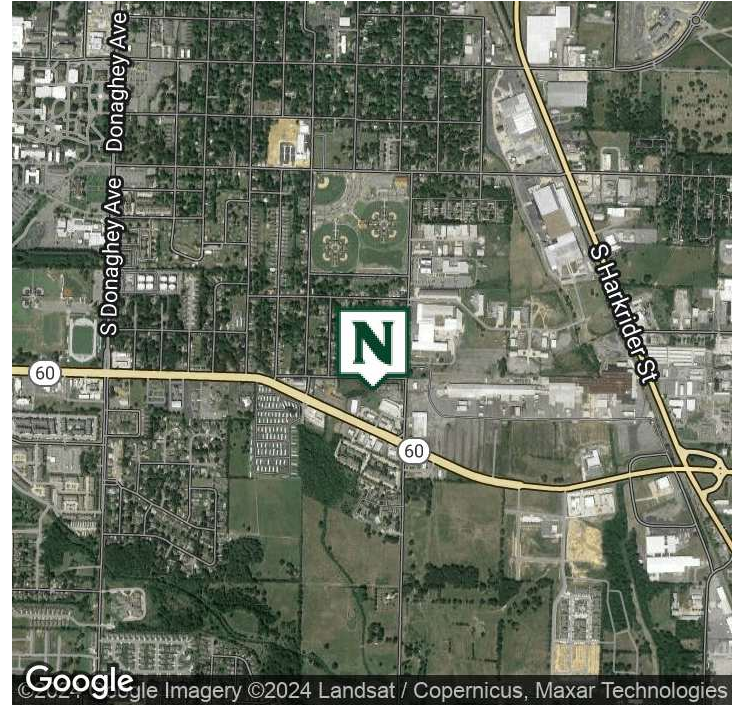




CONWAY
1400 DAVE WARD DRIVE

Commercial Lot For Sale Germantown Center



OFFERING SUMMARY

Sale Price:	\$360,000
Lot Size:	1.33 Acres
Zoning:	C-3
Market:	Central Arkansas
Submarket:	Conway
Traffic Count:	33,000

PROPERTY OVERVIEW

Ideal for retail, office, or multifamily development. Property is under 2 miles from both the Conway Regional Medical Center and the Baptist Medical Center. Dave Ward is the main traffic artery from I-40 to University of Central Arkansas and Western Conway. Dave Ward Drive and South German Lane is a major signaled intersection in this high growth corridor.

PROPERTY HIGHLIGHTS

- High growth area
- Near University of Central Arkansas & Central Baptist College
- Equal distance between Conway Reg. Med. Ctr. & Baptist Med. Center
- Great site for medical & other professional office space
- Located in a federal Designated Opportunity Zone

