



512 N Poplar St, Searcy, AR 72143

**\$2,100,000**

## Development Opportunity on Poplar

Redevelopment Opportunity in Searcy | 2.2 acres



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AR AR PB00076250  
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Listing Added: Today  
Listing Updated: Today



### Details

Asking Price	<b>\$2,100,000</b>	Property Type	Land
Sub Type	<b>Commercial</b>	Lot Size (acres)	<b>2.2</b>
Broker Co-Op	<b>Yes</b>	Ownership	<b>Single</b>

### Marketing Description

Exceptional 2.2+/- acre corner lot (approximately 2.3 acres of improved commercial land) positioned in one of Searcy's most dynamic growth corridors. Currently featuring an existing structure (built 1975, ~2,383 sq ft), this property offers tremendous flexibility—redevelop, expand, or build new to suit your vision. Located in front of Riverview High School.

**Prime Interstate Visibility & Access:** Direct exposure and proximity to Interstate 57 (formerly US Highway 67/167), a major north-south interstate corridor connecting central Arkansas to broader regional networks. This high-profile location captures passing traffic from travelers, commuters, and regional commerce.

**High-Traffic Location:** Situated along a bustling thoroughfare with strong average daily traffic (AADT) counts in the surrounding area—exit/interchange zones reaching 45,000–52,000 VPD based on regional data. Ideal for businesses seeking maximum exposure.

**Excellent Adjacency & Synergy:** Immediately adjacent to established national brands, including the La Quinta Inn & Suites (right next door at 504 N Poplar St) and a Casey's convenience store/gas station in close proximity (nearly on E Race Ave corridor). These neighbors drive consistent foot and vehicle traffic, creating natural cross-traffic for retail, hospitality, quick-service, or service-oriented developments.

**Growth Potential in Expanding Searcy:** Located in the heart of Searcy's thriving commercial landscape, near Harding University, major retail corridors, and ongoing infrastructure enhancements tied to the I-57 designation. Perfect for hotel/motel expansion, retail outlets, fast-casual dining, convenience retail, professional services, or mixed-use projects.

This standout parcel offers prime visibility, high vehicle counts, and proven neighboring anchors, delivering strong development potential. Don't miss this rare opportunity to invest in Searcy's future growth!

