

FOR SALE or GROUND LEASE

1.10 ac Commercial Lot

2511 W Beebe Capps Expwy
Searcy, Arkansas 72143



Sale Price: \$450,000

Ground Lease: \$35,000/year, payable monthly *

* Lease amount is for first 5 years of minimum 10-year lease, increasing 10% every 5 years; Lessee's financial strength and creditworthiness must be acceptable to the lessor is lessor's sole discretion

Offered Exclusively By:

Crest Realty Advisors

5507 Ranch Dr, Ste 201, Little Rock, AR 72223

Contact: **CJ Cropper | Principal Broker** or
Office: 501.228.9600
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Jason Cropper | Senior Associate
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CLOSE AERIAL



W Beebe Capps Expy

Country Club Rd

FirstSecurity Bank

TACO BELL

St Paul United Methodist Church

HARPS HOMETOWN FRESH

167.46'

292.18'

SUBJECT
1.10 ac
+/-

STREET VIEW PHOTO



SITE

HARPS[™]
HOMETOWN FRESH



FOR SALE

W Beebe Capps Expwy

NEIGHBORHOOD AERIAL



Gas Mart



TACO BELL



POWELL FUNERAL HOME

Bethel Missionary Baptist Church



ACE Hardware



SUBWAY



O'Reilly AUTO PARTS

Fire Station

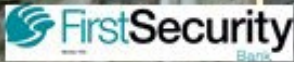
W Beebe Capps Expy

16,000 ADT

St Paul United Methodist Church



SITE



First Security Bank

Country Club Rd



HARPS HOMETOWN FRESH Grocery

Westside Elementary School



Unity HEALTH



FIRST COMMUNITY BANK



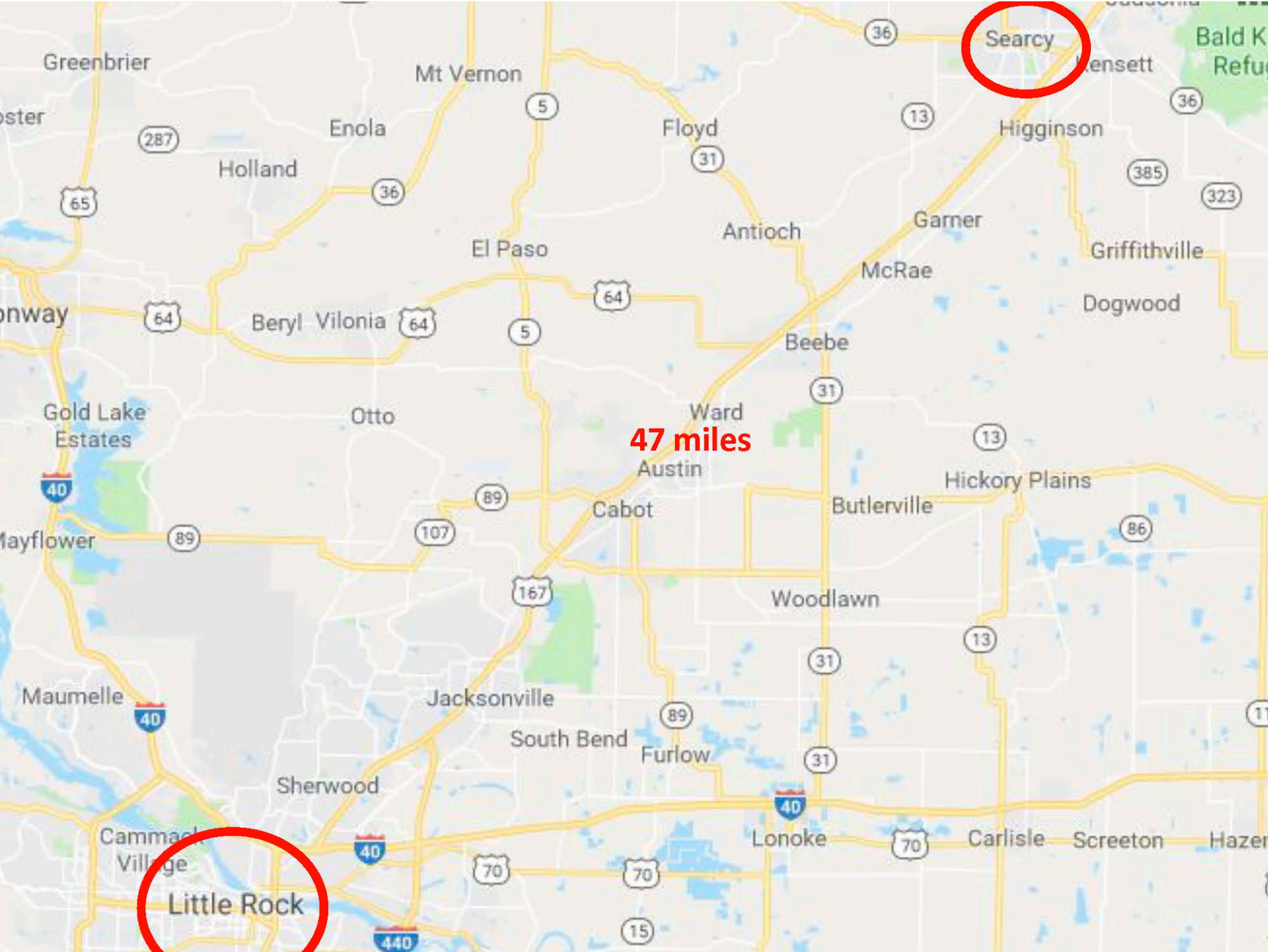
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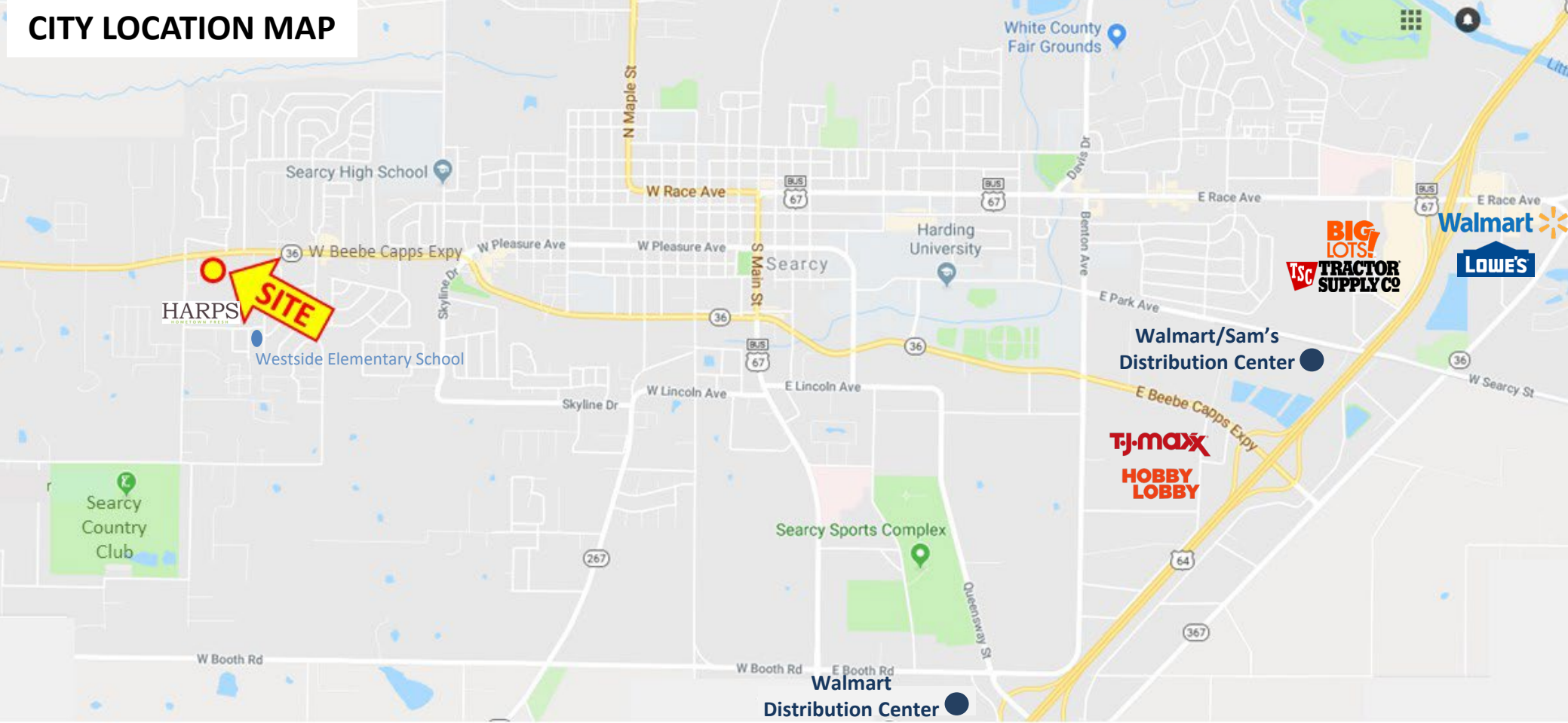
10 Fitness



