



CONWAY

970 DAVE WARD DRIVE

Commercial Lot For Sale Germantown Corner - Lot 3



OFFERING SUMMARY

Sale Price:	\$390,000
Lot Size:	1.17 Acres
Price / Acre:	\$333,333
Zoning:	C-3
Market:	Central Arkansas
Submarket:	Conway
Traffic Count:	33,000

PROPERTY OVERVIEW

This 1.17 is easy accessible from Dave Ward Drive via a signaled intersection in a highly visible development that includes Taco Bueno, Krispy Kreme, and Hardees. Lot can be split.

PROPERTY HIGHLIGHTS

- Central location on Dave Ward Drive
- Easy Accessible from South German Lane & Dave Ward Drive
- Light Protected Intersection
- Adjacent to Taco Bueno, Krispy Kreme, and Hardees

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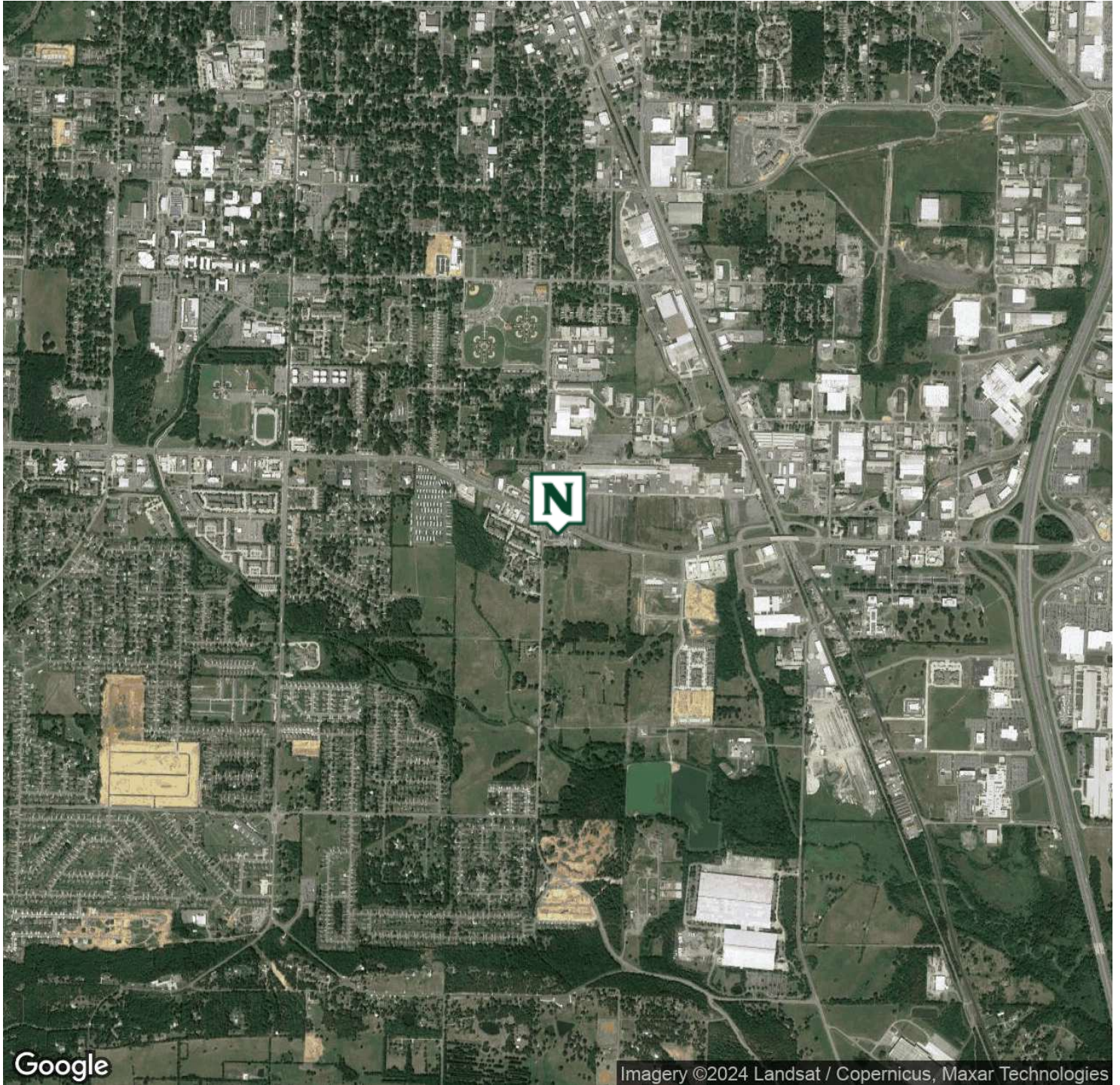


