

MIDT@WN

I-57

101 N. POPLAR ST. | SEARCY, AR



*All labels, lot lines, and business logos on this page are placed approximately in their relative locations as determined via Google Maps and may not be exact. The businesses shown in the aerial view are for general reference only and do not represent an exhaustive list of every business visible in the image.

OFFERING OVERVIEW

Haag Brown Commercial is proud to offer PRIME retail lease & purchase opportunities within the newly re-developed Midtown @ I-57 shopping center in Searcy, Arkansas!

This sought-after retail destination is prominently located along Interstate 57, offering strategic positioning & high visibility for businesses to over 23,000 cars per day!

The established Midtown @ I-57 / Town & Country Plaza is home to renowned national brands like Ashley Homestore, JC Penney, Bath & Body Works, 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 Interstate 57, this plaza ensures maximum brand recognition & foot traffic.

Current leasing availability includes the former Tractor Supply big-box space consisting of approximately 30,000 SF; the former Big Lots box consisting of approximately 30,000 SF; along with up to 6,000 SF of adjacent small-shop space that is currently under construction. In addition, the center boasts a spacious parking lot to accommodate a high volume of customers, enhancing accessibility & convenience.

Purchase opportunities include the two (2) vacant +/- 30,000 SF big box spaces formerly occupied by Tractor Supply Co. & Big Lots. These spaces are available FOR SALE at \$2,800,000.00 each. In addition, owner has proposed a +/- 0.81 AC outparcel that is also available for sale (\$795,000.00) & for lease (\$75,000.00/YR).

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.

HIGHLIGHTS

- Multiple Lease/Purchase Opportunities in Newly Re-Developed Shopping Center
- Center Anchored by Ashley HomeStore, JC Penney, Maurices, & Hibbett Sports
- Exposure to Nearly 50,000 Cars Per Day with US Highway 64 & Race St.
- Six Box Spaces (+/- 30,000 SF x 2) Offers Multiple Overhead Doors & Truck-Height Loading Dock - AVAILABLE FOR SALE
- Tenant Improvement Allowance Available
- New Small Shop Space Currently Under Construction (+/- 6,000 SF)
- +/- 0.81 AC PROPOSED Outparcel Available FOR LEASE / FOR SALE

COMING SOON

SMALL SHOP EXTENSION

75' x 80' space
(3) suites 25' x 80'

Lease Price

\$20/SF | NNN

EXISTING

± 30,000 SF BOX

Former Tractor Supply Space

Lease Price

\$14/SF | NNN

Sale Price

\$2,800,000

EXISTING

± 30,000 SF BOX

Former Big Lots Space

Lease Price

\$14/SF | NNN

Sale Price

\$2,800,000





Small-Shop
75' x 80' Space
3 Suites - 25' x 80'

COMING SOON

AVAILABLE
30,000 SF

AVAILABLE
30,000 SF

ASHLEY

Sale Price
\$795,000
Ground Lease Price
\$75,000/year

0.81 AC
Out-Pad

N. POPLAR ST.



E. RACE AVE.



PRELIMINARY RENDERING

Potential Drive-thru Compatibility



COMING SOON

SMALL SHOP EXTENSION
75' x 80' space
(3) suites 25' x 80'

Lease Price: \$20/sf | NNN

EXISTING

± 30,000 SF BOX
Former Tractor Supply Space

Sale Price: \$2,800,000
Lease Price: \$14/sf | NNN

EXISTING

± 30,000 SF BOX
Former Big Lots Space

Sale Price: \$2,800,000
Lease Price: \$14/sf | NNN



PRELIMINARY RENDERING

EXISTING

± 30,000 SF BOX

Former Tractor Supply Space

Sale Price

\$2,800,000

Lease Price

\$14/SF | NNN

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± 30,000 SF BOX

Former Big Lots Space

Sale Price

\$2,800,000

Lease Price

\$14/SF | NNN







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’S MAJOR OFFICE/PUBLIC EMPLOYERS

