



HaagBrown  
COMMERCIAL  
Real Estate & Development

34,700+  
SF

6,300+  
SF

2,200+  
SF



FOR LEASE & GROUNDLEASE

# SEARCY SHOPPING CENTER

📍 2710 E RACE ST, SEARCY, AR

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# OVERVIEW

Haag Brown Commercial is pleased to present leasing & development opportunities at a well-positioned retail center on E. Race St. in Searcy, Arkansas!

This established center benefits from its location on E. Race St., a primary commercial corridor, & boasts a high daily traffic count exceeding 26,000 vehicles, ensuring consistent exposure to a broad customer base.

A range of opportunities are available to suit diverse business needs. A particularly noteworthy option is the +/- 34,000 square foot big box space, ideal for large-format retailers seeking to establish a strong presence in the Searcy market. This space is suitable for various retail concepts, including department stores, home goods retailers, & entertainment venues. In addition to the big box, smaller retail spaces are available for businesses seeking a more compact footprint.

Furthermore, +/- 1-acre out-parcels along E. Race St. present unique development opportunities for restaurants, banks, or other freestanding businesses.

The center provides ample parking, convenient access, & a diverse mix of existing tenants, creating a vibrant & attractive shopping environment.

Join established retailers & capitalize on the center's strategic location. Contact Haag Brown Commercial today to discuss available options in this thriving retail market!

## OFFERING

	SPACE	SIZE	SIZE
<b>LEASE</b>	2702	34,724 SF	<b>\$10 /SF NNN</b>
	2708	6,398 SF	<b>\$10 /SF NNN</b>
	2710	2,266 SF	<b>\$14 /YR NNN</b>
<b>GROUND LEASE</b>	OUTPARCEL	+/- 1 AC	<b>\$78,000 /YR NNN</b>

## HIGHLIGHTS

- + Well-Established Retail Center Along E. Race St.
- + Easy Access & Exposure to 26,000+ Cars Per Day
- + RARE +/- 34,000 SF Big Box Leasing Opportunity
- + Smaller SF Leasing Opportunities Available
- + BOOMING Market with HIGH Tenant Demand
- + +/- 1 Acre Outparcel Opportunities Available





Unity HEALTH

COLTON'S

MAZZIO'S PIZZA

verizon

Days Inn

Cleo's furniture

DOLLAR GENERAL

OLLIE'S GOOD STUFF CHEESE

Freddy's STEAKBURGERS

PLAZA TIRE SERVICE

Advance Auto Parts

ACCESS MEDICAL CLINIC

Venezia's ITALIAN GRILL

FIRST COMMUNITY BANK

TARA & CO. DIAMONDS

REGIONS

Unity HEALTH

First Security Bank

RHYNO CAR WASH

OZARK LIQUIDATION

UNITED STATES POSTAL SERVICE

2,200+ SF  
6,300+ SF

DISCOUNT BINS

MARION ST

E RACE ST

CENTENNIAL BANK

PIES & Fries

34,700+ SF





**STATE**  
ARKANSAS STATE  
UNIVERSITY  
BEEBE, SEARCY CAMPUS

**R** RIVERVIEW  
SCHOOL DISTRICT

INTERSTATE  
**57**

**Auto Zone**

**SONIC**

**Southern BANK**

**KFC**

**Unity HEALTH**

**PLAZA TIRE SERVICE**  
ESTABLISHED IN 1985

**Arby's**

**Unity HEALTH**

**REGIONS**

**OLLIE'S**  
GOOD STUFF CHEAP

**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES

**JCPenney**

**Bath & Body Works**

**Ashley HOMESTORE**

**Walmart Super Center**

**LOWE'S**

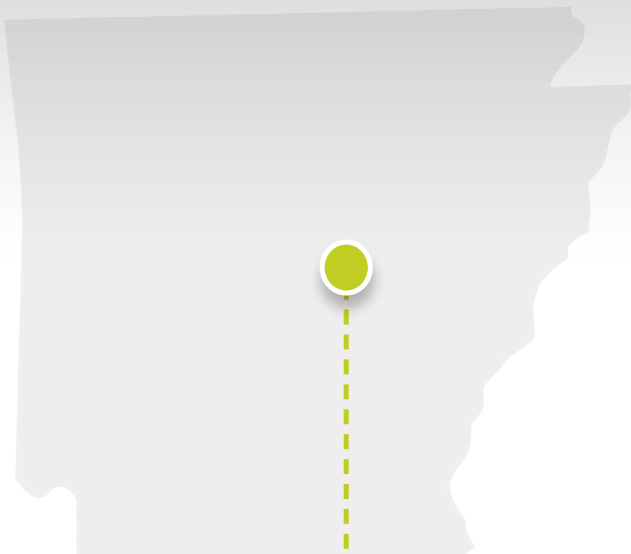


**HARDING ACADEMY**  
HOME OF THE WILDCATS

**HARDING UNIVERSITY**

**JOHN DEERE GREENWAY**

**Walmart Distribution Center**



## ABOUT SEARCY, AR

Searcy, rich in heritage and opportunity, blends a small-town feel with big-city amenities. The city boasts numerous restaurants, boutiques, shopping centers, and department stores. It is home to manufacturing companies and beloved brands that started locally. Searcy is enhancing parks, revamping sports complexes, and relocating its library to improve community resources, aiming to make it an even better place to live.