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Google

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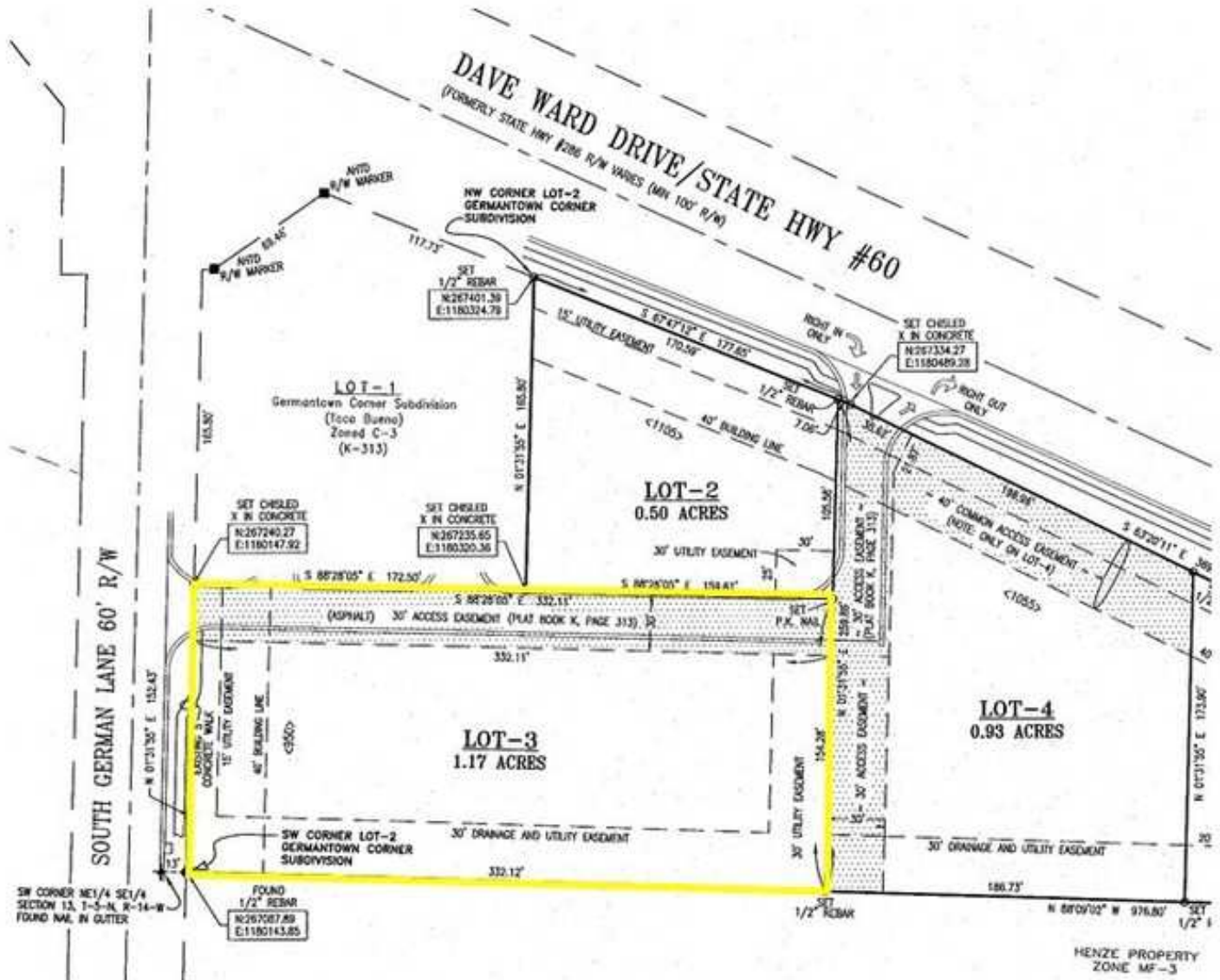
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