



**Moses Tucker**  
**PARTNERS**

**Little Rock (HEADQUARTERS)**  
200 River Market Ave, Suite 300  
Little Rock, AR 72201  
501.376.6555

**Bentonville (BRANCH)**  
805 S Walton Blvd, Suite 123  
Bentonville, AR 72712  
479.271.6118

# HIGH-VISIBILITY ACREAGE FOR SALE

## 1955 – 2075 E Oak Street, Conway, AR



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





## Property Understanding

### OVERVIEW

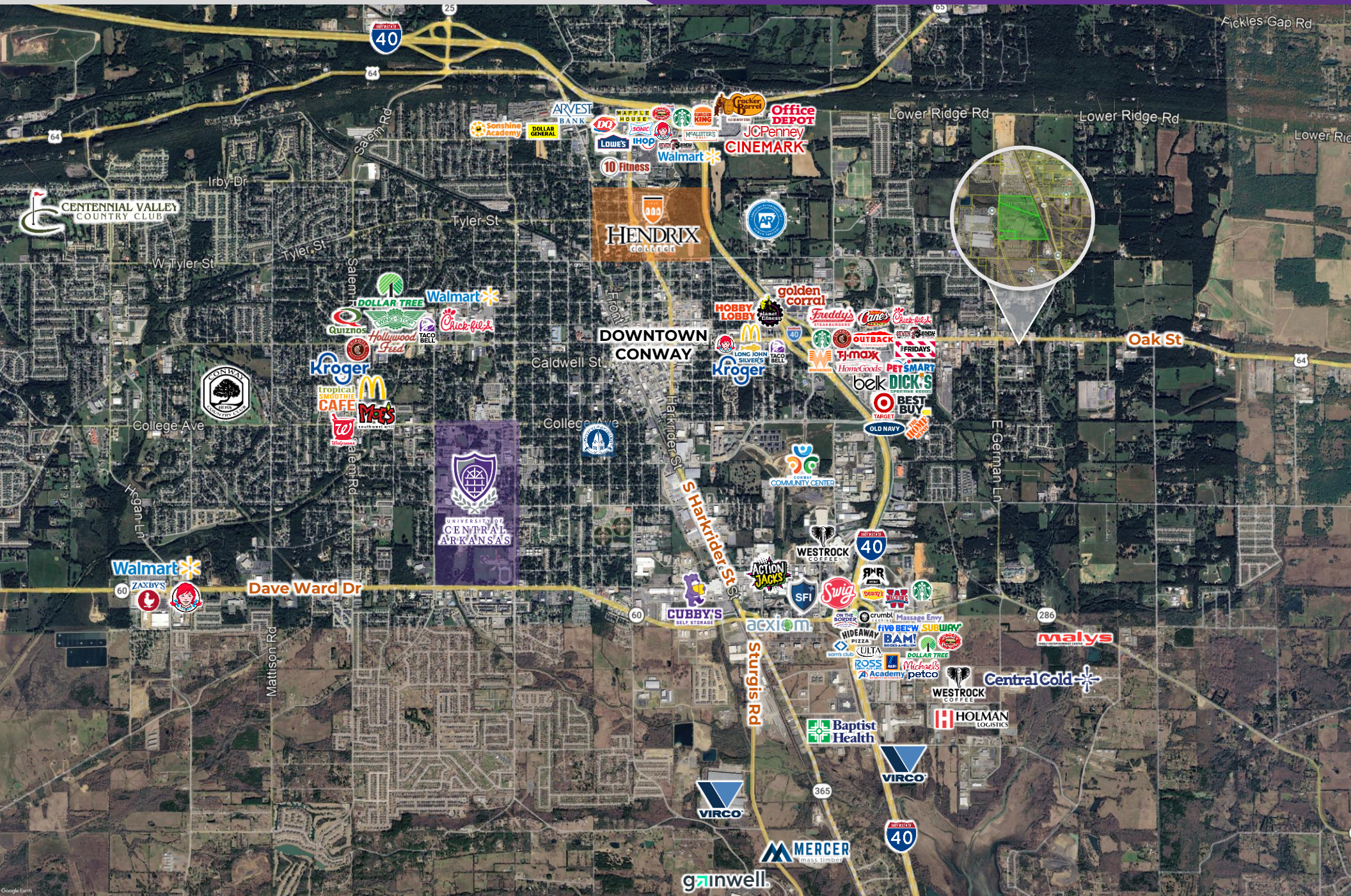
|               |                                                                                                                                 |
|---------------|---------------------------------------------------------------------------------------------------------------------------------|
| Offering      | For Sale                                                                                                                        |
| Price         | \$19.00/SF/YR                                                                                                                   |
| Address       | 1955 – 2075 E Oak St, Conway, AR 72032                                                                                          |
| Property Type | Land                                                                                                                            |
| Lot Sizes     | <ul style="list-style-type: none"> <li>Lot 3 – ±1.21 Acres</li> <li>Lot 4 – ±1.21 Acres</li> <li>Lot 5 – ±1.20 Acres</li> </ul> |
| Zoning        | C-3                                                                                                                             |
| Traffic Count | <ul style="list-style-type: none"> <li>E Oak St – 32,000 VPD</li> <li>E German Ln – 9,000 VPD</li> </ul>                        |