Three distinguished school districts—Searcy Public, Riverview, and Harding Academy—offer award-winning teachers and diverse opportunities in academics, athletics, and the arts. Since 1934, Searcy has been a college town, hosting Harding University, the state's largest private university, with about 5,000 students and over 800 faculty and staff. A satellite campus of Arkansas State University also allows students to complete their higher education locally.

The Little Red River, known for trout fishing and kayaking, runs alongside Searcy, and the city features several parks, including historic Spring Park and Riverside Park. Searcy, maintaining its historical features while expanding to meet citizens' needs, began in the 1820s as White Sulfur Springs. It became the county seat in 1837, named after Arkansas State Legislator Richard Searcy. Downtown Searcy hosts the state's oldest functioning courthouse and the historic Rialto Theater, thanks to Main Street Searcy, which revitalized the area with art galleries, markets, entertainment, and dining.

Searcy welcomes both longtime residents and newcomers, offering a community where one can build a home and raise a family. [\(Source\)](#)

### SEARCY'S MAJOR OFFICE/PUBLIC EMPLOYERS

[CLICK FOR MORE](#)

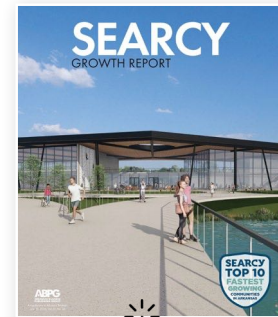


### SEARCY'S MAJOR INDUSTRIAL/TRANSPORTATION EMPLOYERS

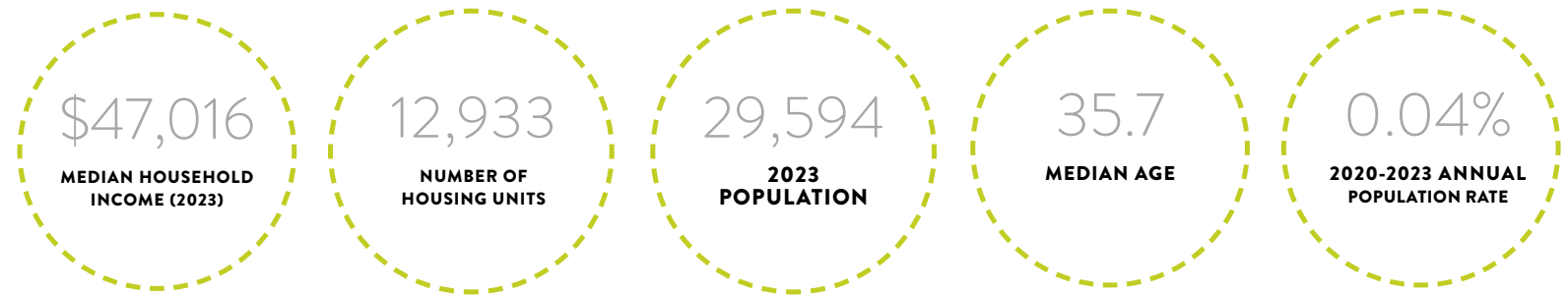
[CLICK FOR MORE](#)



### Arkansas Business | SEARCY'S GROWTH REPORT



[CLICK TO VIEW](#)

