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±16.43 ACRES OF LAND FOR SALE

291 Highway 65 N, Conway, AR



Highway 65 N
32,000 VPD

±16.43 Acres



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Property Understanding

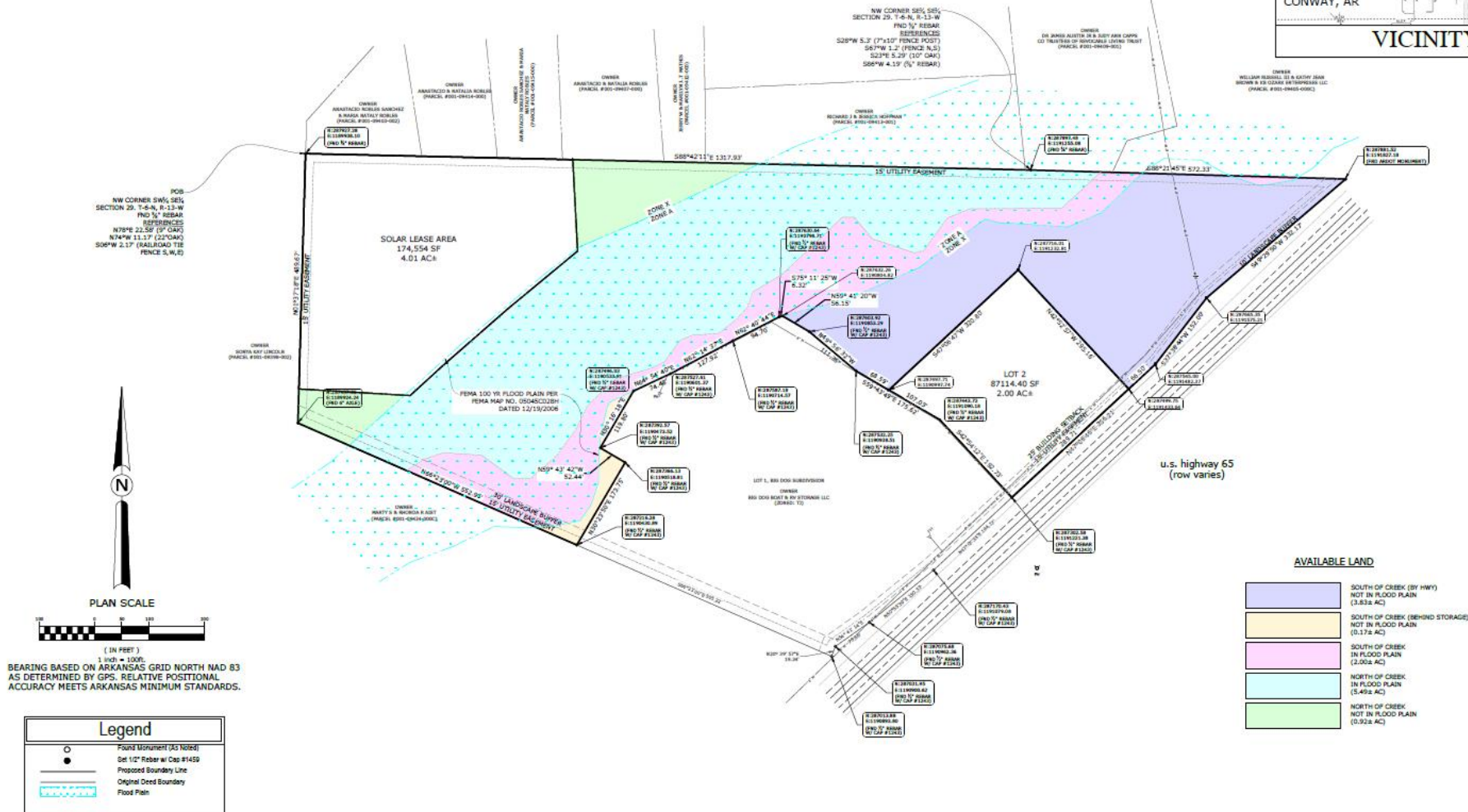
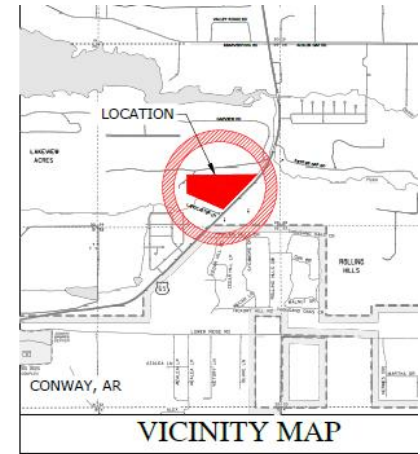
OVERVIEW