### PROPERTY HIGHLIGHTS

- Prime commercial lots available in one of Conway's fastest-growing retail corridors, just minutes from Conway Commons and the Conway Expo & Event Center.
- Dense surrounding trade area with a strong mix of national retailers, restaurants, and service users generating consistent daily consumer traffic.
- Proven retailer demand with adjacent parcels already sold to McDonald's and Don Pepe's.
- High-visibility positioning near East Oak Street and East German Lane, which sees a combined traffic count of approximately 41,000 vehicles per day.
- C-3 zoning supports a wide variety of uses, including retail, office, medical, restaurant, and service-oriented development.
- Flexible lot sizes available, allowing for customized site planning for single users, multi-tenant projects, or phased development.
- Nearby access to Interstate 40 provides seamless connectivity to local and regional traffic.
- Strong daytime population base with five schools within 1.35 miles, creating added demand from students, staff, and families.
- Positioned in a rapidly expanding submarket with continued residential growth and long-term commercial upside.



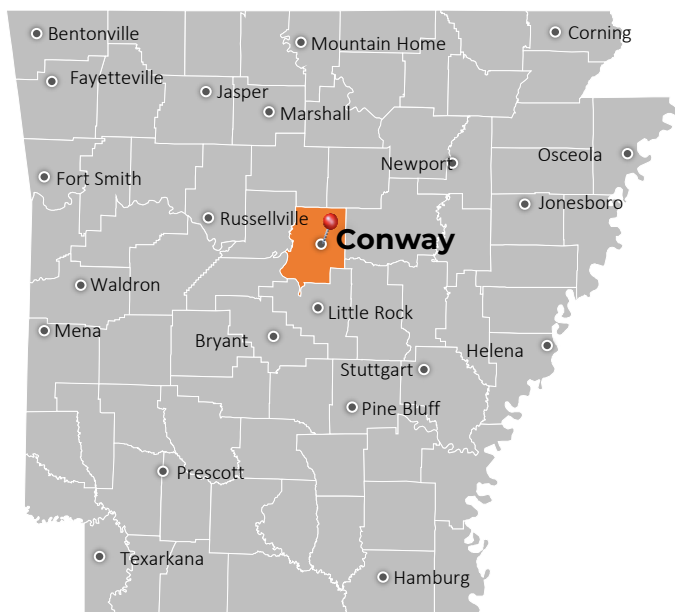








## Conway, Arkansas



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               | 22,676   | 63,627   | 109,512  |
| Households               | 8,738    | 24,937   | 42,631   |
| Average Age              | 36.4     | 36.1     | 37.2     |
| Average Household Income | \$68,162 | \$72,888 | \$81,106 |
| Businesses               | 1,299    | 2,231    | 2,889    |