REGIONAL LOCATION MAP



CITY LOCATION MAP



City Demographics (2019)

Population: 23,660 (98% urban, 2% rural). Population change since 2000: +25.0%

Males: 11,200 (47.3%) Females: 12,460 (52.7%)

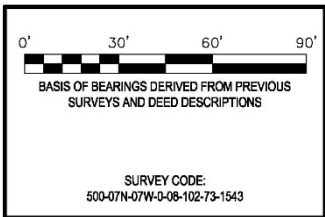
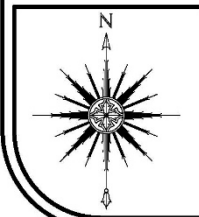
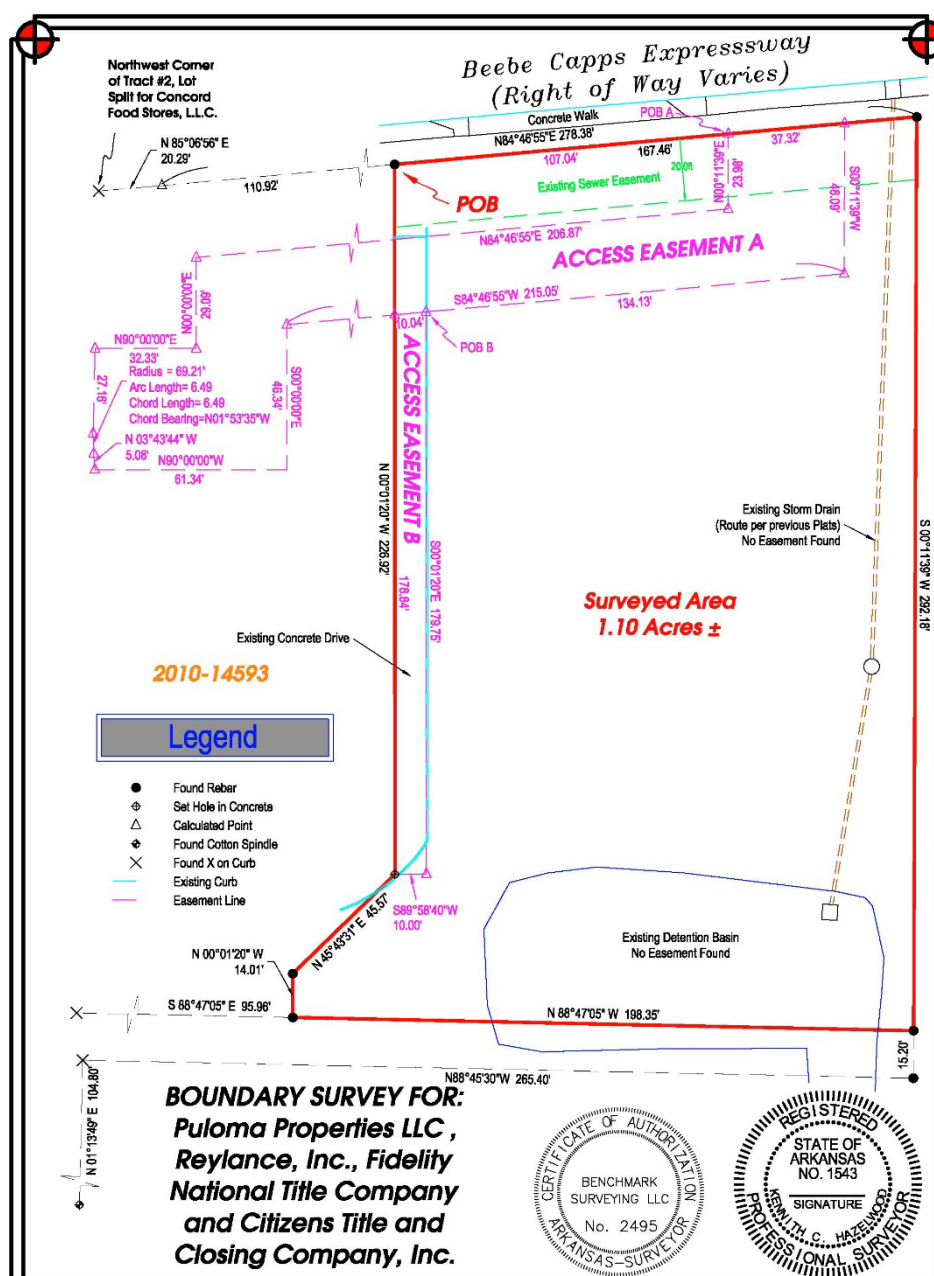
Median resident age: 38.8 years Arkansas: 29.0 years

