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FOR SALE

Dark Medical | Redevelopment - Searcy, AR

2804 East Race Avenue
Searcy, AR 72143

Jose Colunga

Principal Broker

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Dalrymple Commercial

1560 W BEEBE CAPPS EXPY STE A

Searcy, AR 72143

501.268.2445

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\$769K

PRICE



Executive Summary

2804 East Race Avenue
Searcy, AR 72143

Turnkey Medical Facility & High-Visibility Commercial Redevelopment Opportunity

Position your business for immediate equity or capitalize on premier corridor repositioning at 2804 E Race Ave. Situated on a prime 0.69-acre parcel with exposure to over 24,000 vehicles per day, this site offers unmatched frontage and dual potential: step into a move-in ready 2,147 SF medical clinic or redevelop the expansive lot for drive-thru, retail, quick-service restaurant, or corporate use. The existing building features plumbed exam/lab rooms, custom cabinetry, durable plank flooring, private offices, and ADA restrooms, supported by an expansive dedicated parking lot and street signage. Positioned alongside established retail and healthcare providers, this is a rare chance to acquire a turnkey facility or unlock high-impact commercial redevelopment. Contact today for private tours and full property details.


\$769,000
PRICE


\$358.17
PRICE/SF

PROPERTY DATA

Building SqFt	2,147
Year Built	2001
Lot Size (SF)	30,056
Parcel ID	01609960000
Zoning	Zoned C-2 General Commercial
County	White
Frontage	122
Coordinates	35.250946,-91.703472
Tax Amount	\$4,278.83

Investment Highlights

Investment & Property Features

- **Dual-Opportunity Asset:** Move-in ready for an immediate owner-operator (medical, dental, therapy, or professional office) or prime for site repositioning.
- **Redevelopment Flexibility:** 0.69-acre rectangular parcel with ample surface parking and dual curb cuts, ideal for drive-thru retail, fast-casual dining, financial institutions, or corporate medical development.
- **Prominent Pylon & Façade Signage:** Existing street signage and architectural parapet maximize branding visibility on the corridor.

Location Advantages:

