

+/- 30,000 SF FORMER TRACTOR SUPPLY SPACE  101 N. POPLAR ST., SEARCY, AR

FORLEAF



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HAAGBROWN.COM

BROUGHT TO YOU BY:



EST. 2010

PHIL 2/3



E RACE AVE

N POPLAR ST

UP TO
15,000 SF
ADDITION

35,000'00'

BIG LOTS!

Ashley
HOMESTORE

GAMBLE HOME

MAURICES

CART

HIBBETT

SPORTS

FACTORY

BATH & BODY WORKS

GENC

LIVE WELLS

JCPenney

overview

Haag Brown Commercial is proud to offer a prime leasing opportunity with approximately **30,000 square feet of retail space** at the Town & Country Plaza in Searcy, Arkansas. This sought-after retail destination is prominently located along US Highway 64, offering strategic positioning & high visibility for businesses to over 23,000 cars per day!

The established Town & Country Plaza is home to renowned national brands like Ashley Homestore, JC Penney, Big Lots, Maurices, Gamble Home, along with Hibbett Sports, providing a strong retail presence in the area. With direct access from Race St., one of Searcy's major thoroughfares with over 26,000 cars per day, & exceptional exposure to US Highway 64, this plaza ensures maximum brand recognition & foot traffic.

The available end-cap space of approximately 30,000 square feet, previously occupied by Tractor Supply, features convenient roll-up doors & a truck-height docking facility, facilitating seamless product loading & unloading operations. Additionally, the space boasts a spacious parking lot to accommodate a high volume of customers, enhancing accessibility and convenience.

Exciting plans are in progress to modernize & revitalize this section of the shopping center, promising a fresh & engaging retail environment for both tenants & visitors. Furthermore, a tenant allowance is available to assist in customizing & tailoring the space to meet Tenant requirements.

offering

PRICE: \$14 PSF NNN

SIZE: +/- 30,000

TOTAL LOT SIZE: 7.06 AC

highlights

- RARE +/- 30,000 SF Opportunity in National Anchored Shopping Center
- Ability to expand up to 15,000 SF
- Center Anchored by Ashley HomeStore, Big Lots, JC Penney, Maurices, & Hibbett Sports
- Exposure to Nearly 50,000 Cars Per Day with US Highway 64 & Race St.
- Multiple Overhead Doors & Truck-Height Loading Dock
- Plans to Update & Modernize Exterior of this Section of Shopping Center Underway
- Tenant Improvement Allowance Available



EST. 2010

UP TO
15,000 SF
ADDITION





proposed renderings





2010



EASTLINE RD

67

N POPLAR ST

E RACE AVE

MICROTEL BY WYNDHAM

Holiday Inn Express

Fuji

AT&T

McDonald's

AspenDental

chj's

LOWE'S

Walmart

GameStop

IHOP

DOLLAR TREE

McALISTER'S DELICIOUS

Angie's

Arkansas Spine and Pain

planet fitness

THE VILLAS OF SEARCY

LAQUINTA BY WYNDHAM

CASEY'S GENERAL STORE

EXXON

Simmons Bank

TACO BELL

guacamole MEXICAN GRILL

Ridout Lumber Company

BURGER KING

WAFFLE HOUSE

JCPenney

GNC LIVE WELL

HIBBETT SPORTS

meatrees

CAJO

GAME GEM

GAMBLE HOME

Ashley HOMESTORE

BIG LOTS!

30,000 SF

15,000 SF

Hampton by HILTON



2010



FOR LEASE: +/- 30,000 SF FORMER TRACTOR SUPPLY SPACE

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N RAND DR

N POPLAR ST

E RACE AVE

Dayita

Hampton
by HILTON

guacamole
MEXICAN GRILL

UP TO
30,000 SF
ADDITION

BIG LOTS!