*\*Demographic details based on property location*

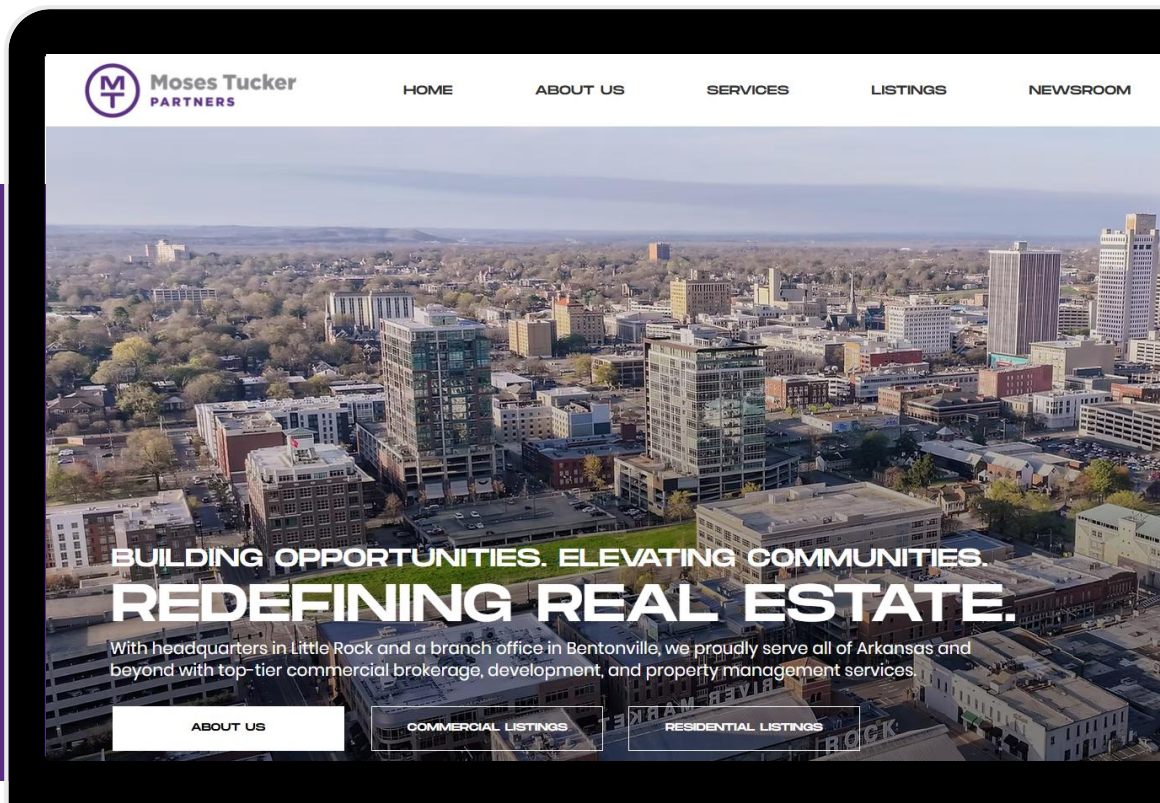
# CONNECT

 (501) 376-6555

 [www.mosestucker.com](http://www.mosestucker.com)

 [info@mosestucker.com](mailto:info@mosestucker.com)

 200 River Market Ave, Suite 300,  
Little Rock, AR 72201



**Clint Bailey**  
*Brokerage Director*  
[cbailey@mosestucker.com](mailto:cbailey@mosestucker.com)

**Ridge Fletcher**  
*Brokerage Associate*  
[rfletcher@mosestucker.com](mailto:rfletcher@mosestucker.com)

## DISCLAIMER

Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.