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# DEVELOPMENT OPPORTUNITY WITH PREMIUM FRONTAGE

## 1150 Dave Ward Drive, Conway, Arkansas

*Located in an Opportunity Zone*



**University of Central Arkansas**  
1.2 Miles Away | 10,000 Students

**S German Lane**  
6,900 VPD

**Central Baptist College**  
1.4 Miles  
Away | 550  
Students

**12.71 ACRES AVAILABLE**

**Dave Ward Drive**  
34,000 VPD

**CONTACT US TODAY**  
501.376.6555 | [mosestucker.com](https://mosestucker.com)



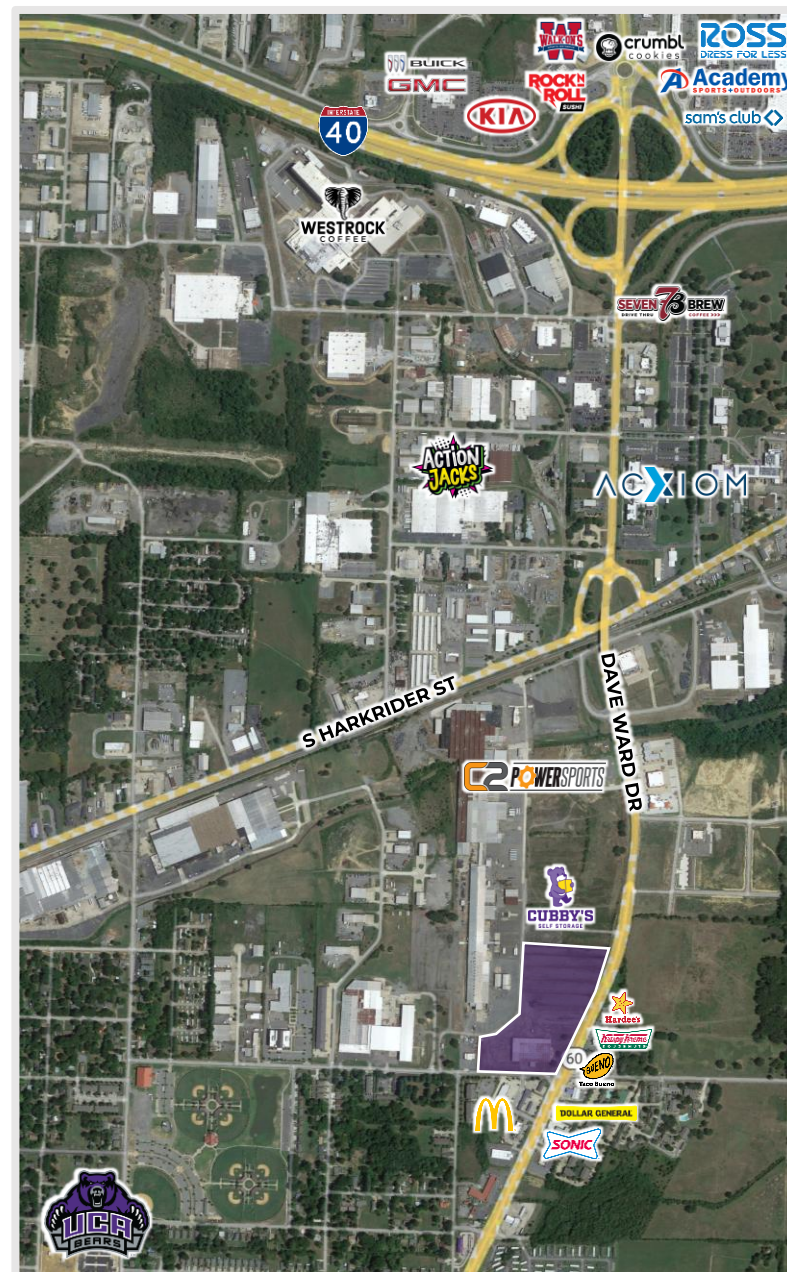
## Property Understanding

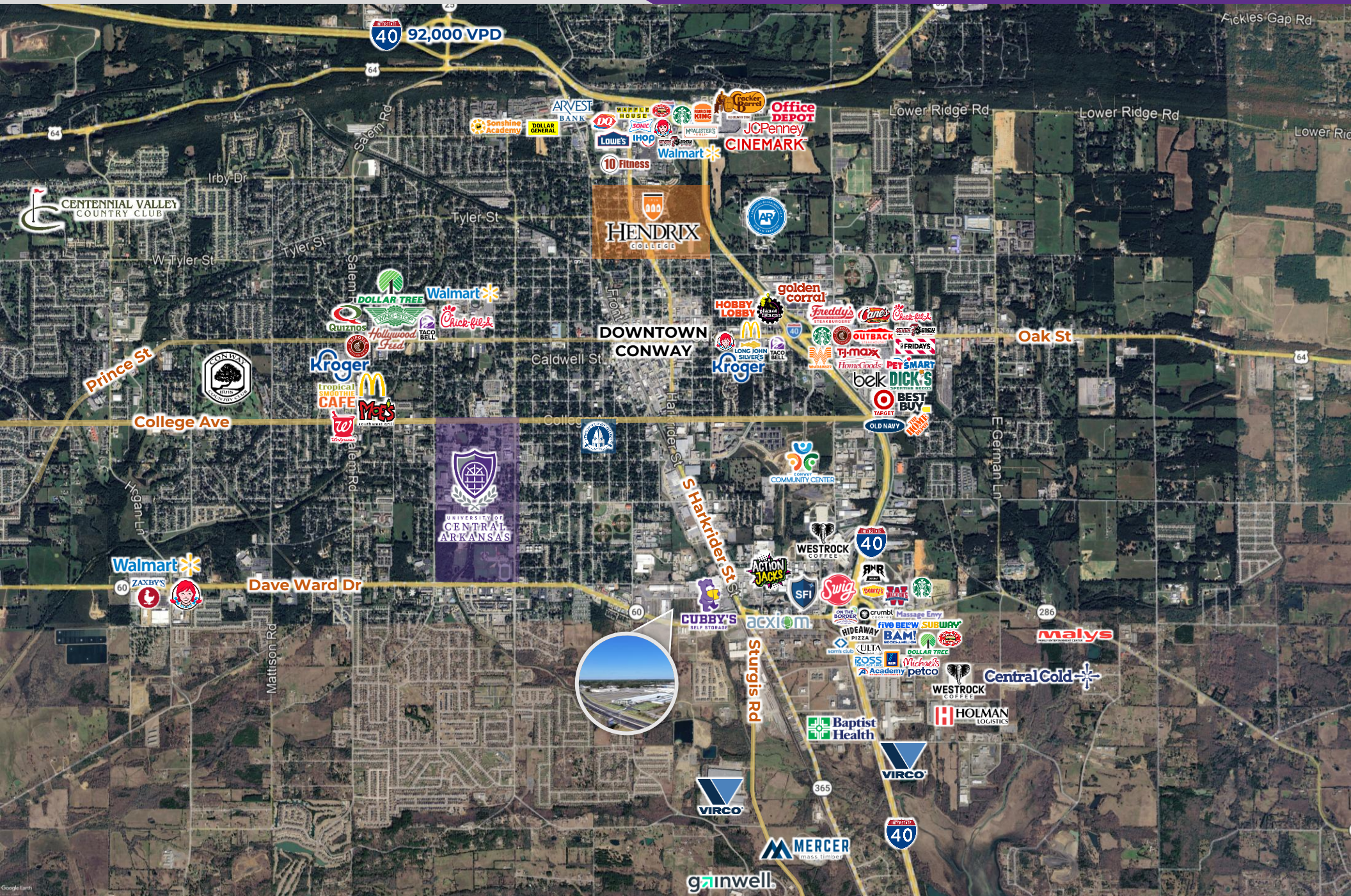
### OVERVIEW

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Offering       | For Sale or Ground Lease                                                                                         |
| Price          | Contact Agent                                                                                                    |
| Address        | 1150 Dave Ward Drive, Conway, Arkansas 72034                                                                     |
| Property Type  | Unimproved Land                                                                                                  |
| Acreage        | ±12.71 Acres                                                                                                     |
| Zoning         | C-3 & I-3                                                                                                        |
| Frontage       | ±983 ft on Dave Ward Dr                                                                                          |
| Traffic Counts | <ul style="list-style-type: none"> <li>○ Dave Ward Dr – 34,000 VPD</li> <li>○ S German Ln – 6,900 VPD</li> </ul> |

