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±343.47 ACRES FOR SALE

Interstate 40, Conway, Arkansas



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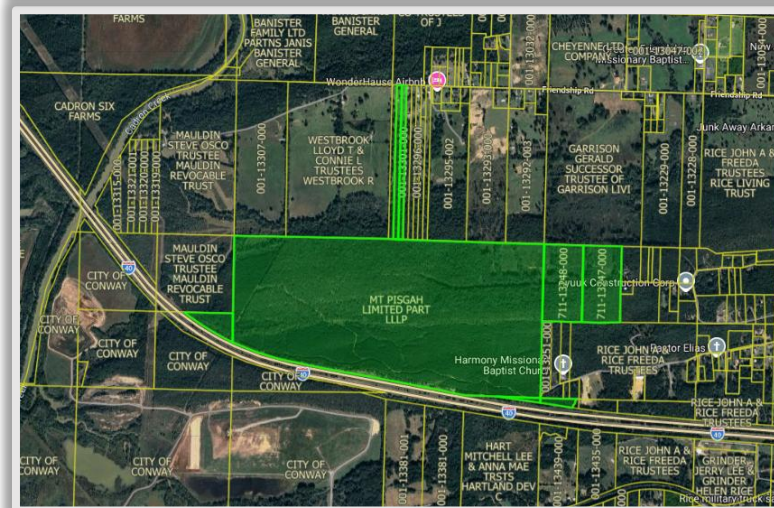
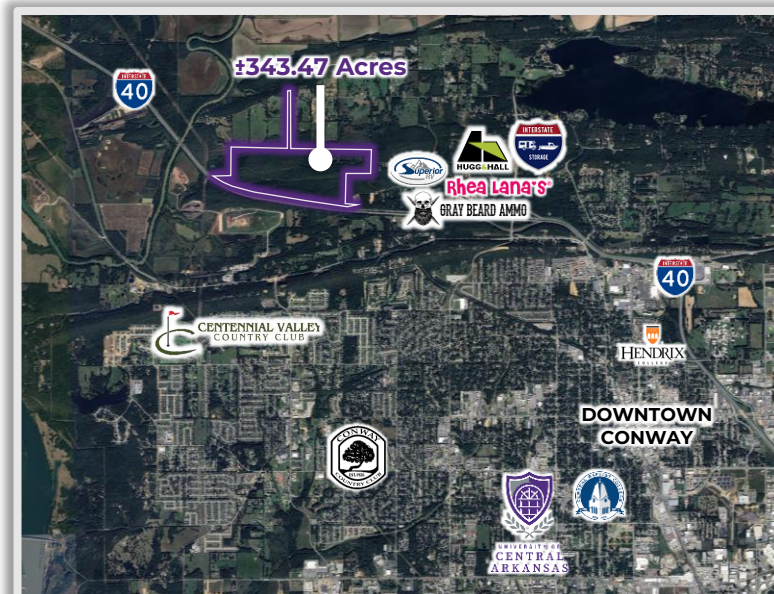
Property Understanding

OVERVIEW

Offering	For Sale
Price	\$9,250,000
Address	Interstate 40, Conway, AR 72032
Property Type	Land
Lot Size	±343.47 Acres (subdividable)
Zoning	A-1
Traffic Count	Interstate 40 – 89,000 VPD

