

CONWAY COUNTY FAMILY ASSEMBLAGE – UNION CHAPEL RD

Springfield, AR 72157 | ~106 Acres | MOUs Executed July 2026

Site Overview

- 56 acres with Cadron Creek frontage (includes owner parcel 18.29 ac)
- Upland acreage across Union Chapel Rd (family-owned, under MOU) – includes 1 pond
- Total family assemblage approximately 106 gross acres
- Agricultural zoning, unincorporated Conway County – outside city limits
- Owner raised on property; fished Cadron Creek for 18 years
- No data centers – solar and light logistics only

Water Features

- Two spring-fed ponds located on sibling's 56-acre tract (shown on boundary survey)
- One pond located on nephew's upland tract across Union Chapel Rd
- No pond on owner parcel 18.29 – fully buildable upland
- Ponds to remain as natural features; excluded from net developable acreage

Location Highlights

- Directly across Cadron Creek from Faulkner County line
- Approximately 14 miles to Conway, AR
- Entergy Arkansas service territory
- 911 navigation address: 816 Union Chapel Rd (for reference only)
- Gated access, road frontage on Union Chapel Rd

FEMA Flood Information

FEMA Flood Insurance Rate Map (FIRM) Panel 05029C0300D, effective 3/21/2019. Site pin located in Zone X – Area of Minimal Flood Hazard (buildable). Adjacent Zone A floodway follows Cadron Creek approximately 1,500 feet east of property core. FIRMette on file.



Figure 1: FEMA FIRMette – Zone X at Union Chapel Rd

Available Documentation

- Boundary survey on file – shows all parcels, ponds, and creek frontage
- Parcel IDs and Arkansas GIS polygons available to qualified developers under NDA
- FEMA FIRMette and flood zone verification
- MOUs executed July 2026 for family assemblage
- Drone aerial footage scheduled October 2026

Qualified developers only – full survey, GIS shapefiles, and parcel map provided under NDA.

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