

POTENTIAL C-3 ZONING LAND AND BUILDING

DEVELOPMENT TRACT ON BRUCE STREET--CONWAY, AR--NEW PRICE!



329 Bruce St, Conway, AR 72032



PROPERTY DESCRIPTION

Rare 4.3+/- acre tract ready to be re-zoned for your commercial use. Potential to re-use the existing 2474+/- sq.ft. home as commercial. Next to U-Haul and surrounded by multi-family high class apartments.

PROPERTY HIGHLIGHTS

- 4.3+/- acres of R-1 and C-3 Zoning
- 2474+/- sq.ft. home with 3 BR and 2.5 Baths--potential re-use as commercial
- Conway Corp provides water, electric, and sanitation at the site...Sewer is available 200' from site.
- C-3 Zoning will provide for a very wide variety of Commercial uses--See information under "documents"
- House can provide some revenue pending the ultimate development of the site

OFFERING SUMMARY

Sale Price:	\$765,000
Potential for C-3 Zoning--See Letter from City Planning	
Lot Size:	187,432 SF
Building Size:	2,474 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,817	30,324	39,368
Total Population	4,688	76,443	100,100
Average HH Income	\$47,675	\$78,064	\$81,401

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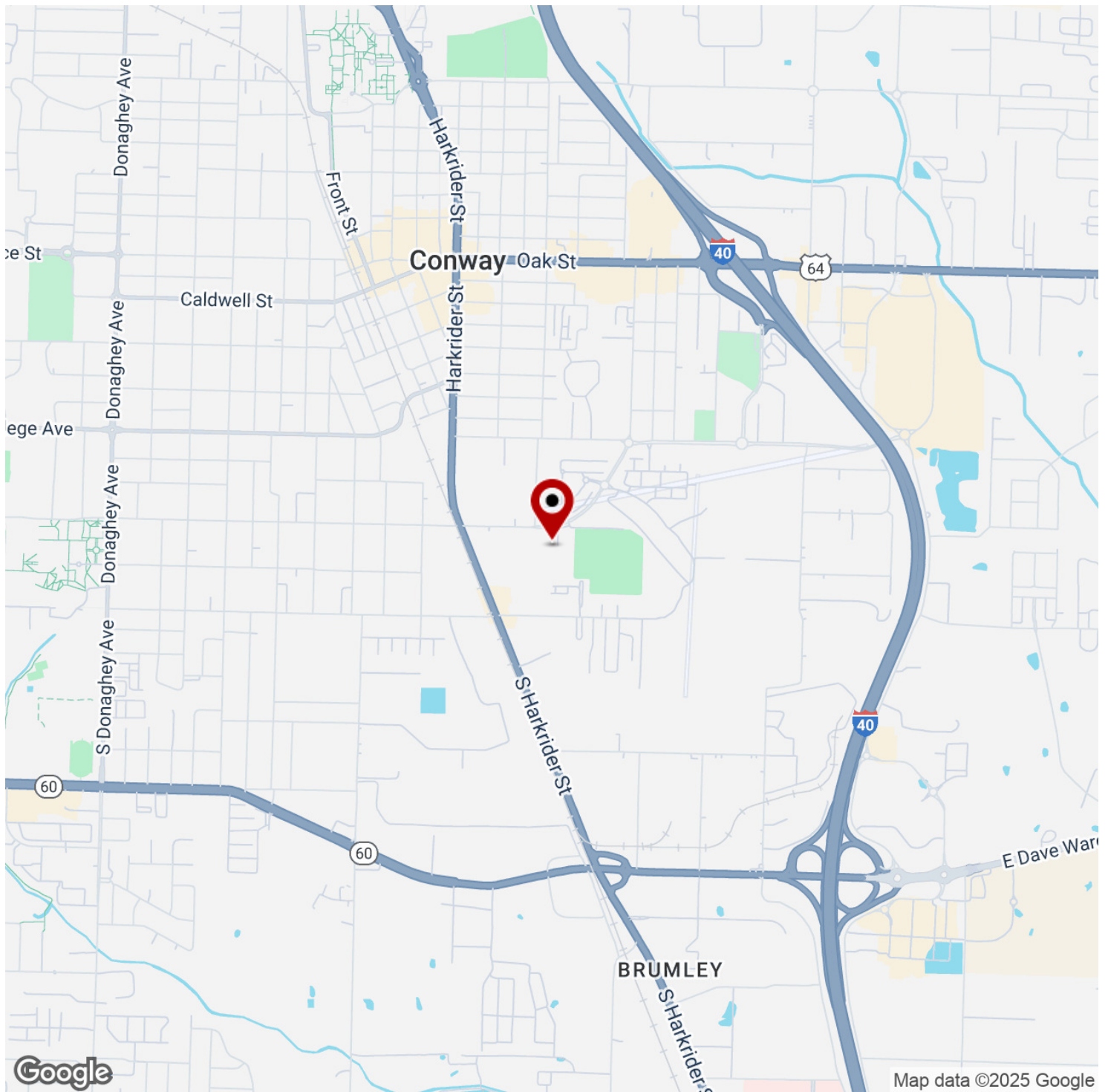
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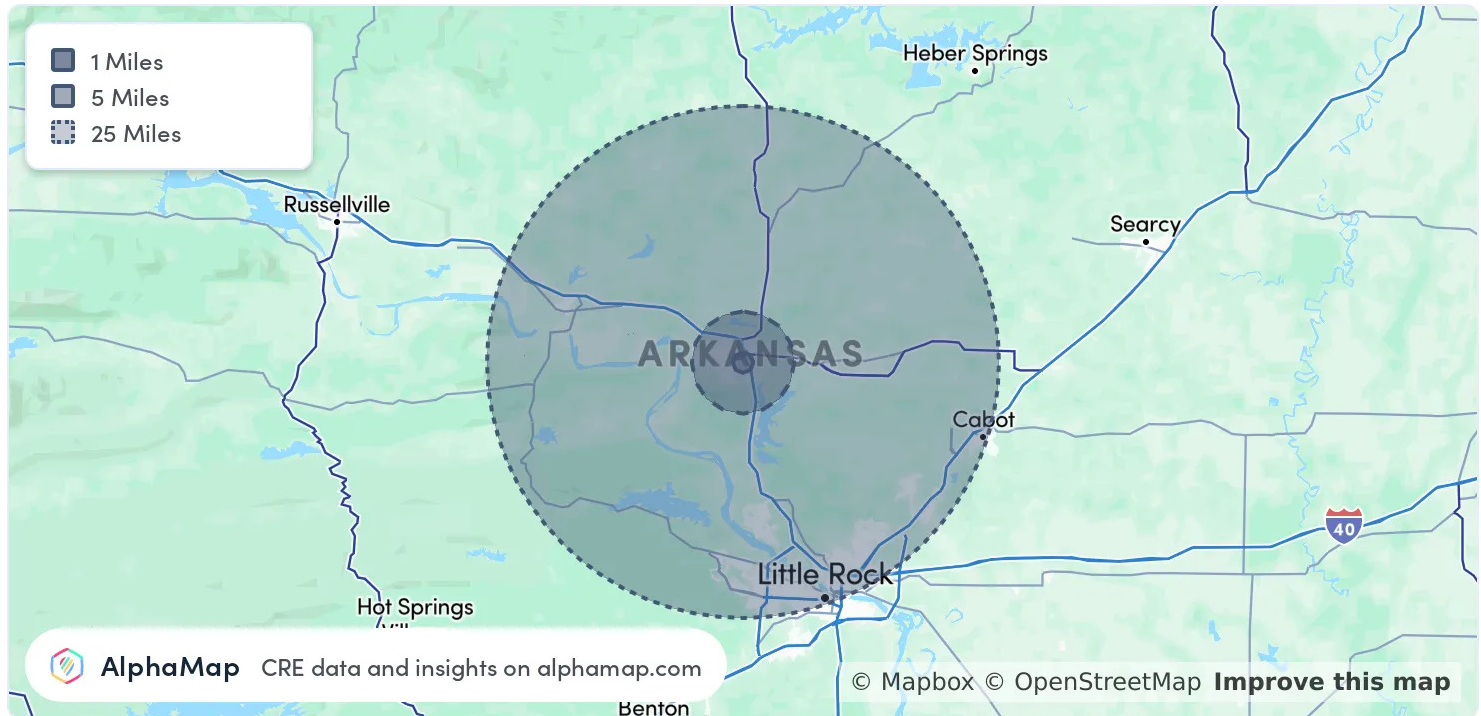
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POPULATION	1 MILE	5 MILES	25 MILES
Total Population	4,688	76,443	500,149
Average Age	33	37	40
Average Age (Male)	32	36	39
Average Age (Female)	34	38	41
HOUSEHOLD & INCOME	1 MILE	5 MILES	25 MILES
Total Households	1,817	30,324	208,986
Persons per HH	2.6	2.5	2.4
Average HH Income	\$47,675	\$78,064	\$91,239
Average House Value	\$214,967	\$283,385	\$278,520
Per Capita Income	\$18,336	\$31,225	\$38,016

Map and demographics data derived from AlphaMap

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