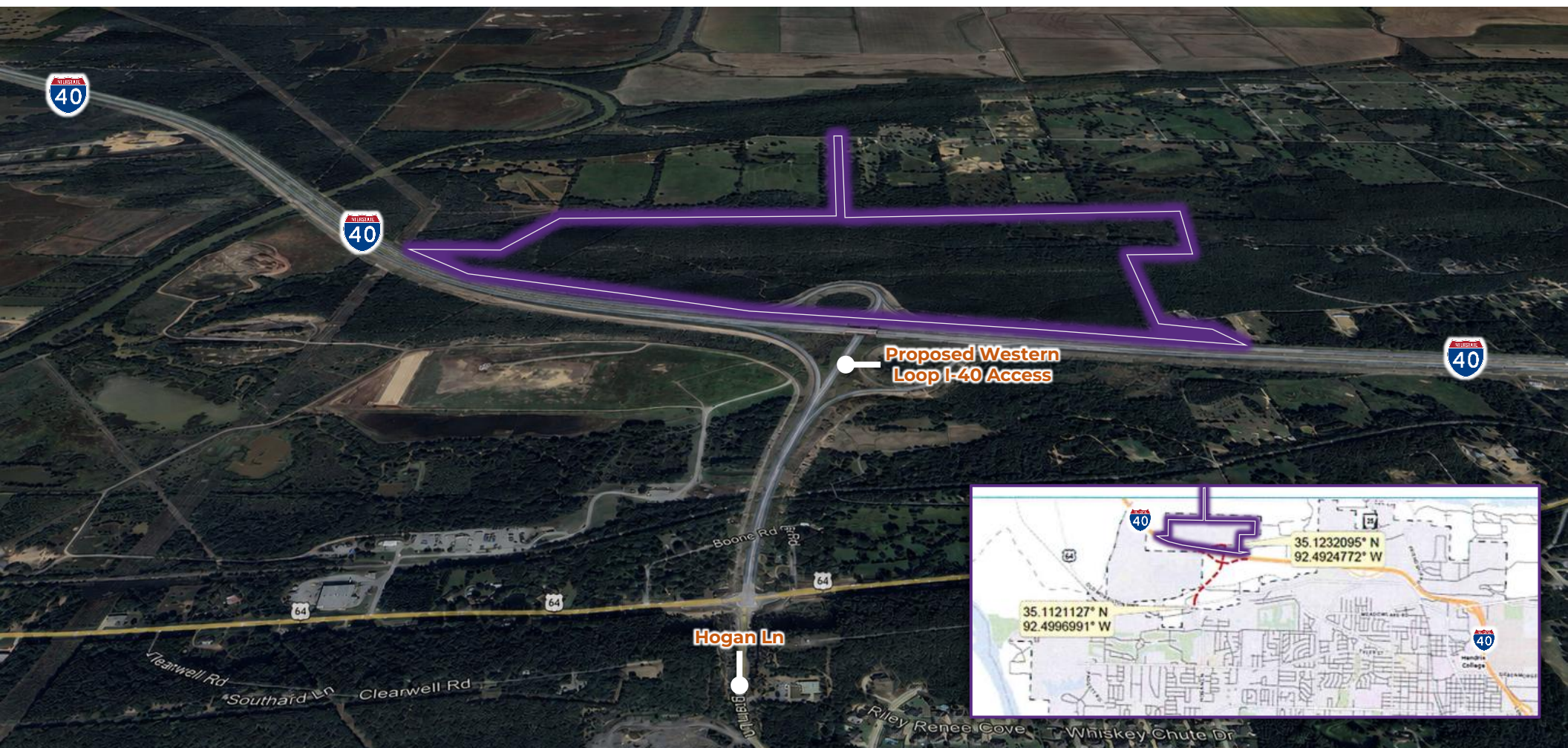
PROPERTY HIGHLIGHTS

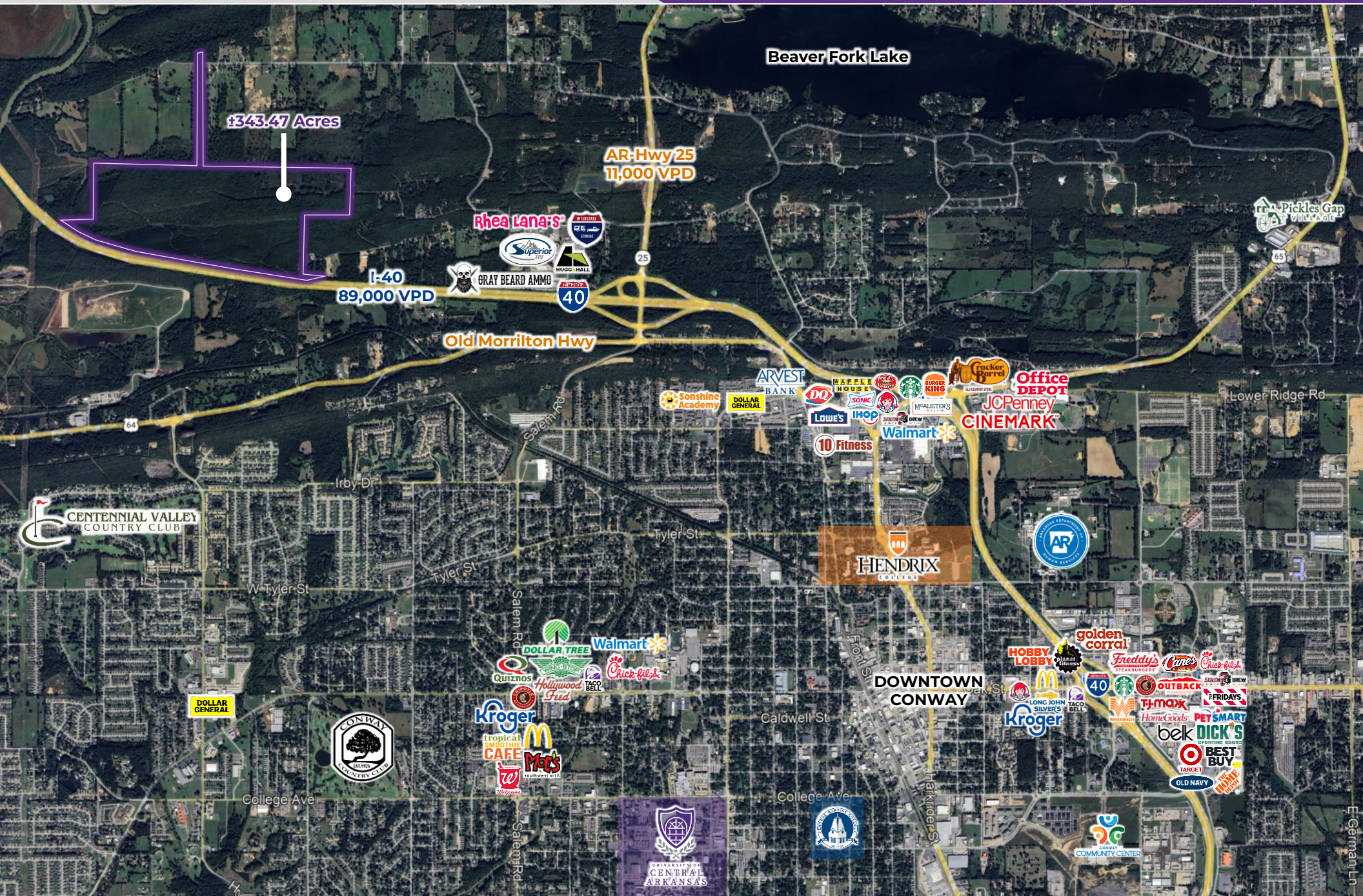
- ±343.47 total acres strategically positioned north of downtown Conway in the direct path of the city's continued northward expansion.
- Will benefit from planned future transportation infrastructure, including a proposed Interstate 40 interchange and overpass connection to Hogan Lane, creating enhanced regional access, improved traffic circulation, and significant long-term development value.
- Prime regional corridor location north of Interstate 40 with exposure to approximately 89,000 vehicles per day, providing exceptional visibility and accessibility.
- Rare large-scale, subdividable land assemblage offering flexibility for residential, mixed-use, commercial, recreational, or phased master-planned development opportunities.
- Positioned near Beaver Fork Lake, a premier recreational amenity supporting strong residential demand and lifestyle-driven development.
- Development-ready acreage with immediate optionality for investors, developers, and end users.
- Significant long-term appreciation potential driven by Conway's sustained population growth, expanding infrastructure, and continued commercial expansion.