Ashley
HOMESTORE

GAMBLE HOME

HIBBETT

Simmons
Bank

JCPenney

EconoLodge

HARBOR FREIGHT

SUBWAY

Natural
Hearing
CENTER

Days Inn

verizon

DOLLAR GENERAL

SEARCY &
VIP CINEMA

Unity
HEALTH

BAD BOY
MOWERS

Quality
INN

Best Western

BURGER
KING

WAFFLE
HOUSE

TACO BELL

Ridout
Lumber Company

EXXON

LA QUINTA
BY WYNDHAM

CASEY'S
GENERAL STORE





E RACE AVE

N POPLAR ST



Walmart



JCPenney



Bath & Body Works

HIBBETT SPORTS

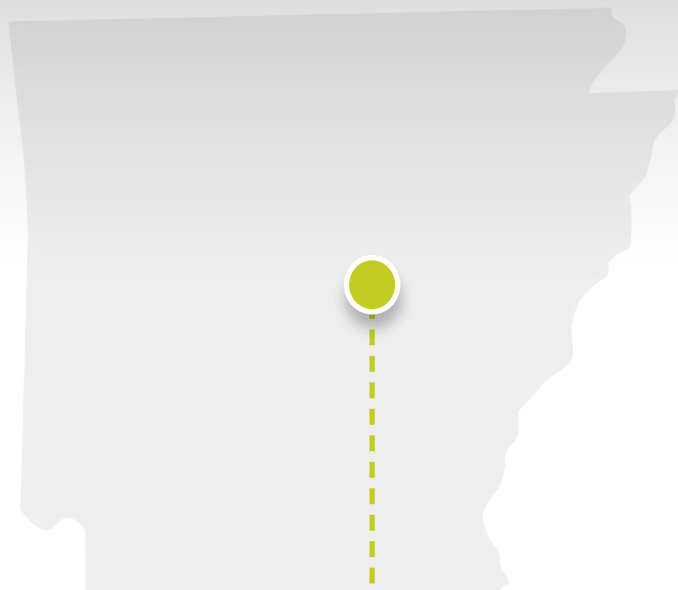


GAMBLE HOME

Ashley HOMESTORE

BIGLOTS!

30,000 SF
UP TO 15,000 SF ADDITION



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.

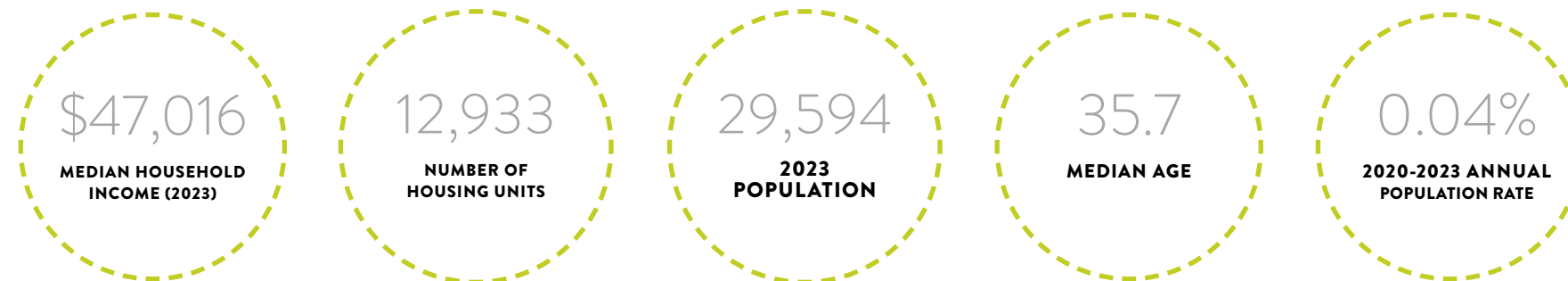
The Little Red River, known for trout fishing and kayaking, runs alongside Searcy, and the city features several parks, including historic Spring Park and Riverside Park. Searcy, maintaining its historical features while expanding to meet citizens’ needs, began in the 1820s as White Sulfur Springs. It 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.

SEARCY'S MAJOR OFFICE/PUBLIC EMPLOYERS



SEARCY'S MAJOR INDUSTRIAL/TRANSPORTATION EMPLOYERS



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.



ZAC QUALLS

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HaagBrown

COMMERCIAL

Real Estate & Development

“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and 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 listing & selling commercial real estate in Jonesboro and Northeast Arkansas. HB remains one of the top options in the region for Retail Project Development, Tenant Representation, & Investment Advising. We have experience and the expertise needed to develop and/or advise on large retail 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 for advising on commercial real estate investments.

2221 HILL PARK CV.
JONESBORO, AR



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ZACQUALLS


Executive Broker



Coming from a background of multiple million dollar institutions, Zac Qualls maintains seven plus years of extensive financial expertise and is highly equipped to adapt and communicate with a variety of business leaders. His determination, hard work ethic and skill level is evident since he was a former banker and member of the Financial Industry Regulator Authority (FINRA), which covers a broad range of investments including stock, bonds, options, limited partnerships and investment company products. Having held the series 7 and 66 licenses, the most comprehensive of several security licenses

that permit an agent to communicate with retail investors, Zac demonstrates an extensive knowledge of broad range investment products. His role within the company is to advise clients through the process of disposition and acquisition of investment real estate as well as provide up-keep on multiple high-end commercial properties. Zac, a northeast Arkansas local, received his Bachelor's of Finance degree from Arkansas State University in 2007.

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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

Arkansas State University - Bachelors of Science in Finance - 2007

Acom Designee - Accredited Commercial Manager

CPM Designee - Certified Property Manager