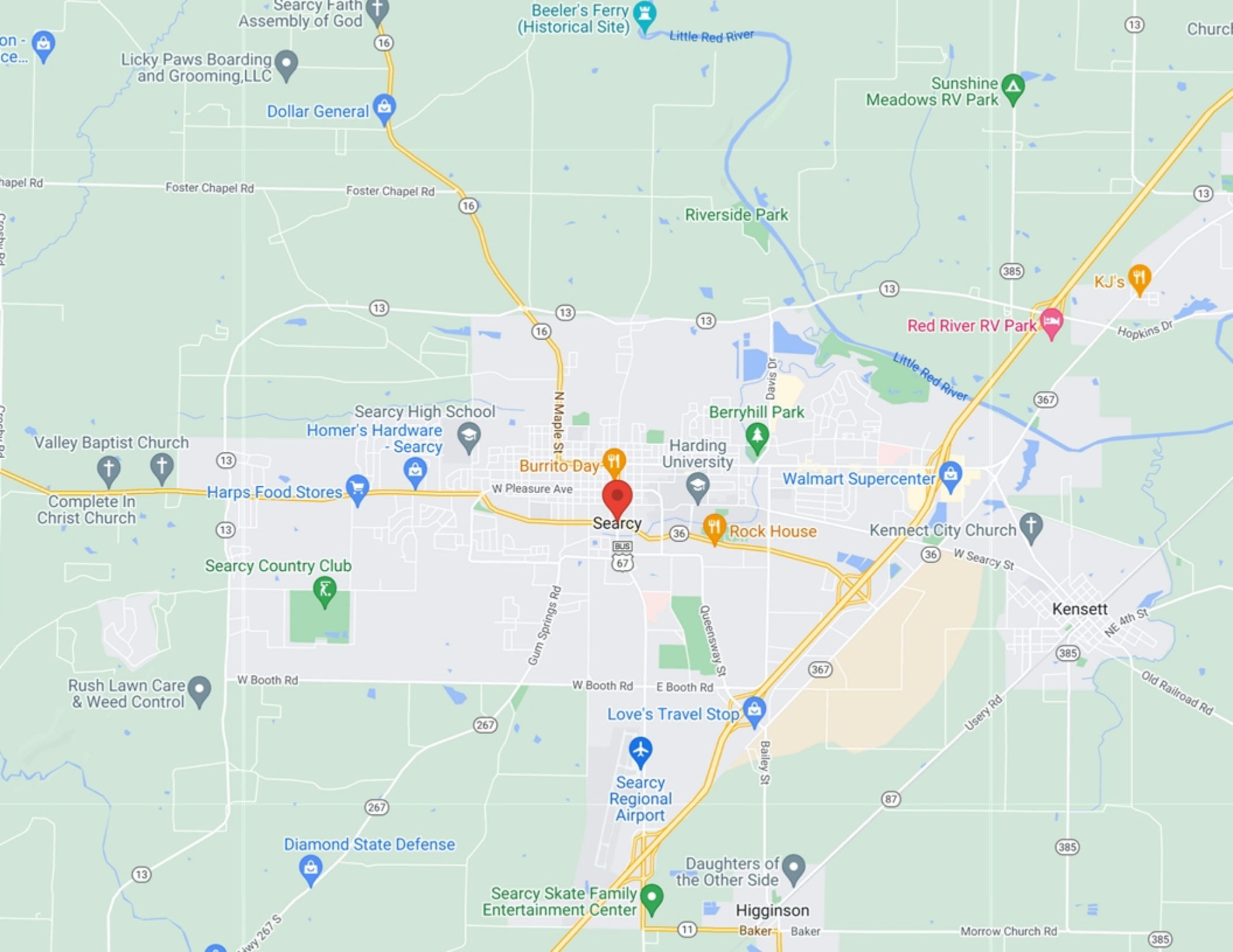
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Hubach Dr

016-00624-806

Rich...

Smith Ln



Searcy Faith Assembly of God

Beeler's Ferry (Historical Site)

Licky Paws Boarding and Grooming, LLC

Dollar General

Sunshine Meadows RV Park

Foster Chapel Rd

Foster Chapel Rd

Riverside Park

385

13

KJ's

Hopkins Dr

Red River RV Park

Searcy High School

Homer's Hardware - Searcy

Berryhill Park

Harding University

Walmart Supercenter

Valley Baptist Church

Complete In Christ Church

Harps Food Stores

Burrito Day

Searcy

Rock House

Kennett City Church

Searcy Country Club

Kennett

Rush Lawn Care & Weed Control

W Booth Rd

W Booth Rd

E Booth Rd

Love's Travel Stop

Searcy Regional Airport

Diamond State Defense

Searcy Skate Family Entertainment Center

Daughters of the Other Side

Higginson

Morrow Church Rd

13

267

267

67

36

367

87

385

385

13

13

385

13

367

Little Red River

W Searcy St

385

NE 4th St

Old Railroad Rd

Usery Rd

Bailey St

11

Baker

Baker

Chapel Rd

Creech Rd

Creech Rd

Wwy 267 S

CITY OF SEARCY

COUNTY

WHITE

AREA

CITY

SEARCY

POPULATION

POPULATION

22,937

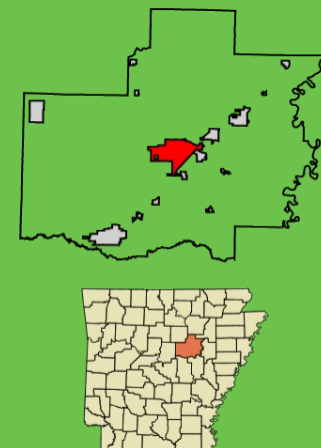
DENSITY

1,252.22 SQ MI



ABOUT SEARCY

Searcy (SUR-see) is the largest city and county seat of White County, Arkansas, United States. According to 2019 Census Bureau estimates, the population of the city is 23,767. It is the principal city of the Searcy, AR Micropolitan Statistical Area which encompasses all of White County.



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE DALRYMPLE COMMERCIAL ADVISOR FOR MORE
DETAILS.**

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