

# RETAIL LAND AVAILABLE

309 OAK STREET | CONWAY, AR

Commercial  
Realty NWA  
LLC

## PROPERTY INFO:

### LOCATION

- Located on Oak Street in growing retail corridor

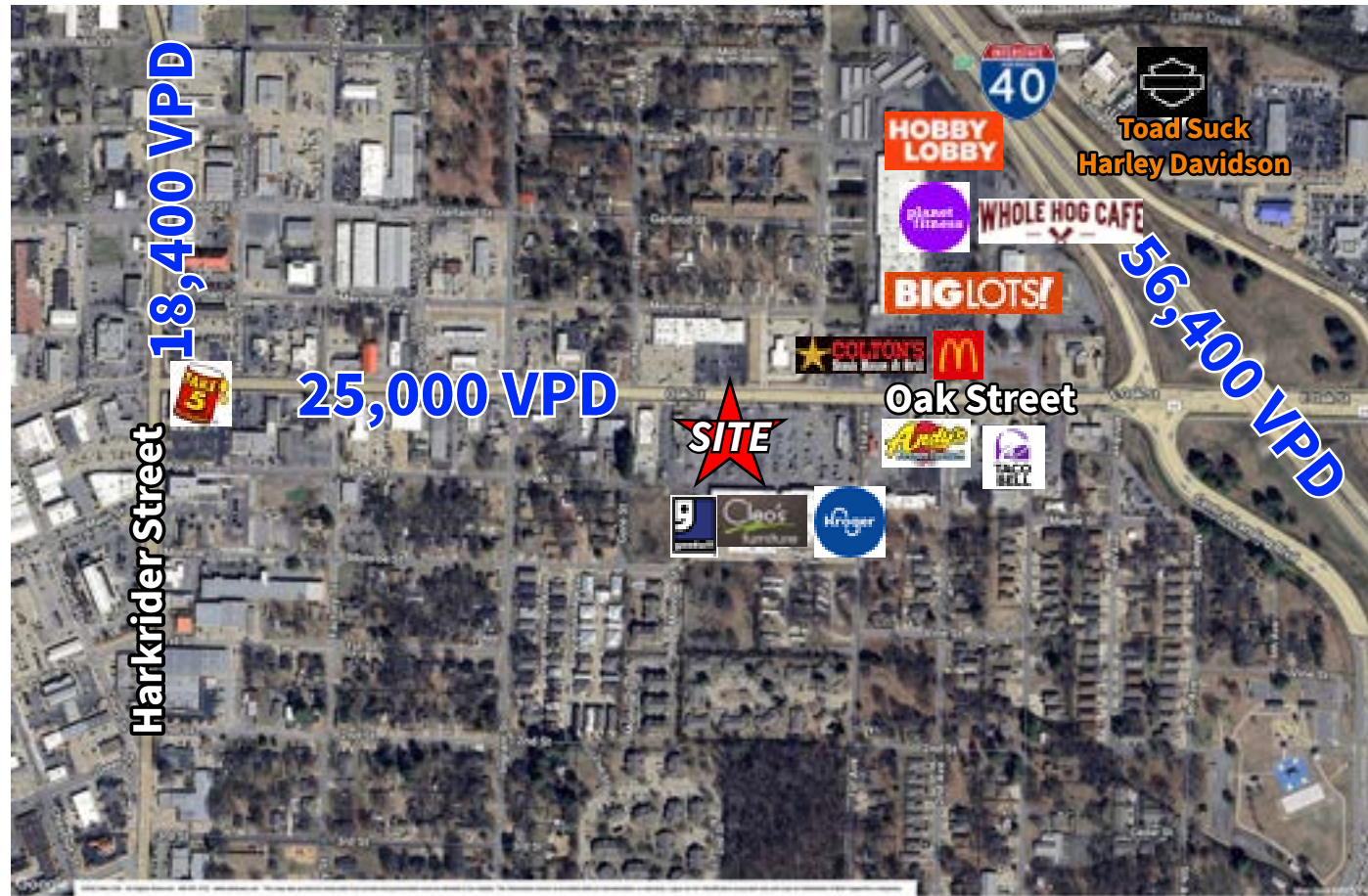
AVAILABLE: Approximately 0.6 AC

### PRICE

- GROUND LEASE: \$72,000
- SALE: \$750,000

### HIGHLIGHTS

- Zoned C-3 & located on main commercial corridor near I-40
- All utilities on site or at property line
- In an Opportunity Zone
- Ample parking within shopping center



## Contact Us:

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**Commercial Realty NWA, LLC**

3732 N. Investment Drive, Suite 4

Fayetteville, Arkansas 72703

(479) 935-4397

# SITE LAYOUT

309 OAK STREET | CONWAY, AR

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# PROPERTY HIGHLIGHTS

309 OAK STREET | CONWAY, AR



Located in Conway, AR, a thriving economic hub and one of Arkansas' fastest growing cities, this site has great potential. The Little Rock - North Little Rock - Conway MSA has a population of over 65,000 and a regional reach of over 750,000. Site is centrally located and strategically positioned along I-40, just 30 minutes from Little Rock, offering excellent access for commerce, logistics, and commuting.

## **HIGHLIGHTS**

- Oak Street Frontage
- High traffic area: 56,400 VPD on I-40 - 25,000 VPD on Oak Street - 18,400 VPD on Harkrider Street (nearest cross street)
- Close proximity to I-40
- Zoned C-3
- Located in an Opportunity Zone
- Ample parking within shopping center
- All utilities on site or at property line

## **EDUCATED WORKFORCE**

Home to 3 university campuses: University of Central Arkansas, Hendrix College, and Central Baptist College, producing a skilled, tech-savvy workforce.

## **PRO-BUSINESS ENVIRONMENT**

Recognized for low business operating expenses, competitive tax incentives, and strong support from Conway Development Corporation and Conway Area Chamber of Commerce.

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