[CLICK FOR MORE](#)



SEARCY’S MAJOR INDUSTRIAL/TRANSPORTATION EMPLOYERS

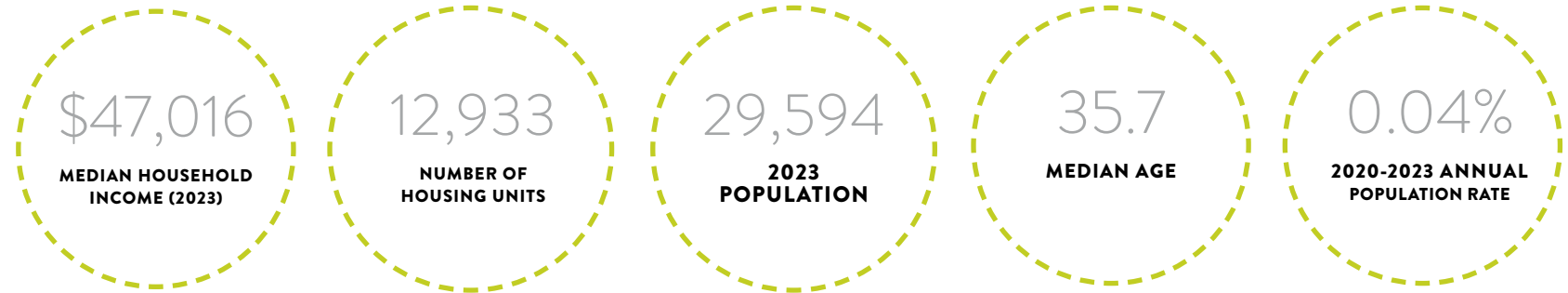
[CLICK FOR MORE](#)



Arkansas Business | SEARCY’S GROWTH REPORT



[CLICK TO VIEW](#)

