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MULTIFAMILY PROPERTY FOR SALE

1839 Tyler Street, Conway, AR



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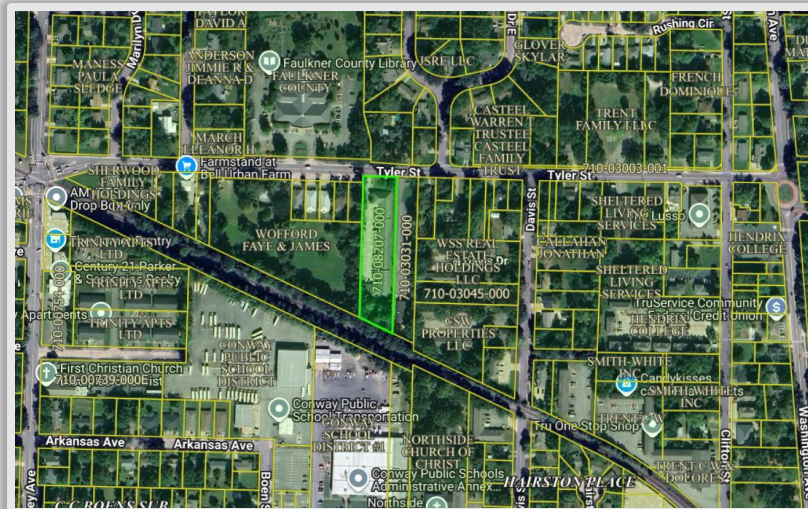
Property Understanding