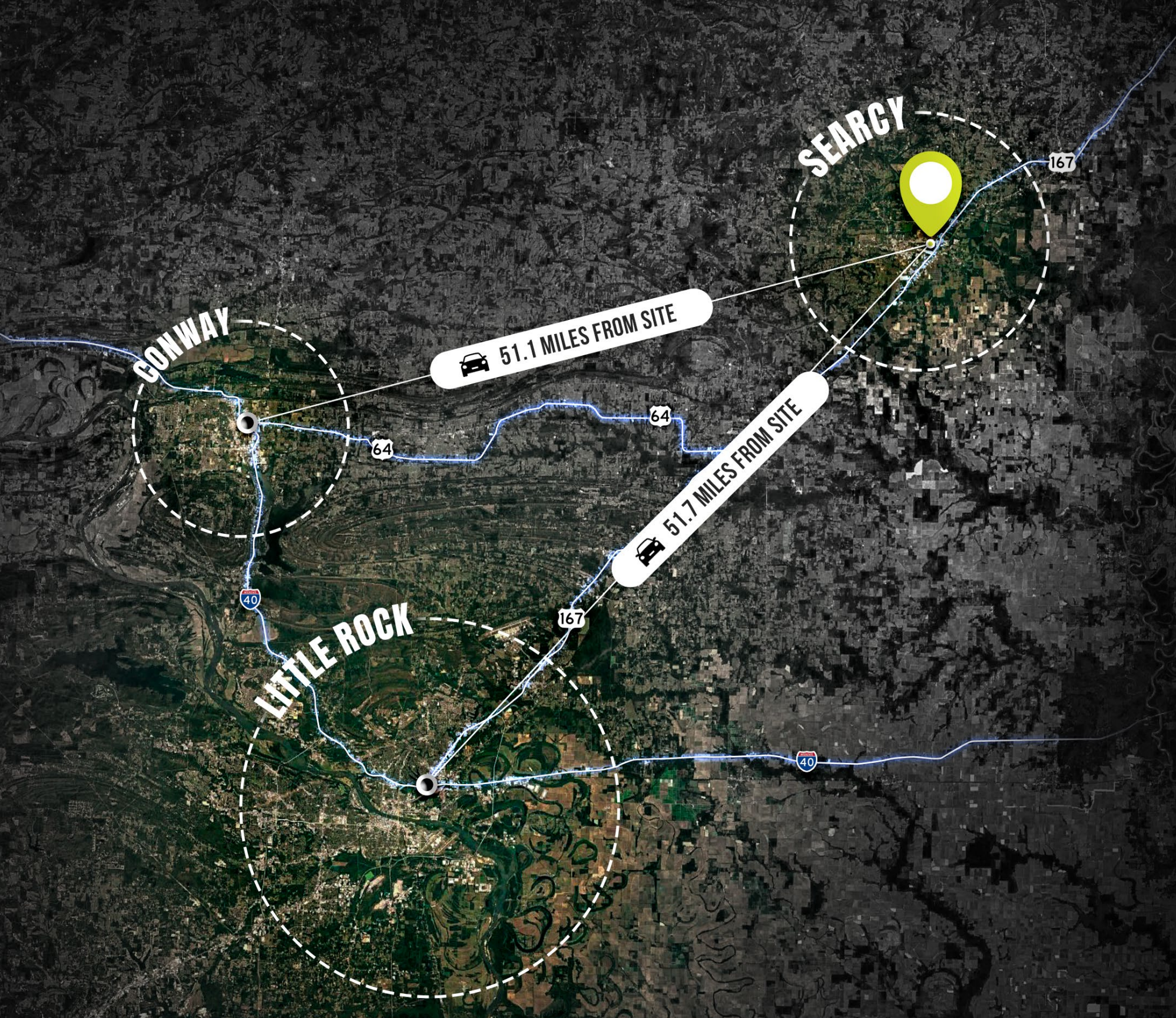


### SEARCY'S BIGGEST ATTRACTIONS

[CLICK FOR MORE](#)

[CLICK FOR MAP OF BIKE/WALKING TRAILS](#)

- Harding University
- Spring Park
- Pioneer Village
- Rialto Movie Theater
- Berryhill Park
- Lake Barnett
- Riverside Park
- Bald Knob Wild Life Refuge
- Recognized as one of the fastest growing cities in Arkansas by the US Census Bureau.
- Ranked 95th fastest-growing U.S. city, with a 3.9% growth rate among cities with at least 20,000 residents.
- Top 3 finalist at the Governor's Conference on Tourism for the Henry Award.
- Recognized as a Trendsetter City by Arkansas Business winning in the categories of Public Works as well as Diversity & Inclusion while also gaining an honorable mention in the Technology & Security and Education & Workforce categories.



**NATHAN ELLER**

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**ZAC QUALLS**

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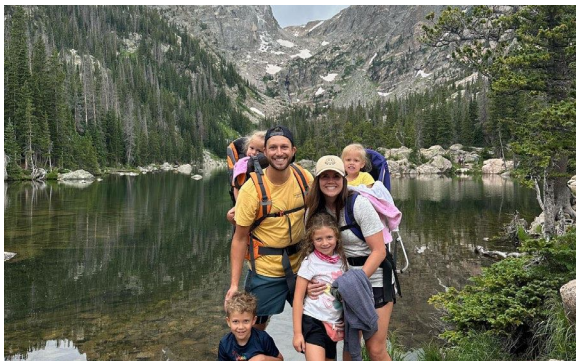
# NATHAN ELLER

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](mailto:nathan@haagbrown.com)