Estimated median household income: \$40,427 Arkansas: \$48,952

Estimated per capita income: \$21,497 (it was \$16,553 in 2000)

Read more: <http://www.city-data.com/city/Searcy-Arkansas.html>

SURVEY

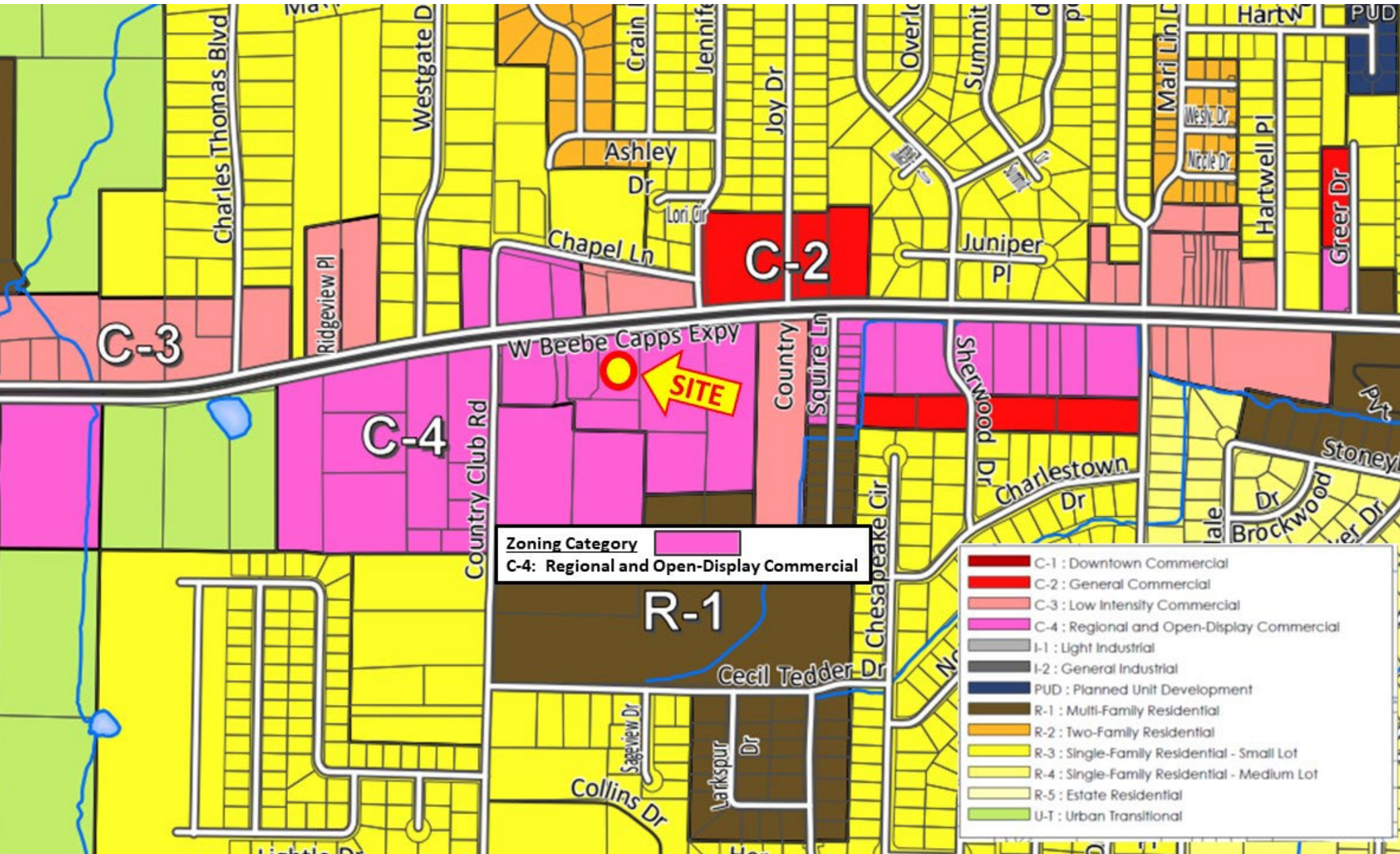


BENCHMARK SURVEYING, PLLC

501-206-9599
 Benchmarksurveyingpllc@gmail.com
 131 Durham Rd. Searcy, AR 72143

DRAWN BY KCH	DATE 6/28/18	APPROVED ARH	DATE 6/28/18
PROJECT 8-7-7	SCALE 1" = 30'	SHEET 1 of 2	

ZONING MAP



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PLEASE CONSULT YOUR CREST REALTY ADVISOR'S AGENT FOR MORE DETAILS.

2511 Beebe Capps Expwy, Searcy, AR