Offering & Price	For Sale \$550,000
Address	291 Highway 65 N, Conway, AR 72032
Property Type	Land
Lot Size	±16.43 Acres
Utilities	Available at site
Frontage	Highway 65 N – ±533 feet of frontage
Traffic Count	Highway 65 N – 32,000 VPD

PROPERTY HIGHLIGHTS

- Prime ±16.43-acre commercial development opportunity along U.S. Highway 65 North in rapidly growing Conway, Arkansas.
- Exceptional visibility with approximately 533 feet of frontage along Highway 65 North, which sees more than 32,000 vehicles per day.
- Strategically positioned in a high-growth commercial corridor less than three miles from Interstate 40, one of Arkansas' most heavily traveled roadways.
- Minutes from Conway Towne Center, home to major national retailers, including JCPenney, Bath & Body Works, Dollar Tree, Urban Air Adventure Park, and Cinemark Towne Centre.
- Adjacent to newly developed commercial users, including a mini-storage facility and truck accessory business, signaling continued corridor investment and growth momentum.
- Near The Village at Pickles Gap, a well-known regional destination featuring locally owned specialty shops and farmhouse-style retail concepts.
- Convenient proximity to Beaver Fork Lake, one of Central Arkansas' premier outdoor recreation destinations, driving additional regional traffic to the corridor.
- Proximity to Conway's three higher education institutions: University of Central Arkansas (4.9 miles), Hendrix College (2.9 miles), and Central Baptist College (4.5 miles).





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	21,001	57,418	110,905
Households	8,412	22,514	43,046
Average Age	36.5	36.0	37.1
Average Household Income	\$76,938	\$79,923	\$87,035
Businesses	1,075	2,128	2,902

**Demographic details based on property location*

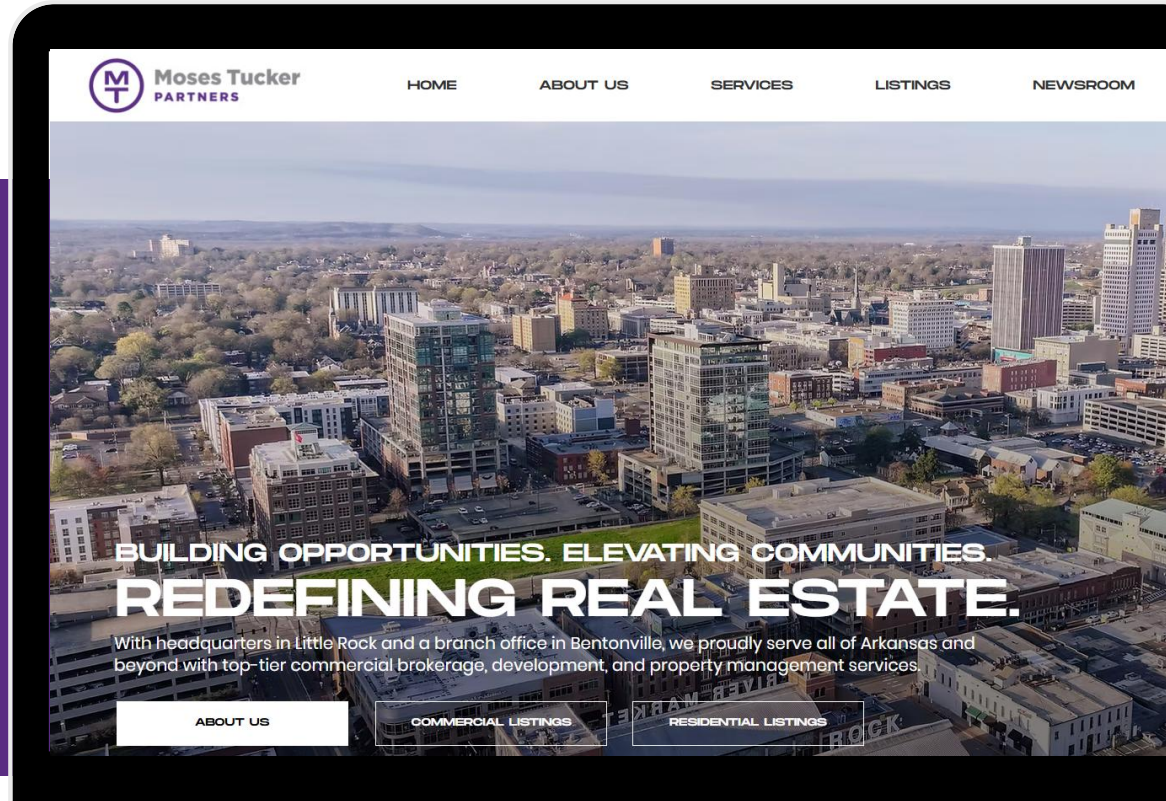
CONNECT

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