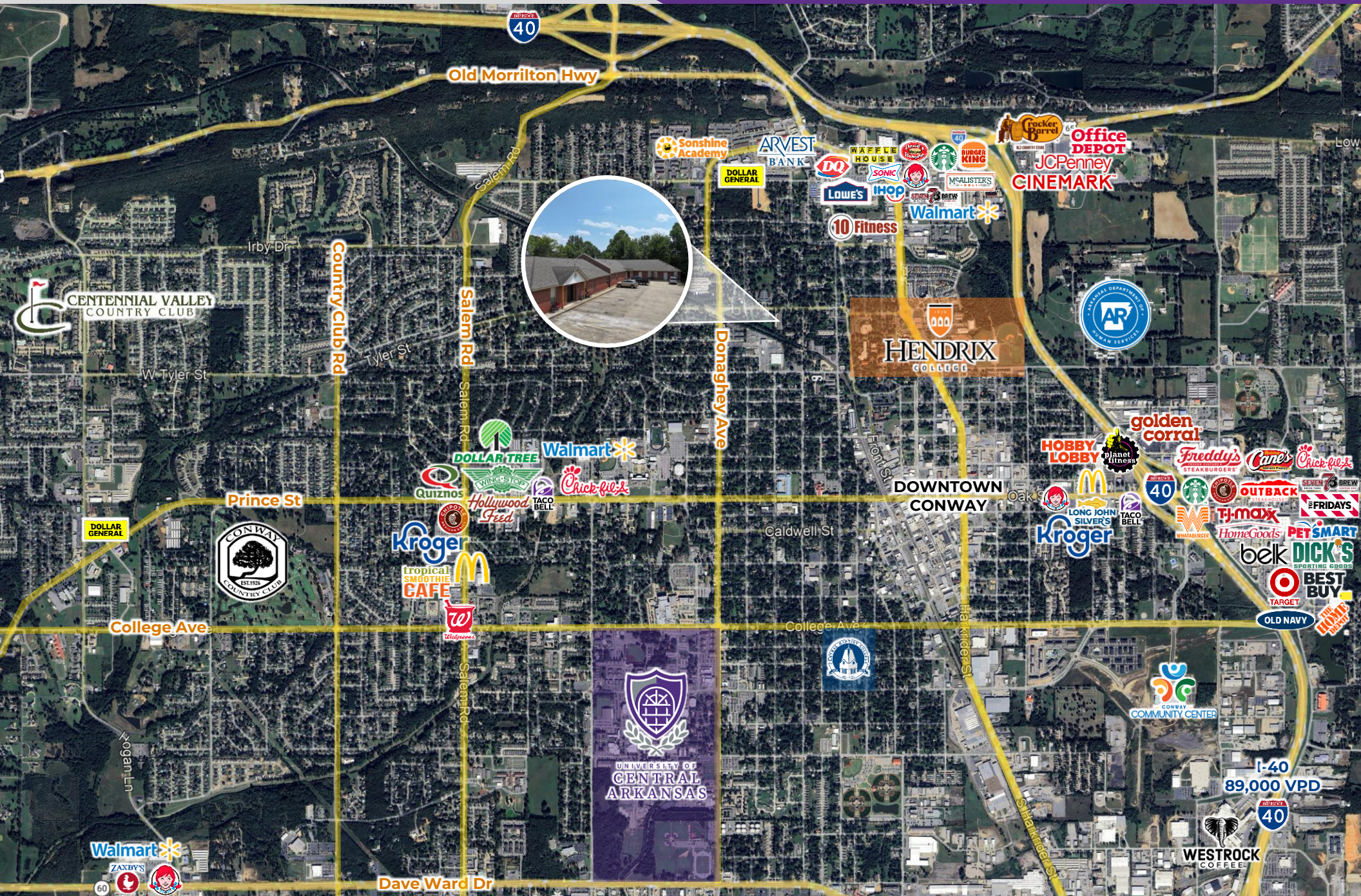
OVERVIEW

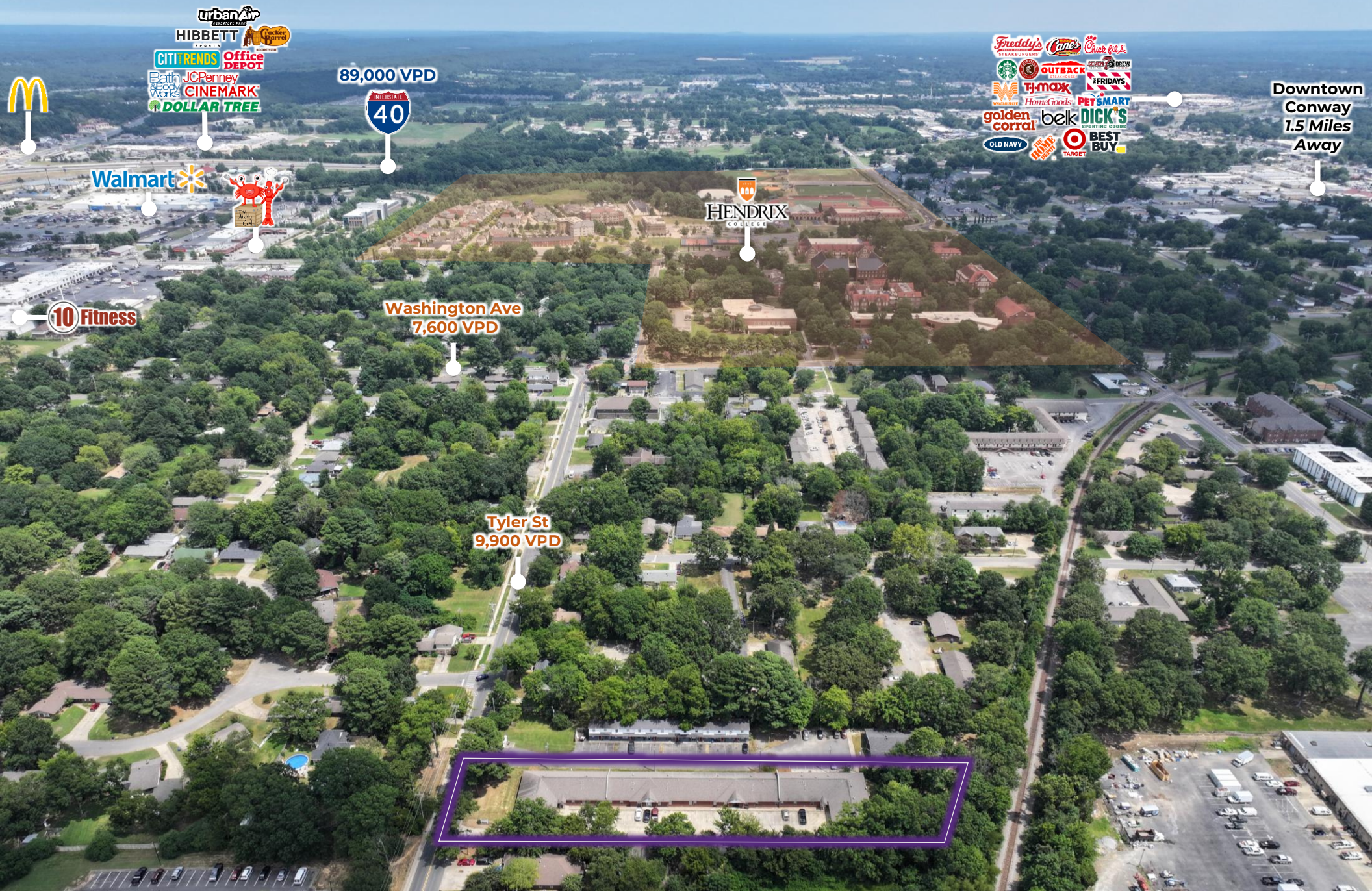
Offering	For Sale
Price (NEW PRICE)	\$2,100,000 \$2,300,000
Address	1839 Tyler St, Conway, AR 72032
Property Type	Multifamily
Building & Lot Size	±17,617 SF ±2.00 Acres
Total Units	19 Units
Unit Mix	○ Nine (9) – 1-bedroom units (±900 SF) ○ Ten (10) – 2-bedroom units (±950 SF)
Zoning	MF-3; Multifamily District
Traffic Count	Tyler St – 9,900 VPD