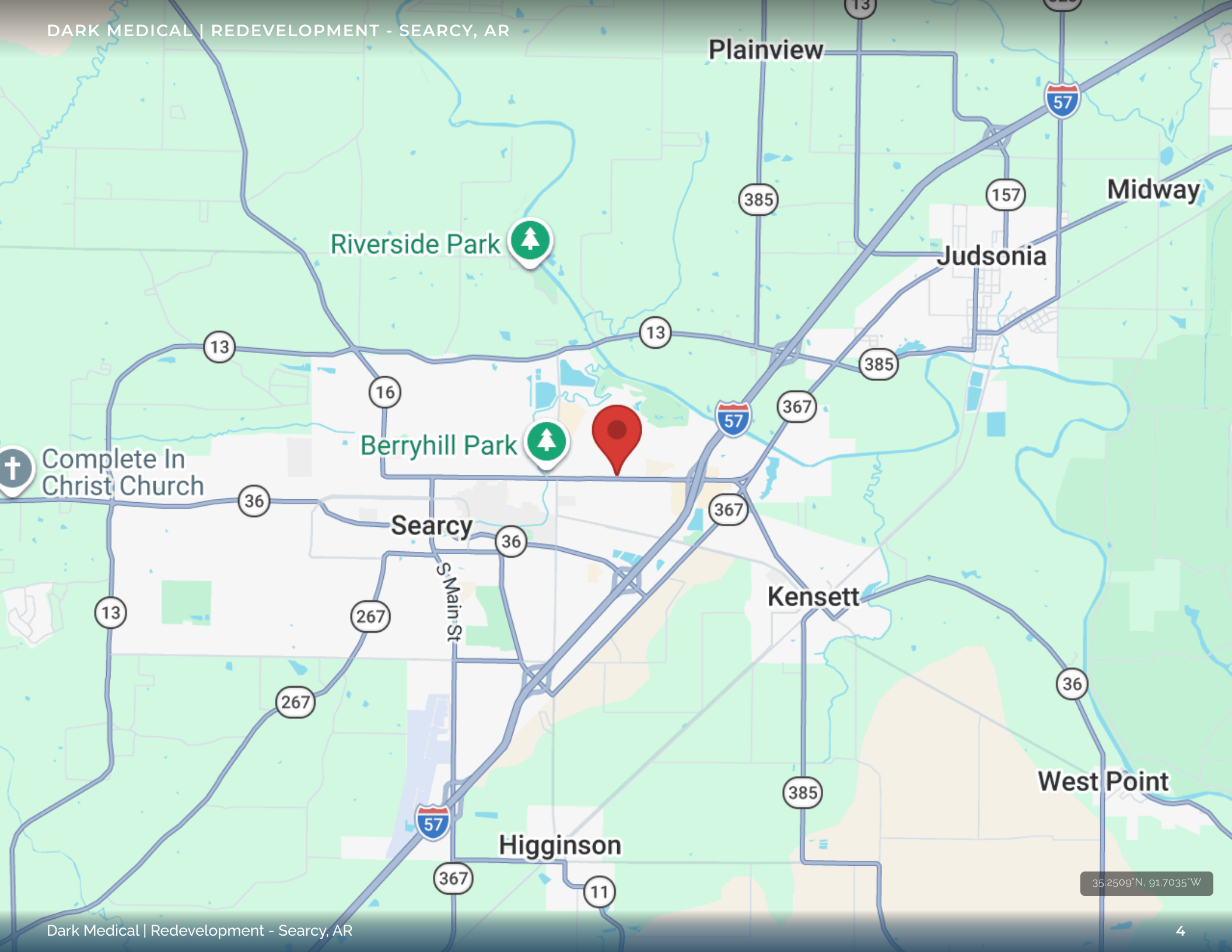
- **High-Traffic Arterial:** Direct frontage on East Race Avenue, capturing heavy daily exposure of **24,000+ vehicles per day**.
- **Direct Healthcare Synergy:** Located just 0.5 miles from **Unity Health – White County Medical Center**, Searcy's premier regional hospital hub.
- **Exceptional Ingress & Egress:** A generous lot width and multiple curb cuts enable seamless patient drop-off and efficient parking circulation.

Area Amenities & Commercial Neighbors:

- **Healthcare & Pharmacy Neighbors:** Directly adjacent to Medic Sav-On Drug, with surrounding specialty practices, outpatient clinics, and Unity Health facilities lining the corridor.
- **Retail & Dining Hub:** Minutes from major national and regional retail anchors, including Walmart Supercenter, Lowe's, Town & Country Plaza, First Security Bank, Chick-fil-A, and Chili's.

PROPERTY SNAPSHOT

 Asking Price	\$769,000
 Price/SF	\$358.17
 Building SF	2,147
 Year Built	2001
 Lot Size	30,056