### Investment Highlights

**Prime Interstate Visibility & Access**

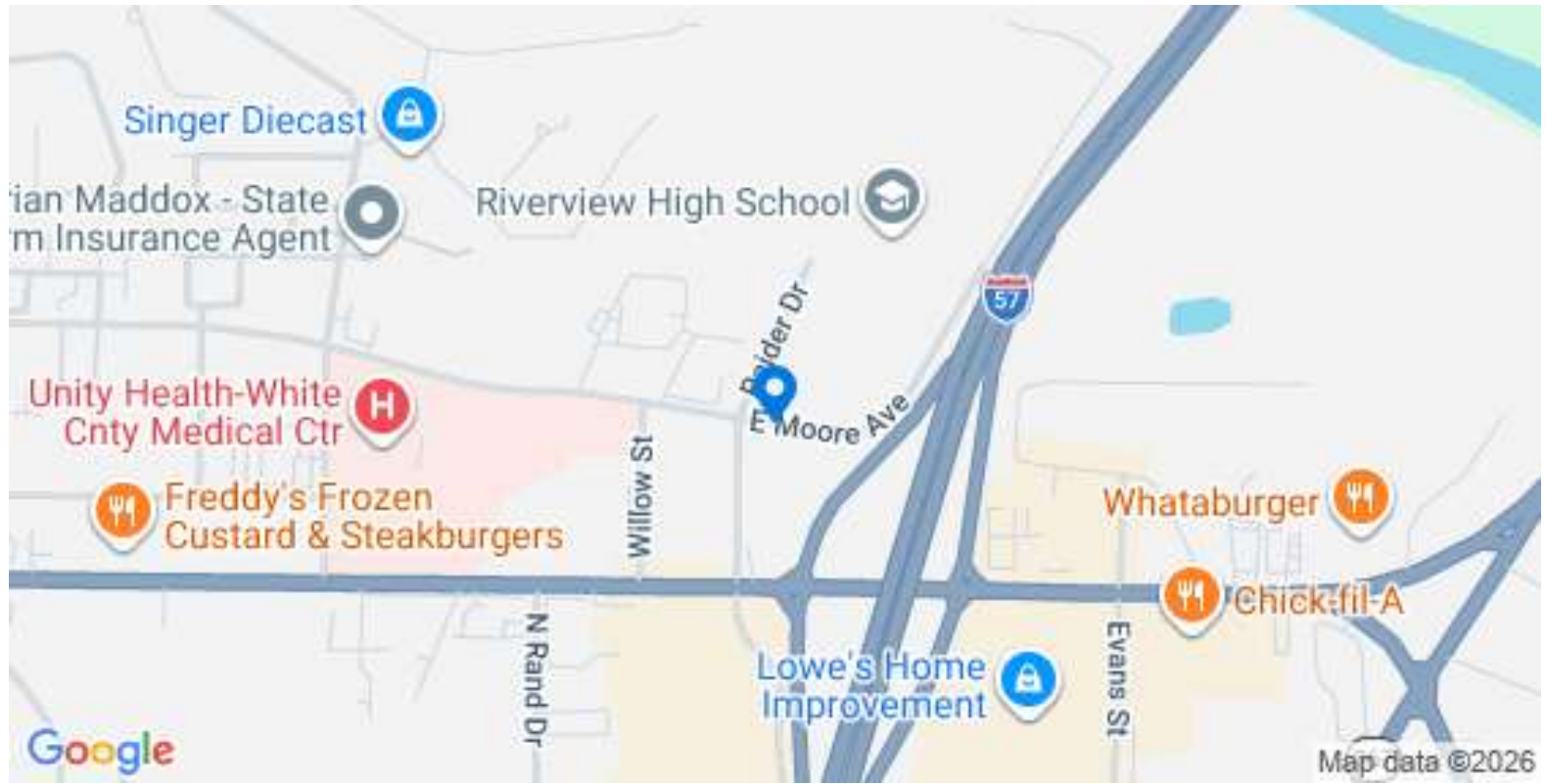
**High-Traffic Location:**

**Excellent Adjacency & Synergy:**

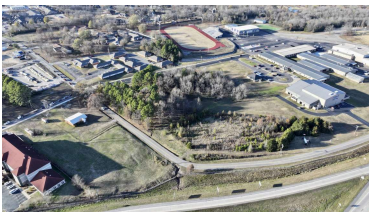
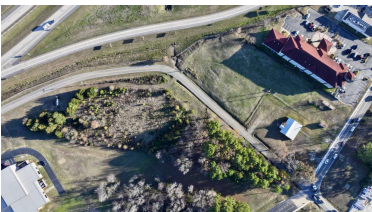
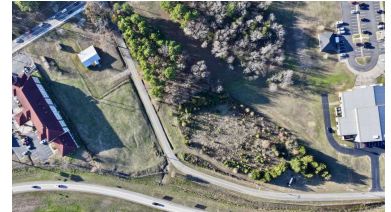
**Growth Potential in Expanding Searcy**



Location (1 Location)