PROPERTY HIGHLIGHTS

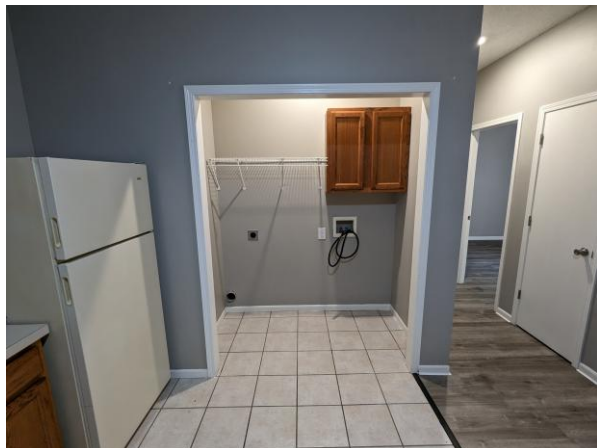
- 19-unit multifamily investment opportunity strategically located in Conway's established student and retail corridor, less than 0.5 miles from Hendrix College (1,150 students).
- Attractive unit mix consisting of nine (9) 1-bedroom units (±900 SF) and ten (10) 2-bedroom units (±950 SF).
- 12 of 19 units have been renovated with low-maintenance wood-look tile flooring and updated interior paint.
- Significant recent capital improvements include a new roof (2021), new exterior columns, and renovated common corridors featuring updated doors, flooring, paint, and lighting.
- Additional exterior improvements include low-maintenance rock landscaping, repainted unit doors with new numbering, replacement of exterior water shutoffs with ball valves, and upgraded LED exterior lighting.
- Positioned just off Tyler Street (±9,900 VPD), providing convenient connectivity to downtown Conway and The Village at Hendrix, a walkable mixed-use neighborhood.
- Less than 1 mile from Walmart Supercenter, Lowe's, 10 Fitness, 7 Brew Coffee, Starbucks, Firehouse Subs, Wendy's, and numerous other national retailers.
- Situated within a dense residential, student, and retail corridor, providing convenient access to everyday shopping, dining, fitness, and services.



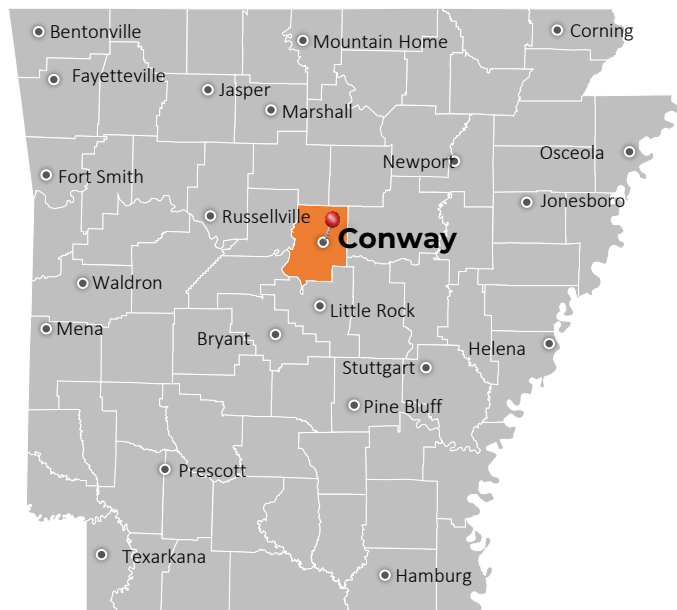








Conway, Arkansas



Located within the Central Arkansas MSA, Conway is the county seat of Faulkner County and the second-largest city in Central Arkansas. Among towns with at least 50,000 people, Conway's growth [ranked as the 38th-fastest in the U.S.](#), with its population rising 2.9% in 2023 from 67,616 to 69,580.