GREG NABHOLZ

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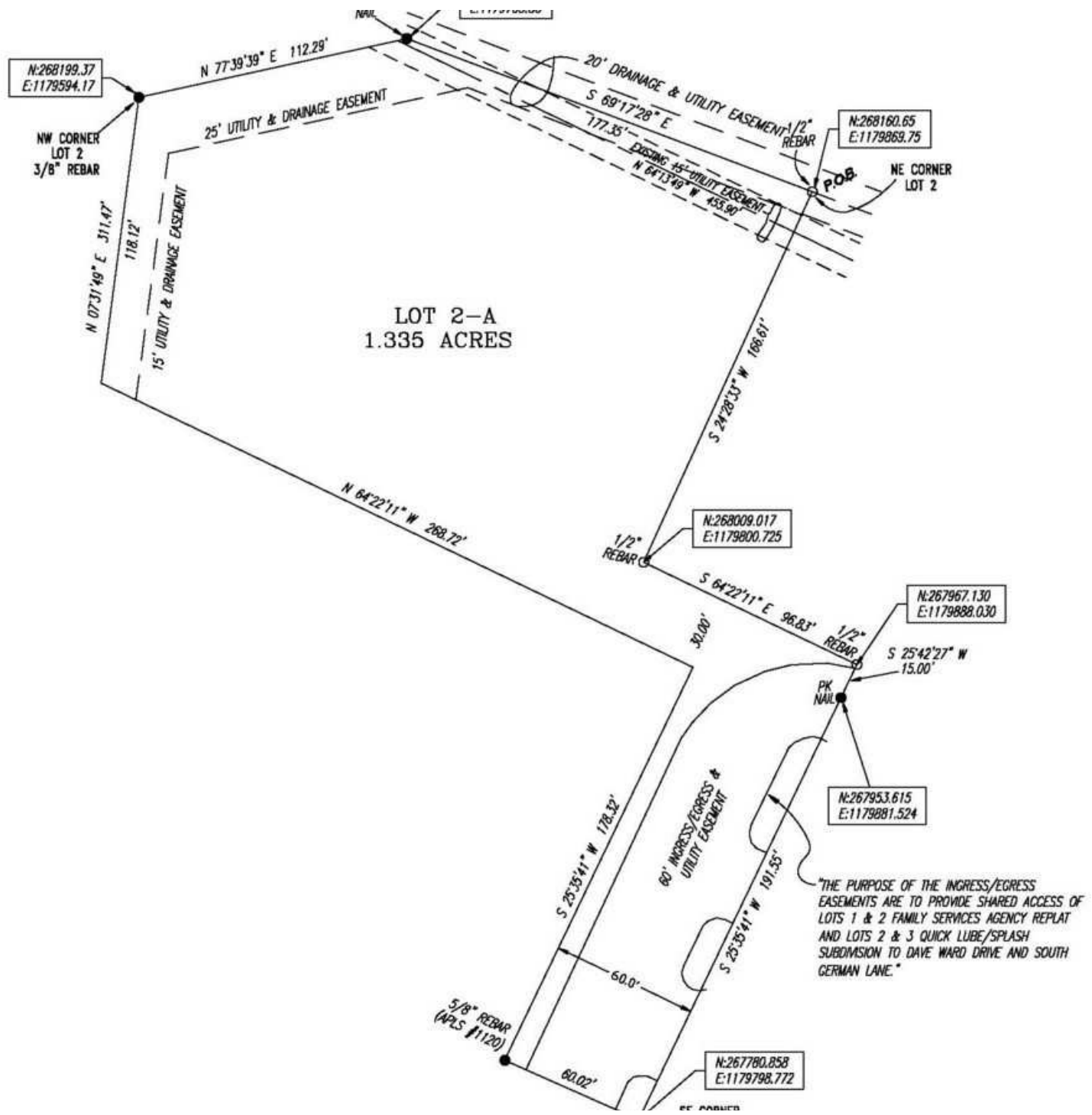
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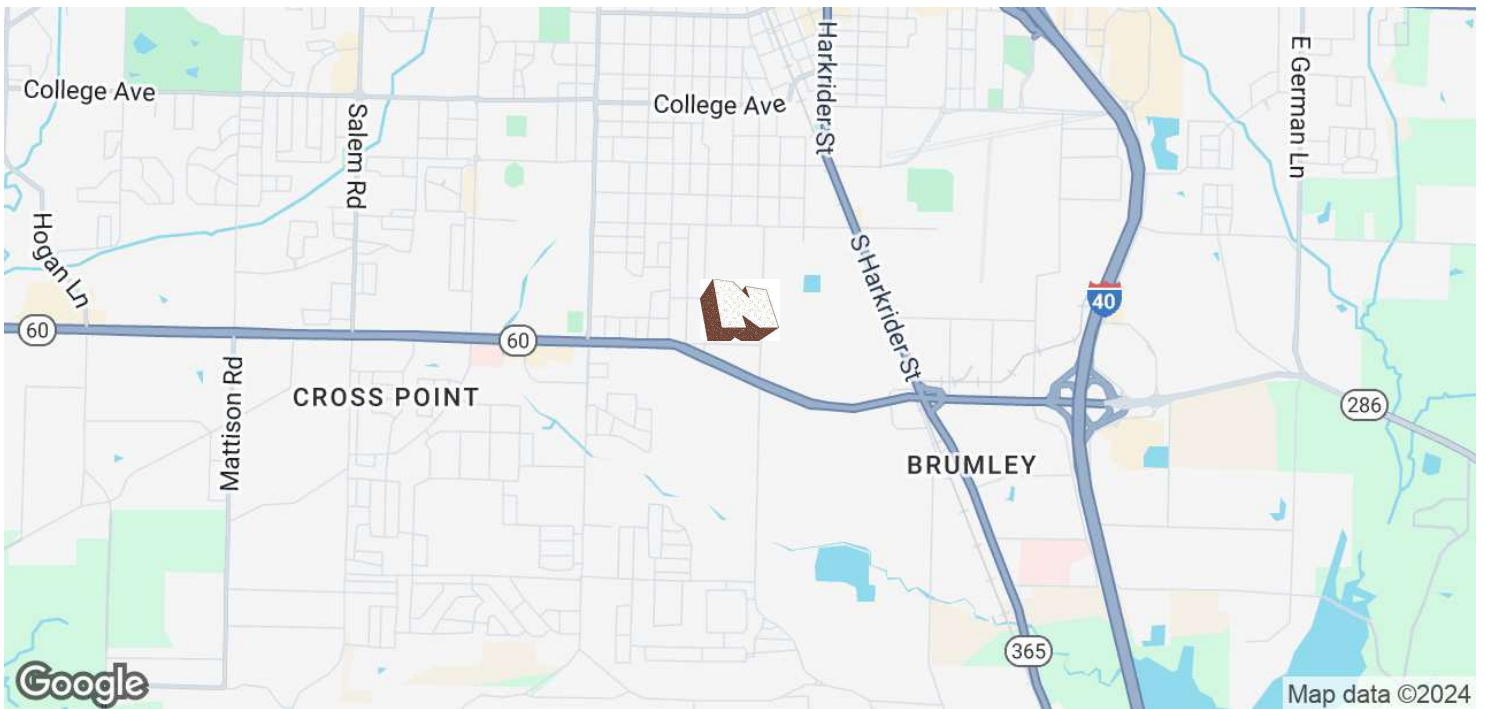
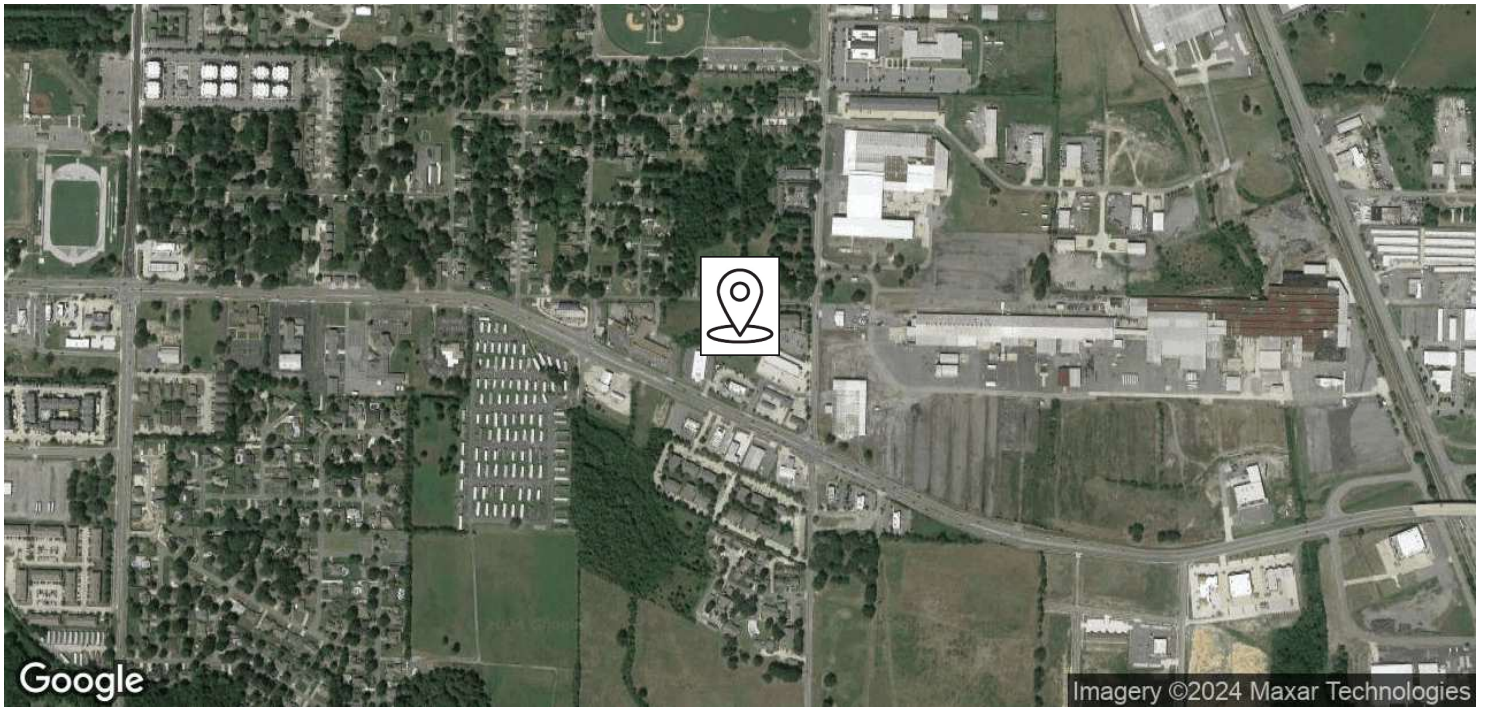