870.336.8000



## SIGNIFICANT TRANSACTIONS

### STARBUCKS :

Bentonville, AR  
Conway, AR  
Jonesboro, AR

### ROCK DENTAL BRANDS :

North Little Rock, AR  
Little Rock, AR  
Jonesboro, AR  
Paragould, AR

### SLIM CHICKENS :

Little Rock, AR : Russellville, AR

### TOMMY'S EXPRESS CARWASH :

Jonesboro, AR

### TACOS 4 LIFE :

Jackson, TN  
Little Rock, AR  
Jonesboro, AR  
Benton, AR

### BENJAMIN EDWARDS :

Jonesboro, AR

### FREDDY'S :

Siloam Springs, AR

### PETSMART CENTER :

Jonesboro, AR

### SKETCHERS CENTER :

Jonesboro, AR

### AT&T :

Fayetteville, AR  
Malvern, AR  
Stuttgart, AR

### FEDEX :

Fayetteville, AR

### ASPEN DENTAL :

Russellville, 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 Management - Class of 2013

# ZACQUALLS

Executive Broker - Leasing & Brokerage



Zac Qualls is an executive broker with more than a decade of experience at Haag Brown Commercial. He excels in leasing, brokerage, and tenant representation, with particular expertise in client relationship management.



Zac's in-depth market knowledge allows him to identify prime locations for prospective tenants, ensuring optimal site selection. His robust network of industry contacts provides valuable connections for both landlords and tenants.

Zac consistently demonstrates integrity, dedication, hard work, reliability, and a personal commitment to every deal. He prioritizes your interests, ensuring a high level of professionalism and service in every collaboration.

Outside of work, Zac enjoys spending time with his wife Hilary, and two daughters, Campbell and Turner.

“Be careful how you think; your life is shaped by your thoughts.” Proverbs 4:23

[zac@haagbrown.com](mailto:zac@haagbrown.com)

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## REPRESENTED CLIENTS

### CINTAS :

Jonesboro, AR

### THE SENSORY SHOP :

Jonesboro, AR

### PEOPLE SOURCE STAFFING PROFESSIONALS :

Jonesboro, AR

### CONTINENTAL COMPUTERS :

Jonesboro, AR

### STONEBRIDGE CONSTRUCTION, LLC :

Jonesboro, AR

### ONSITE OHS, INC :

Jonesboro, AR

### FAMILIES, INC :

Jonesboro, AR

### FOCUS, INC :

Jonesboro, AR

### KIDSPOT :

Jonesboro, AR

### ARKANSAS MUSCLE :

Jonesboro, AR

### ARKANSAS HOME HEALTH & HOSPICE :

Jonesboro, AR

### REMAX :

Jonesboro, AR

### JONESBORO TOTAL HEALTH :

Jonesboro, AR

### LONG ELECTRIC :

Jonesboro, AR

## SIGNIFICANT TRANSACTIONS

**S. CARAWAY CENTER** : Jonesboro, AR

**ONSITE, OHS - JONESBORO VA CLINIC** : Jonesboro, AR

**6,300 +/- MEDICAL OFFICE BTS : THE RESERVE** : Jonesboro, AR

**5,000 +/- MEDICAL OFFICE BTS : THE RESERVE** : Jonesboro, AR

**PROPERTY MANAGER OF 60,000 SF RETAIL CENTER** : Jonesboro, AR

**PROPERTY MANAGER OF 50,000 SF OFFICE BUILDING** : Jonesboro, AR

**PROPERTY MANAGER OF 10,000 SF OFFICE BUILDING** : Jonesboro, AR

## ACHIEVEMENTS

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager

Arkansas Money & Politics - Top 100 Professional

Triple Diamond Award : (\$21MM+ in Volume) - 2022, 2023

Double Diamond Award : (\$14MM+ in Volume) - 2021

Platinum Level Award : (\$5MM+ in Volume) - 2019

Arkansas State University - Bachelors of Science in Finance - 2007



# HaagBrown

COMMERCIAL  
DEVELOPMENT DIVISION

“Our mission at Haag Brown Development is to be the best commercial development company while leading our clients to success. Our mission is to put 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 the region’s authority on developing commercial real estate in Jonesboro and Northeast Arkansas. HB remains one of the top options in the region for commercial project development. We have experience and the expertise needed to develop and/or advise on large development projects. We have the ability to facilitate the expansion of national tenants who want to grow their presence in Arkansas, Oklahoma, Missouri, Mississippi, Tennessee, Alabama & Texas. Information to make the most informed decision on location is of upmost value to our clients. We have the ability to perform tenant site selection and/or build-to-suit through a revolutionary, technologically advanced build-to-suit program, which has pleased our clients immensely. All we need to know is the markets you want to be in, and we can get you there. We have the character, experience & education needed to be the best commercial brokerage firm in our region.

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