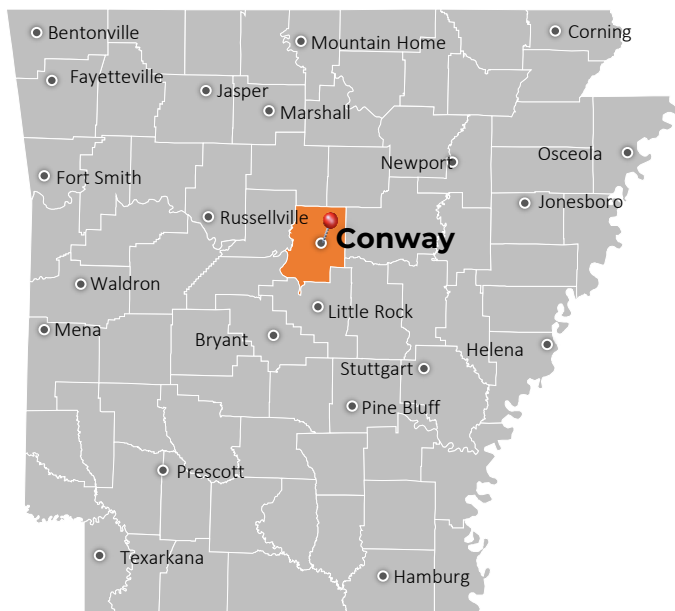
### PROPERTY HIGHLIGHTS

- Strategically located at the hard (signalized) corner of Dave Ward Dr (34,000 VPD) and South German Lane (6,900 VPD)
- Plentiful frontage and excellent visibility along Dave Ward Dr
- Accessible to westbound and eastbound vehicles traveling Dave Ward Dr
- Located within an opportunity zone
- Surrounded by numerous national and regional retailers such as McDonald's, Krispy Kreme, Hardee's, Taco Bueno, and Sonic, among others
- The property is located 1.2 miles (2-minute drive) from the University of Central Arkansas, which is home to over 10,000 students
- Located 1 mile west of I-40 (over 100,000 VPD)
- The trade area has experienced significant development over the past 10 years
- Conway continues to see economic activity expansion and population growth year over year





## 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 |
|---------------------------------|----------|----------|----------|
| <b>Population</b>               | 45,552   | 76,213   | 99,895   |
| <b>Households</b>               | 17,705   | 30,092   | 39,229   |
| <b>Average Age</b>              | 35.1     | 36.2     | 37.1     |
| <b>Average Household Income</b> | \$63,371 | \$72,418 | \$73,634 |
| <b>Businesses</b>               | 1,913    | 2,355    | 2,683    |

*\*Demographic details based on property location*

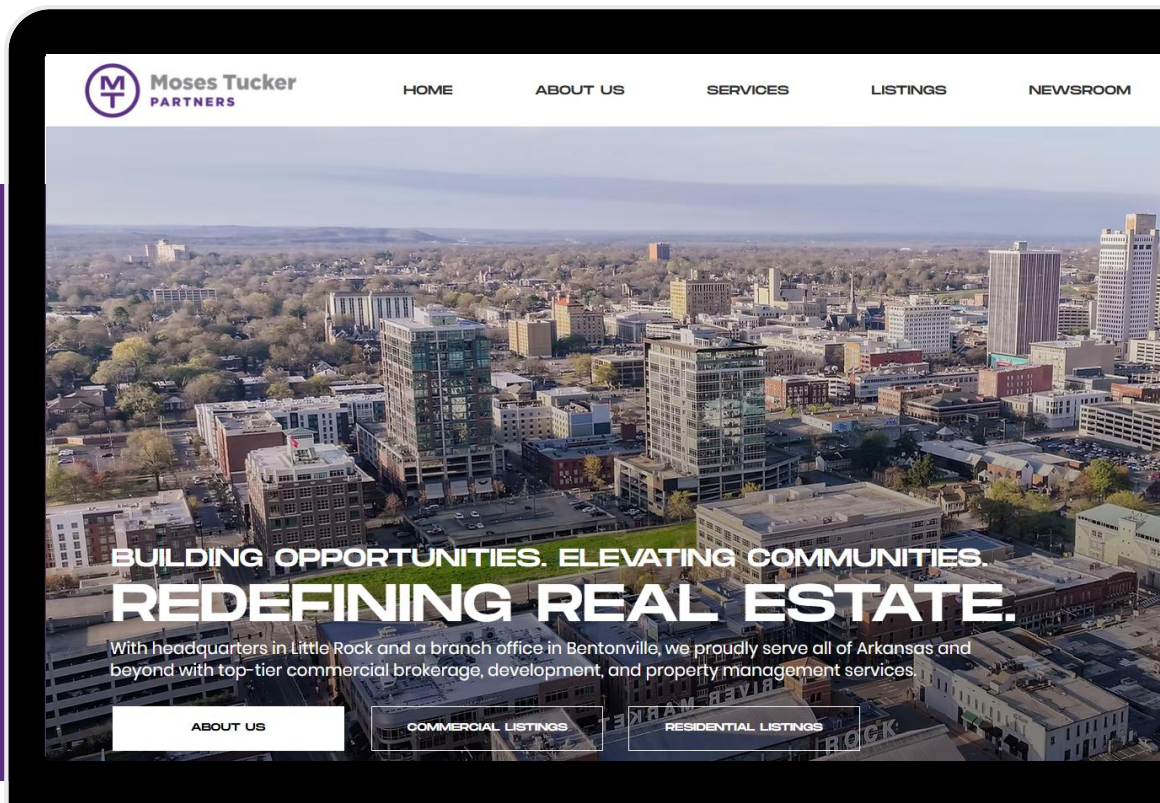
# CONNECT

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