

FOR SALE

Asking Price:

\$3,863,772
(\$10.00/SF)**Contact us:****Nathan Monan**

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Bill Pendergist, SIOR

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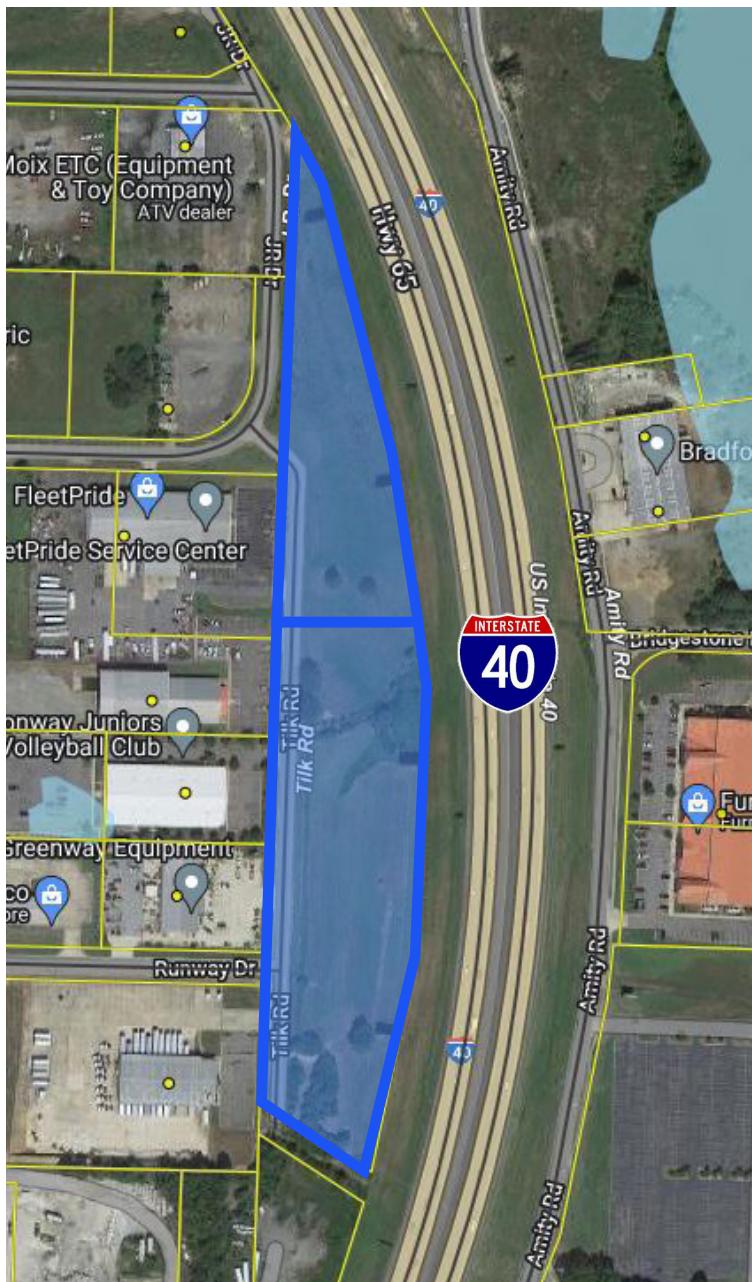
For Sale: I-40 Frontage Land in Conway

Vacant Land Along Tilk Road & JR Drive

Features

- Lot size: +/- 8.87 acres
- Sale price: \$10/SF
- Over 1,900 feet of I-40 frontage
- Approx. 67,000 vehicles per day on I-40
- Zoned I-3; incredible potential for Commercial rezoning
- Located near thriving commercial corridor
- Great freeway visibility