Western Loop Interstate Project

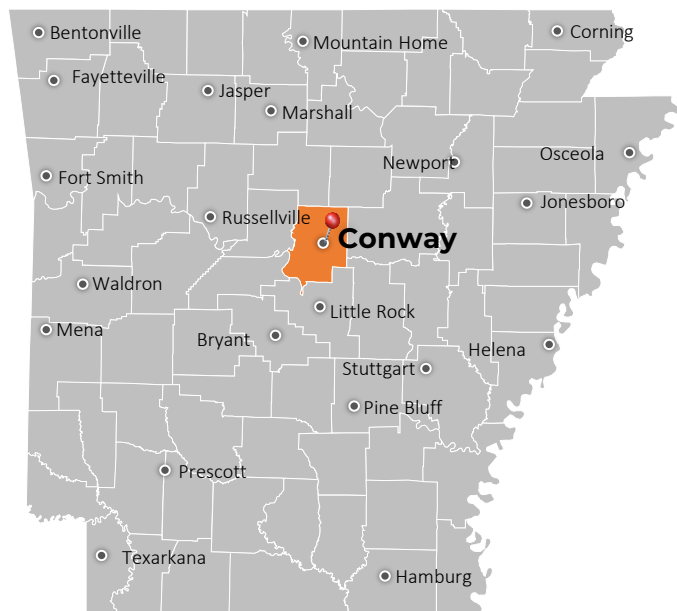
The City of Conway's planned Western Loop will significantly enhance regional accessibility by creating a direct connection between Interstate 40 and Hogan Lane via a new overpass. Upon completion, the subject property will benefit from direct interstate access and substantially improved connectivity to Downtown Conway, major retail corridors, employment centers, and surrounding residential growth areas.







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*

Population

3 MILES

5 MILES

10 MILES

Households

Average Age

Average Household Income

Businesses

57,990

70,131

98,492

23,067

27,472

38,731

35.2

35.9

37.1

\$69,574

\$72,864

\$73,953

1,812

2,290

2,683

**Demographic details based on property location*

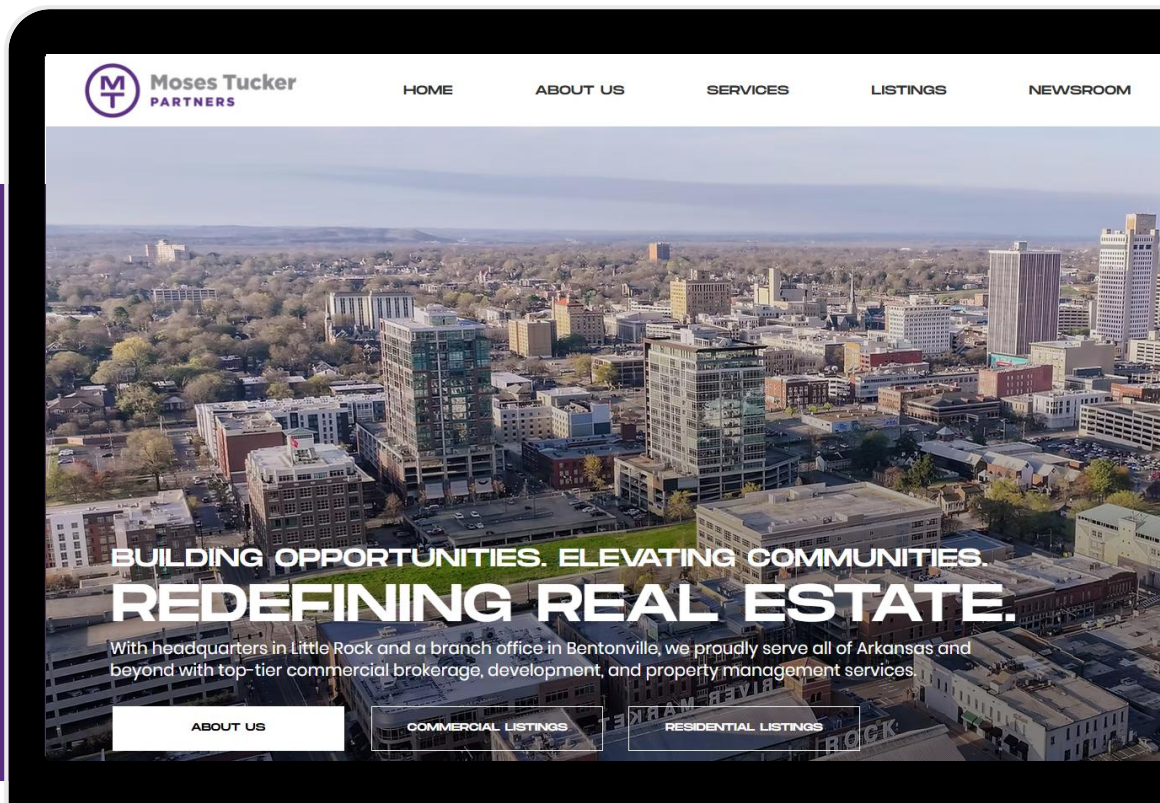
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