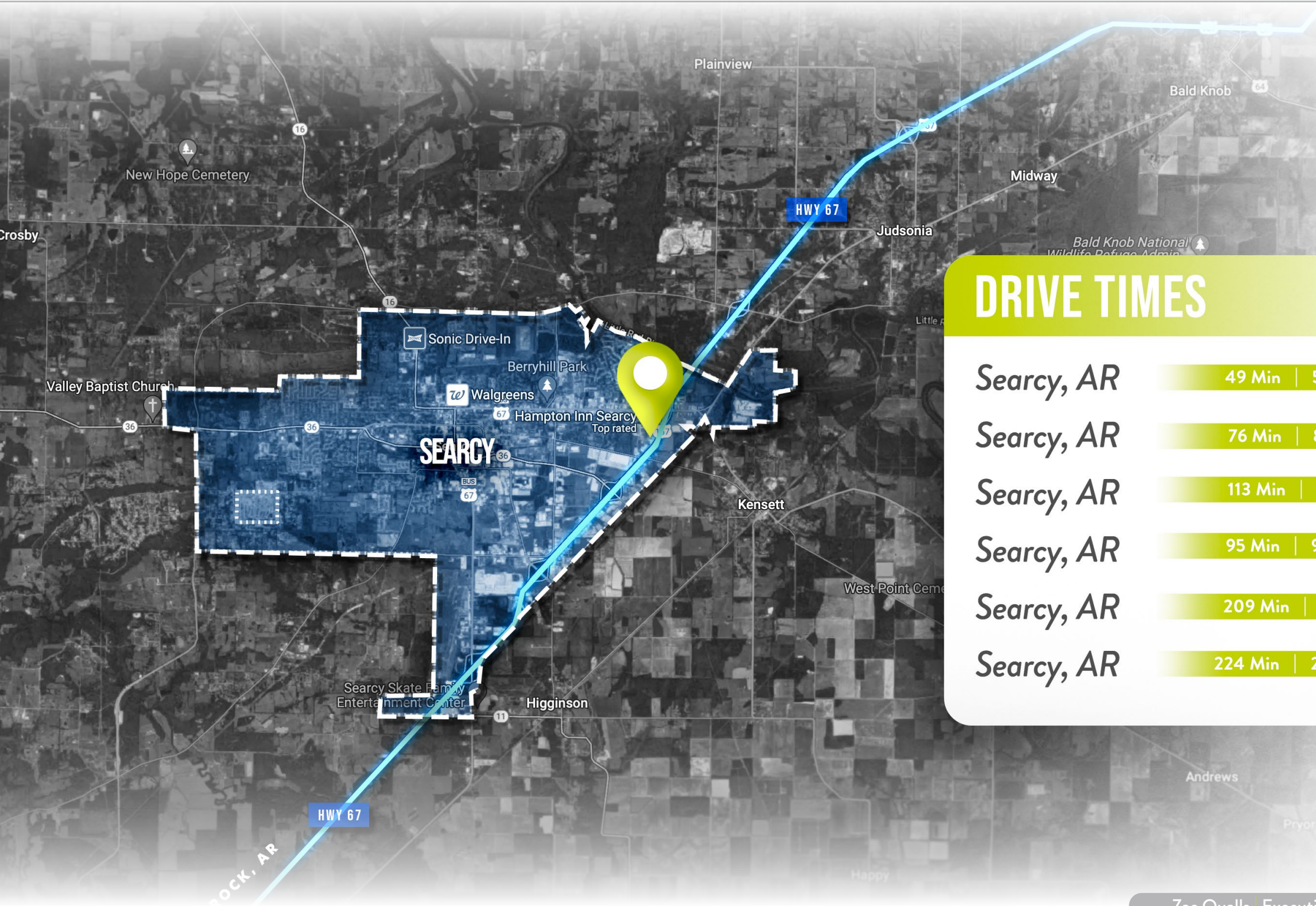


SEARCY’S BIGGEST ATTRACTIONS

[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.



DRIVE TIMES

Searcy, AR	49 Min 50.9 Miles	Little Rock, AR
Searcy, AR	76 Min 81.2 Miles	Jonesboro, AR
Searcy, AR	113 Min 106 Miles	Memphis, TN
Searcy, AR	95 Min 94.9 Miles	Russellville, AR
Searcy, AR	209 Min 233 Miles	Bentonville, AR
Searcy, AR	224 Min 200.4 Miles	Springfield, MO



HaagBrown

COMMERCIAL

Real Estate & Development

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“Our mission at Haag Brown Commercial is to be the best commercial real estate brokerage and development company while leading our clients to success. We strive to place 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 a full-service commercial real estate and development firm specializing in the listing, sale, & development of properties throughout Arkansas and the surrounding region. Founded in 2010 by Greg Haag and Joshua Brown, HB was founded on a hands-on, client-first approach and have grown into a trusted partner for businesses and investors navigating complex real estate decisions.

With more than 60 years of combined experience in real estate investment, brokerage, and development, our team brings practical insight and steady guidance to every project. We act as a true extension of our clients’ real estate departments, working closely alongside them from strategy and site selection through execution and delivery. Serving national and regional clients across Arkansas, Tennessee, Florida, Mississippi, Missouri, Kentucky, Alabama, Texas, and Oklahoma, we pair local market knowledge with a broad regional perspective.

To better serve our clients, we have expanded to include dedicated Industrial, Medical, and Agricultural divisions and operate offices in both Northeast and Northwest Arkansas — allowing us to deliver specialized expertise and tailored solutions across every sector we represent.

NEA OFFICE
2221 HILL PARK CV.
JONESBORO, AR

NWA OFFICE
700 SE 5TH ST. | STE 150
BENTONVILLE, AR



870.336.8000 | HAAGBROWN.COM



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

870.336.8000  

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