

FOR SALE > 17.5 AC, LAND DEVELOPMENT

1150 Dave Ward Drive, Conway, AR 72034

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Location

Located on the hard corner of Dave Ward Drive and S German Lane in Conway near Highway 65

Site Size

- > Total site size: +/- 17.5 acres
- > Can subdivide

Sale Price

- > 17.5 acres total: \$6.00/SF
- > 2.5 acres hard corner: \$19.00/SF

Zoning

- > +/- 7.5 acres: "C-3," Commercial
- > +/- 10 acres: "I-3," Industrial

Site Features

- > Traffic Count: ≈29,000 VPD on Dave Ward Drive
- > Located on the hard corner of Dave Ward Drive and South German Lane
- > Close proximity to University of Central Arkansas

Demographics

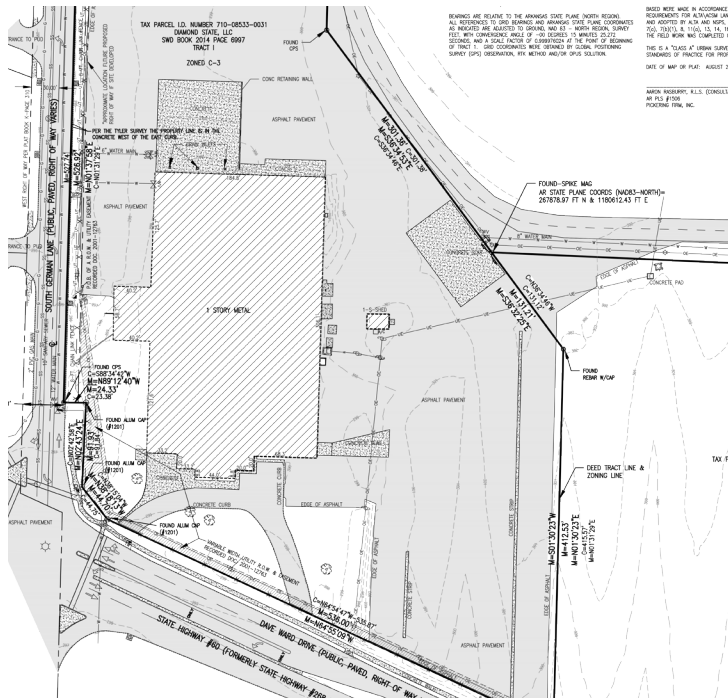
2017	1 mile	3 mile	5 mile
Population	6,811	44,984	73,595
Total Households	2,698	16,441	28,010
Avg. Household Income	\$44,328	\$62,723	\$68,588

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SURVEY



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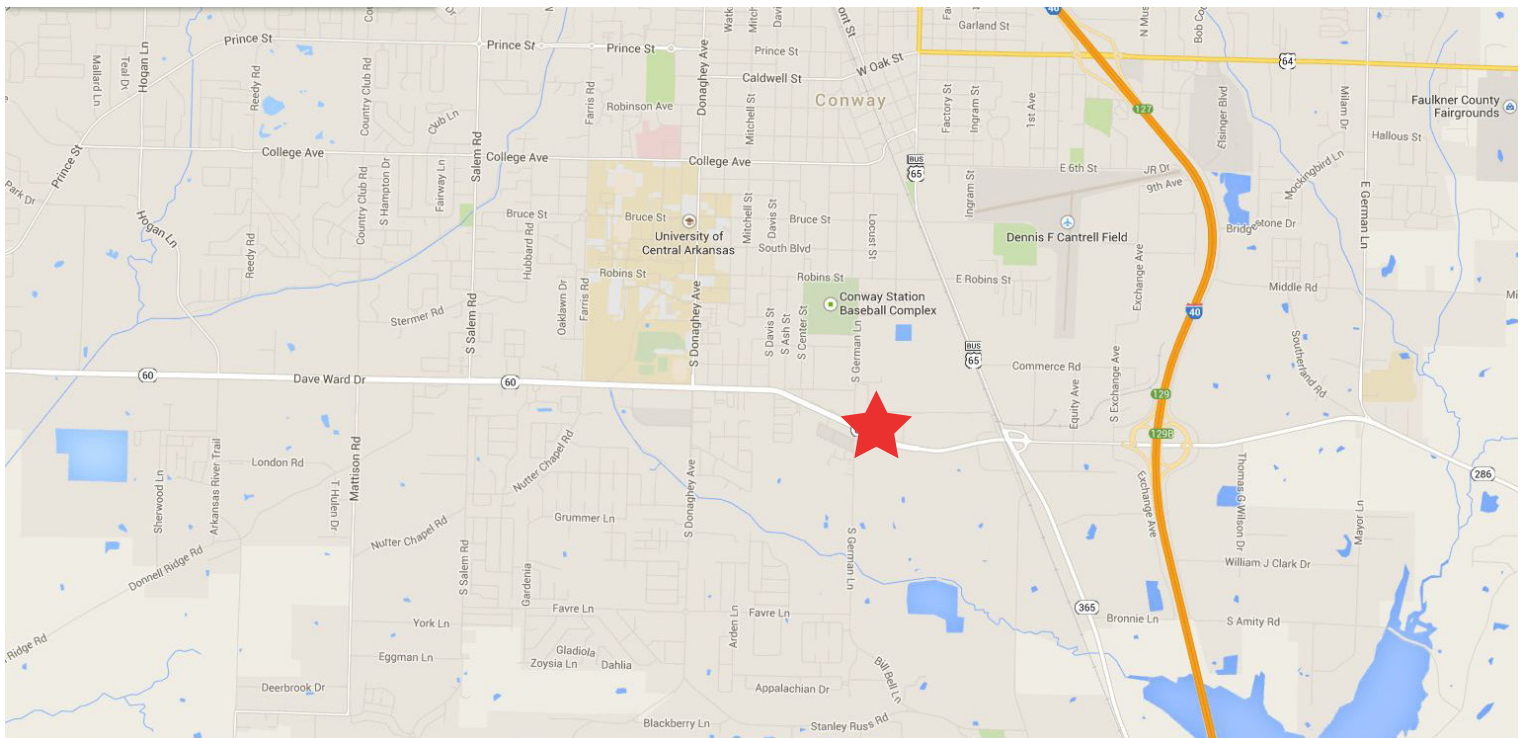
CORE
VALUES

Client

Firm

Self

Fun



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