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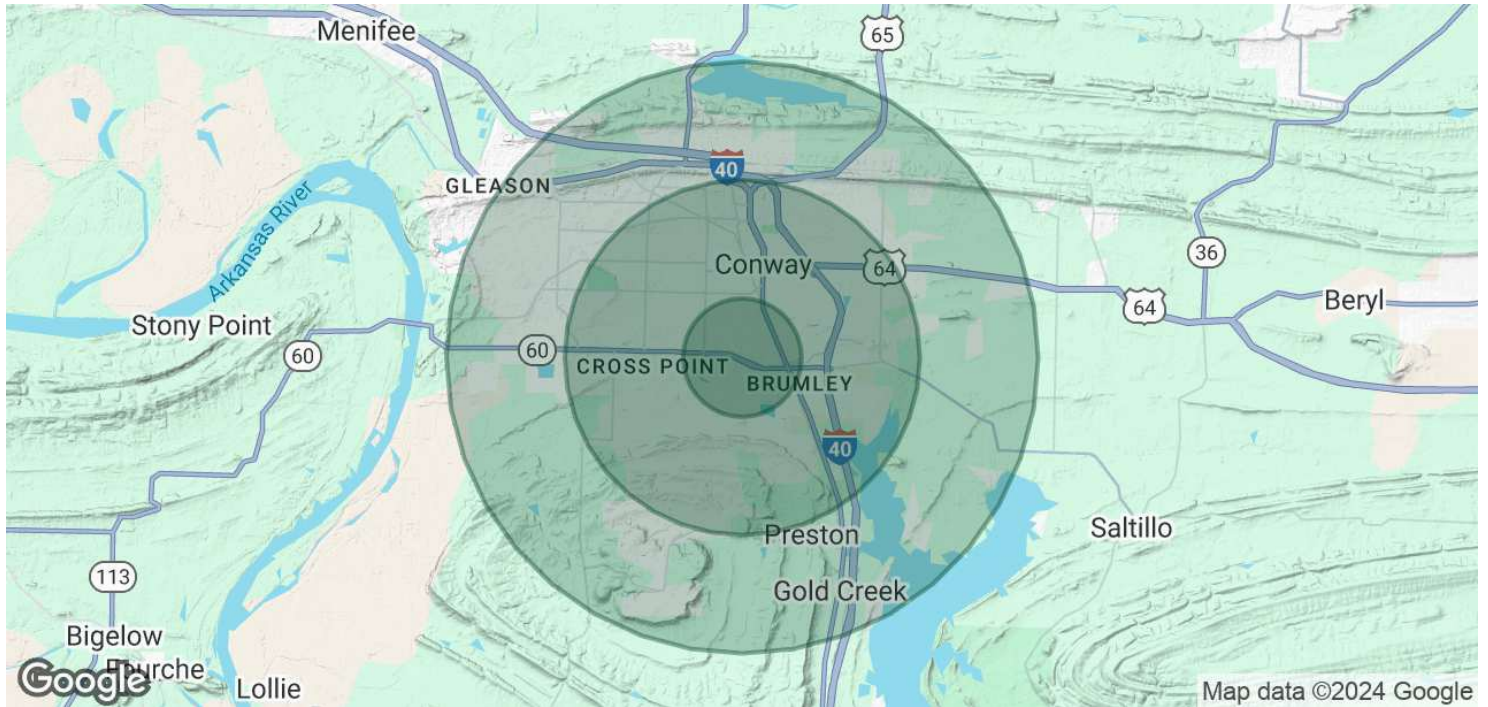
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,467	37,831	62,246
Average age	25.1	26.3	28.2
Average age (Male)	24.6	25.4	27.2
Average age (Female)	25.6	27.1	29.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,462	13,944	23,215
# of persons per HH	2.4	2.7	2.7
Average HH income	\$37,267	\$50,061	\$56,719
Average house value	\$113,589	\$129,256	\$129,280

* Demographic data derived from 2020 ACS - US Census

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