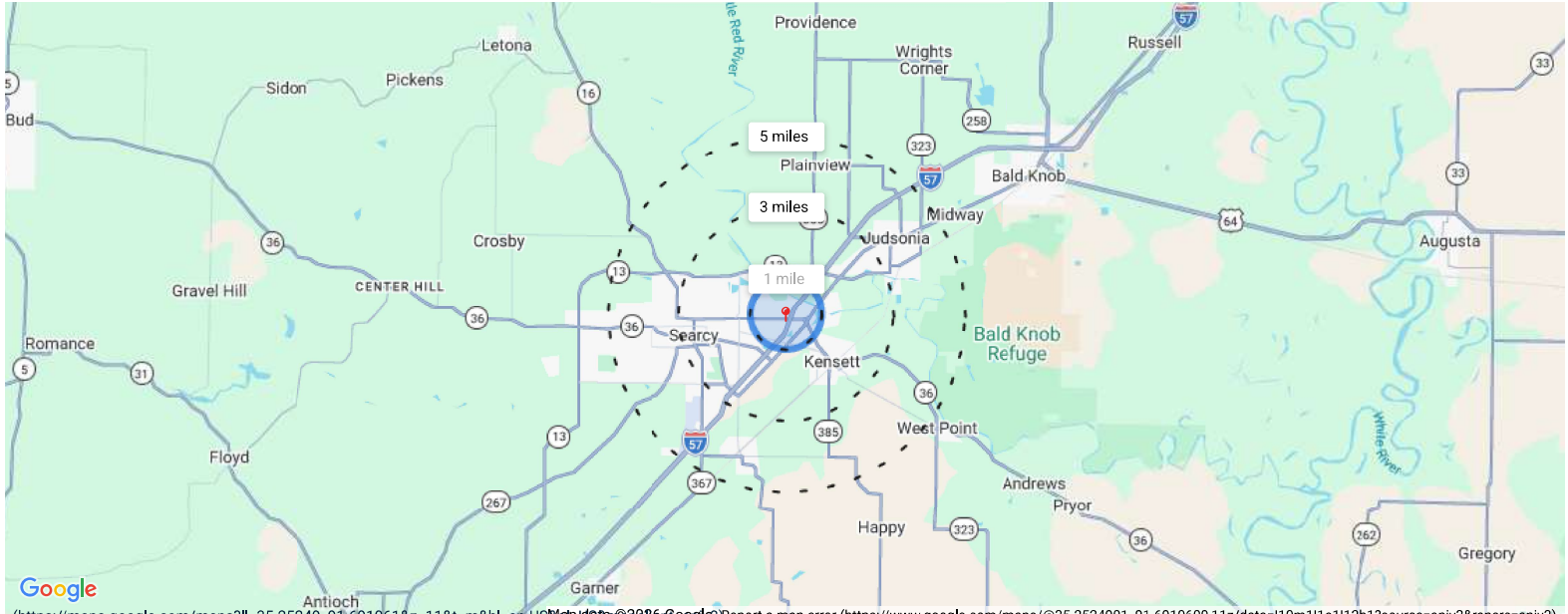


Property Photos (6 photos)





# Demographic Insights



1 mile

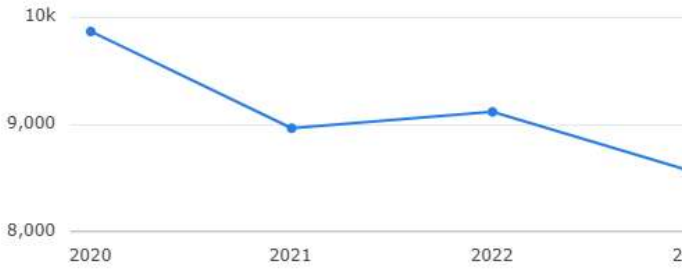
3 miles

5 miles

## Population

**8,411**

↓ 1% Compared to 8,558 in 2023     ↓ 14% Compared to 9,864 in 2020



## Household Income

**\$46.9k**

Median Income

**\$51.4k**

2029 Estimate

↑ 10%

Growth Rate

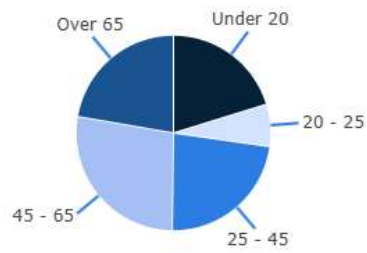


## Age Demographics

**48**  
Median Age

**47**  
2029 Estimate

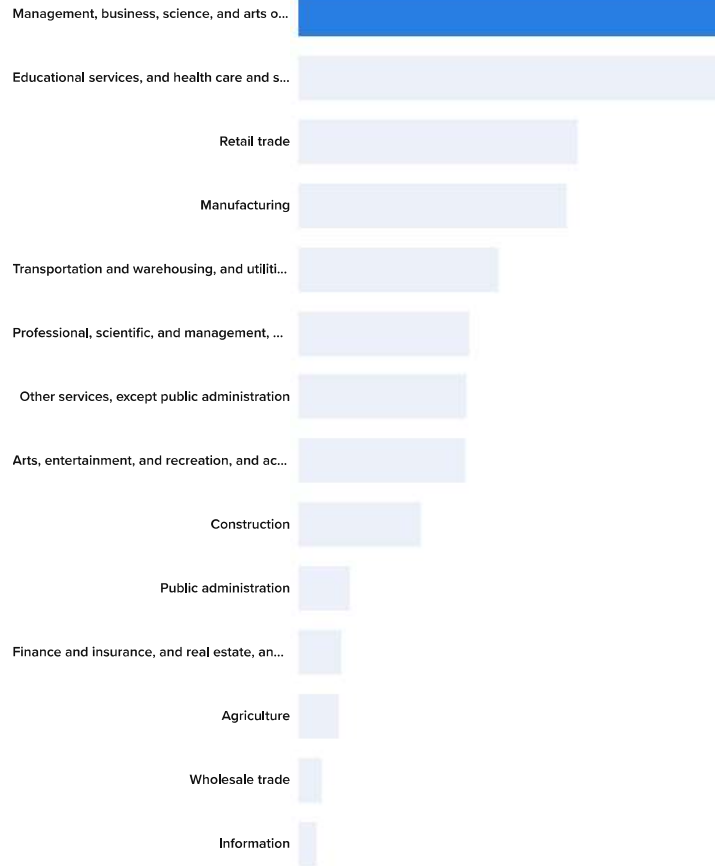
↓ **1%**  
Growth Rate



## Number of Employees

**7,003**

### Top Employment Categories



## Housing Occupancy Ratio

**8:1**  
11:1 predicted by  
2029



## Renter to Homeowner Ratio

**1:1**  
1:1 predicted by  
2029