35.2493°N, 91.7010°W

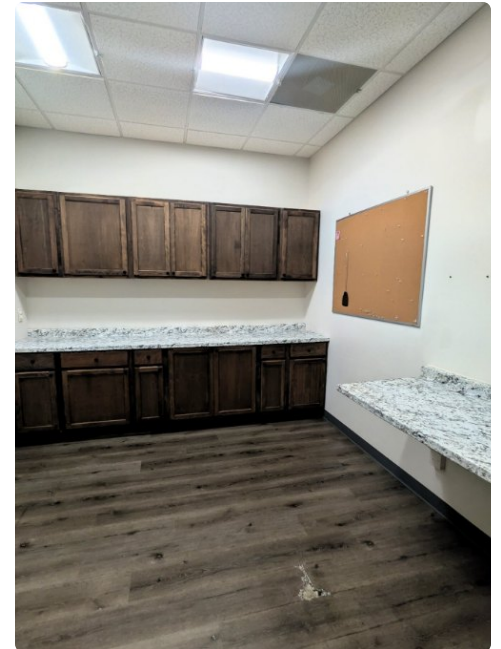
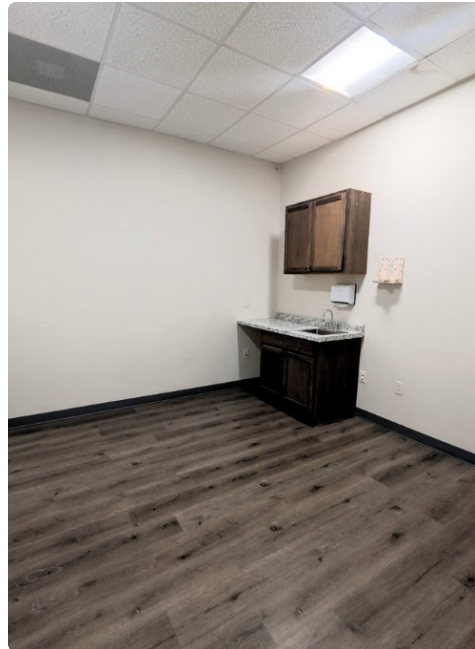
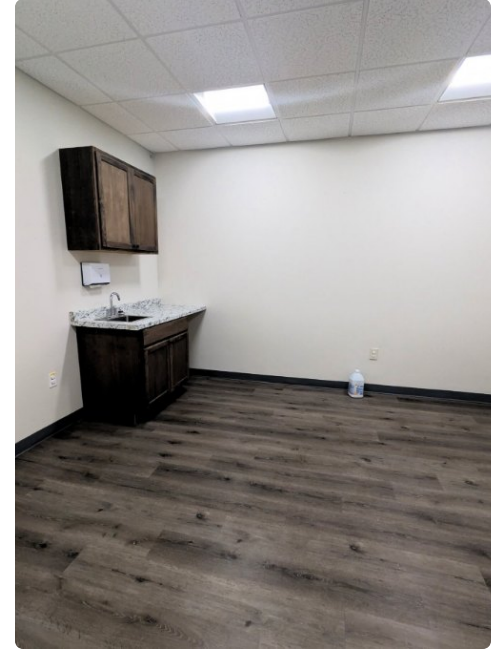








Photo Gallery



Market Overview

Market Overview: Searcy, AR

Regional Hub & Economic Foundation

- Searcy serves as the vibrant county seat of White County and the primary economic, retail, and healthcare epicenter for a **40-mile regional trade area**. With a municipal population of approximately 24,000 and a daytime population exceeding 42,000, Searcy draws consumers, workforce, and medical patients from across central and northeast Arkansas. The city's economic stability is anchored by a diverse mix of healthcare systems, higher education (Harding University and ASU-Searcy), and established industrial/manufacturing corridors.

Infrastructure & Connectivity

- Positioned along US Highway 57, Searcy provides direct four-lane access connecting the Little Rock metro to northeast Arkansas and regional logistics hubs. The Searcy Municipal Airport supports the expansion of corporate, charter, and medical transplant operations with a 6,008-foot runway.

Recent & Ongoing Developments Shaping Searcy

- \$93M+ Master Plan Capital Investments:** The city is executing transformative quality-of-life projects funded by a voter-approved \$93 million bond package, including the state-of-the-art **Searcy Community Center**, a new **Outdoor Water Park**, extensive sports complex expansions, and a new modern public library.
- Commercial & Retail Expansion:** Building permit values have set consecutive records (surpassing \$ 130 M), driven by aggressive national-brand expansion along primary retail arteries (including Academy Sports, Texas Roadhouse, Whataburger, Chipotle, David's Burgers, and upcoming retail anchors).
- Industrial Site Readiness & Job Growth:** Through Forward Searcy and the Arkansas Economic Development Commission (AEDC), over \$1M in recent state grants has been allocated to develop shovel-ready industrial greenfields along Veterans Boulevard to capture incoming manufacturing, logistics, and data center investments.
- Connectivity & Multi-Modal Trails:** Backed by a historic **\$4.2M federal RAISE planning grant** and state TAP grants, the city is actively building a comprehensive urban trail network connecting downtown, Harding University, major schools, and healthcare corridors.



KEY FACTS

Population	22,937
Area	18.4 sq mi
Elevation	262 ft
County	White County
Incorporated	1838
State	Arkansas

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	4,473	Population	18,184	Population	31,856
Median HH Income	\$47,077	Median HH Income	\$42,189	Median HH Income	\$53,305
Households	2,044	Households	7,233	Households	12,662

Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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