Site Survey



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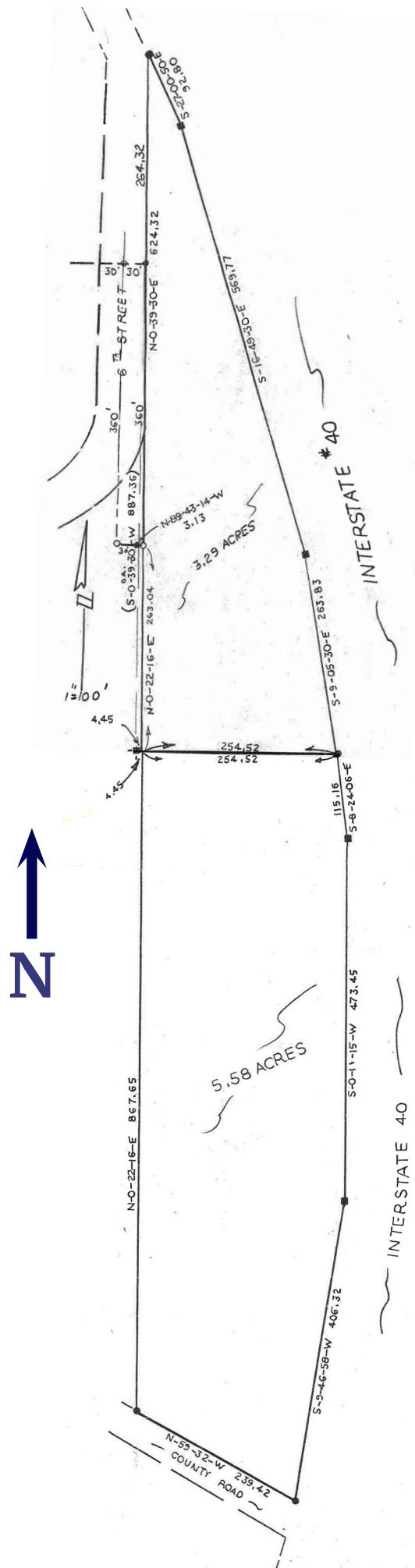
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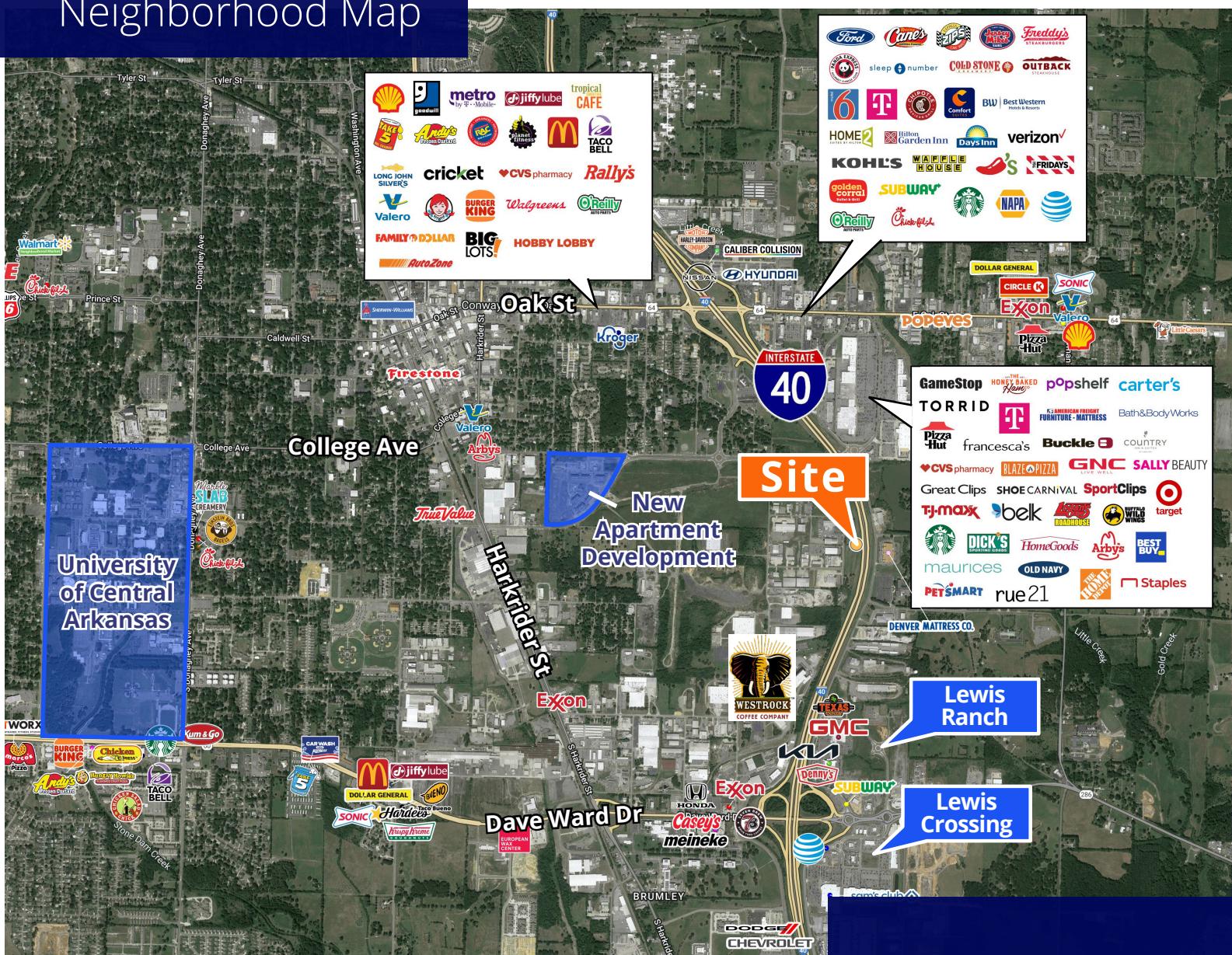
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Neighborhood Map



2024 Demographics

	1 Mile	3 Mile	5 Mile
Estimated Population	2,534	36,149	74,225
Estimated Households	1,014	13,845	29,799
Estimated Avg. Household Income	\$73,587	\$65,836	\$80,011

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