The city's impressive growth is linked to its flourishing technology sector and major employers in the area, such as Acxiom, the University of Central Arkansas, Hewlett Packard, Hendrix College, Westrock Coffee, Conway Regional Health and Insight Enterprises, among others. Notably, Westrock Coffee leased +/- 1,000,000 SF in 2023 to improve its roasting and manufacturing plant in Conway. This amalgamation of diverse industries positions Conway as a nexus of innovation and learning. Further, the Little Rock-North Little Rock-Conway metro area is one of the country's [top 10 best places for young professionals to live](#). In Conway, most residents choose to work within the city rather than commute elsewhere.

Conway's long-standing status as a college town is driven by the three academic institutions that call the city home: the University of Central Arkansas (UCA), Hendrix College and Central Baptist College. UCA sees an annual student population of ~12,000, making it one of the largest college institutions in Arkansas.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	51,679	73,648	106,765
Households	20,524	29,161	41,731
Average Age	35.7	36.2	37.4
Average Household Income	\$83,833	\$92,627	\$94,115
Businesses	2,062	2,456	2,948

**Demographic details based on property location*

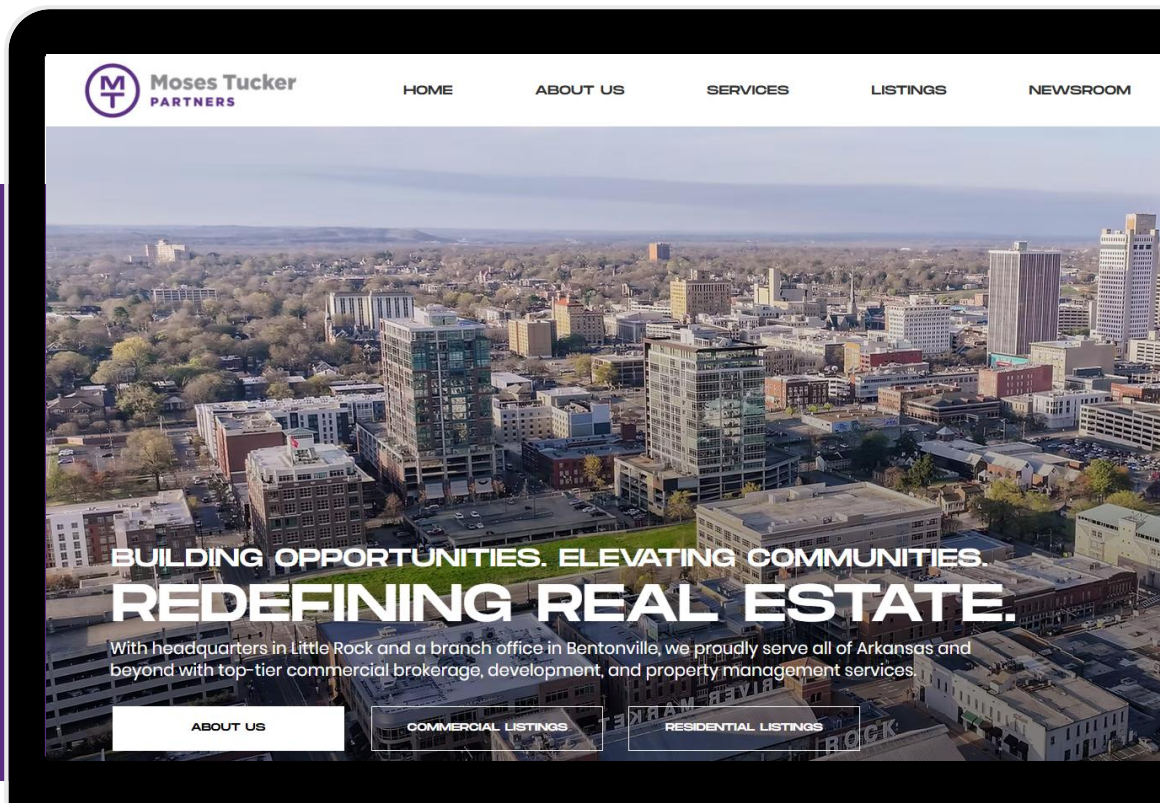
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