

Shoppes at Center Street



SHADOW ANCHORED BY WAL-MART SUPERCENTER



SHOPPES AT CENTER STREET

Newly Constructed Multi-tenant Retail Plaza

SEC Commerce Place & West Center Street, Beebe, AR 72012

PROPERTY OVERVIEW

- The center is ideally located 32 miles north of Little Rock between the two larger towns of Searcy and Cabot.
- Easy access from two points along West Center Street
- Located near Route 64, one of Arkansas primary East-West throughfares.
- The center benefits from an excellent surrounding tenant mix, including Walmart Supercenter, KFC, McDonalds, and Taco Bell.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	2,917	9,654	16,947
Households	1,130	3,706	6,412
Average HH Income	\$45,667	\$42,041	\$46,285
Median Age	36.5	36.3	35.8

LEASING INFORMATION

Call for Pricing

Center Size

100,180 SF

117 dedicated parking spots on site

TRAFFIC COUNTS

West Center Street

11,000 VPD

West Dewitt Henry Drive

8,000 VPD

AREA TRAFFIC DRIVERS

Walmart



For More Information
Please Contact:



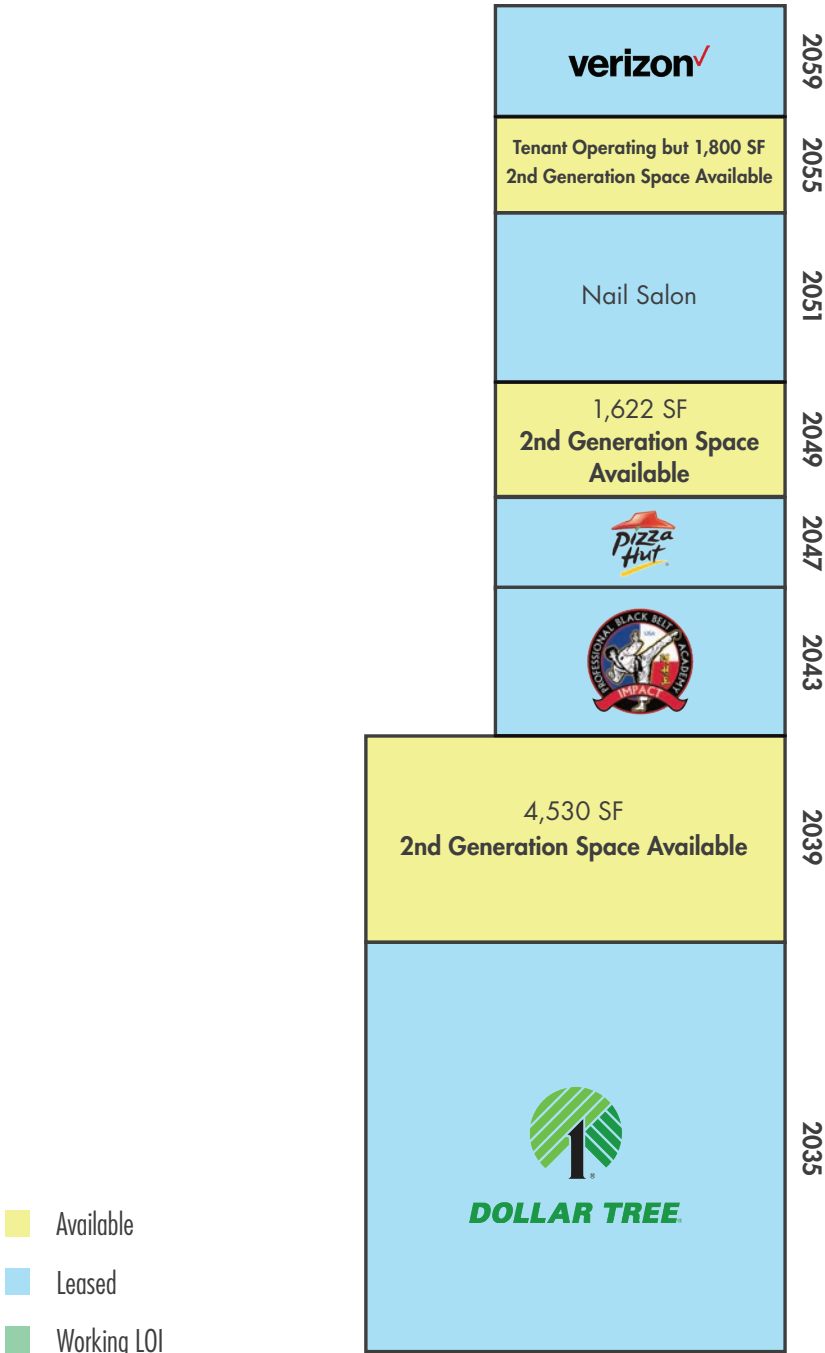
Thad Beckner

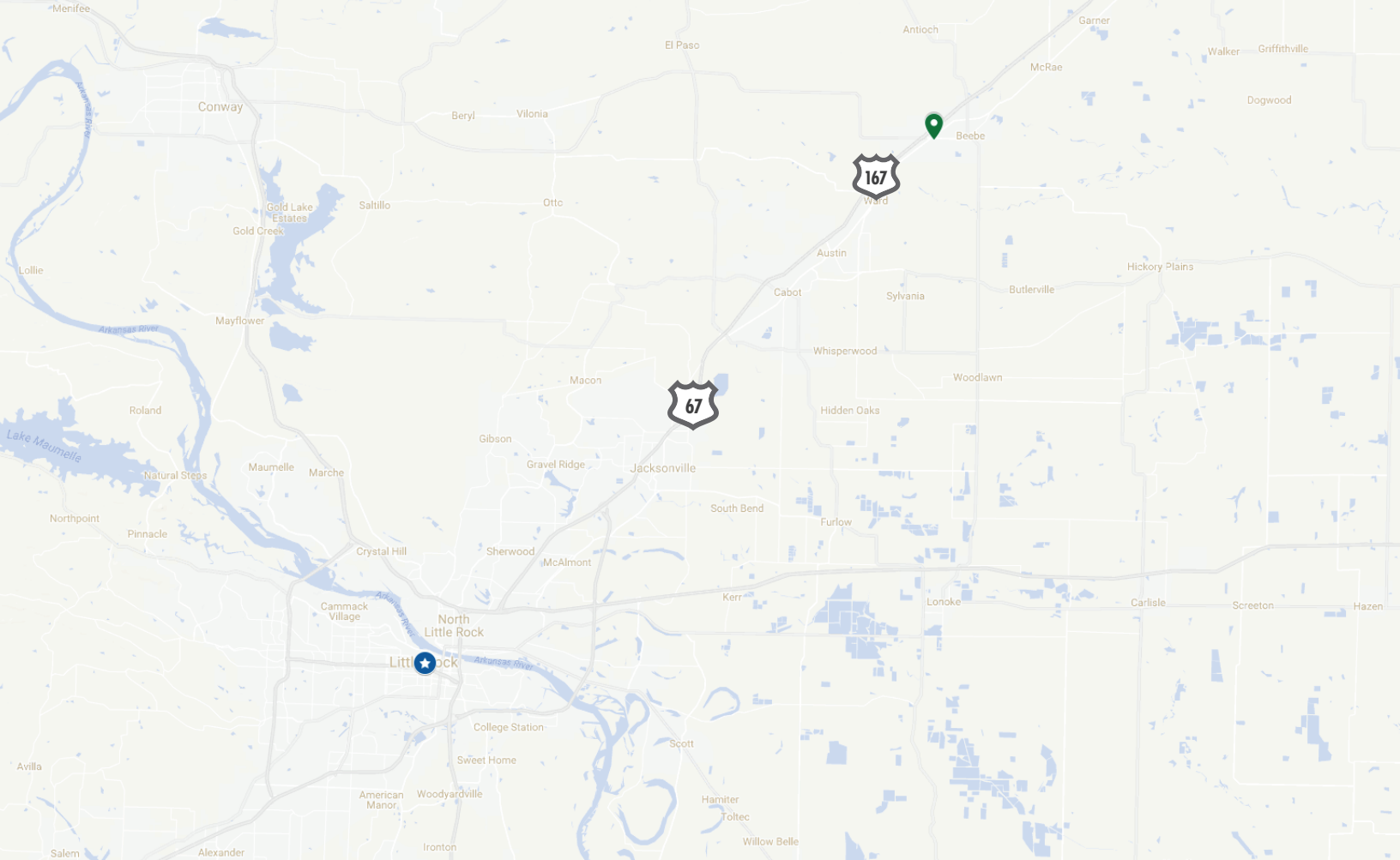
(972) 764-5404

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SITE OVERVIEW





Top: Distance from Little Rock to Beebe is 32 miles North

Bottom: Distance from Shoppes at Center Street to ASU - Beebe Campus





24 Hours
Walmart
 Save money. Live better.



Shoppes at Center Street

Demographics	1 Mile	3 Mile	5 Mile
2014 Estimated Population	1,403	7,055	13,535
2014 Average Household Income	\$58,555	\$60,103	\$58,590
2014 Estimated Total Employees	563	1,846	2,559



ASU - BEEBE CAMPUS

CITY OF BEEBE

- Beebe has been the fastest growing city in White County for the past 12 years and is the 2nd largest city in White County.
- Located in the northern stretches of Arkansas, White County sits at the crossroads of US 64 and US 167.
- Beebe is located 16 miles south of it's county seat of Searcy and is 30 minutes north of Little Rock Air Force Base in Jacksonville.
- White County is in the top 10 fastest growing counties in the state of Arkansas
- Arkansas State University ("ASU") has over 4,400 enrolled students.

MAJOR EMPLOYERS IN BEEBE

Beebe Public Schools	409
Arkansas State University - Beebe Campus	229
CalFrac	120
Beebe Retirement Center	116
Knigh's Grocery	130
Wilber D. Mills Ed. Coop	67
Stallion Enterprise Group	58
Jacksonville Steel	47



Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner’s agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer’s agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owners agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner’s agent anything the buyer would not want the owner to know because an owner’s agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer’s agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer’s agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer’s agent anything the owner would not want the buyer to know because a buyer’s agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to

the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner Will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties’ consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out Instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, If any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

Buyer, Seller, Landlord or Tenant

Date



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)