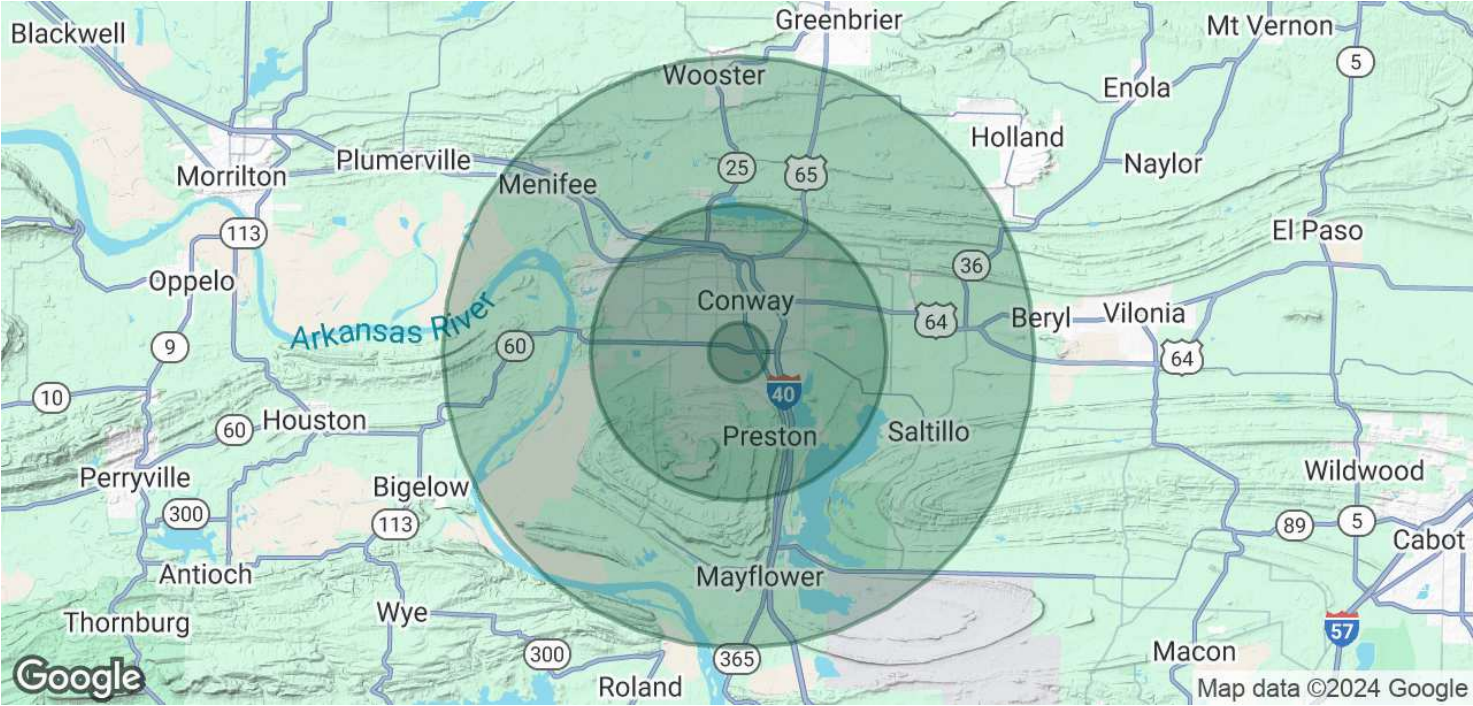
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,879	62,001	99,760
Average age	25.4	28.2	30.9
Average age (Male)	24.8	27.1	30.0
Average age (Female)	26.1	29.3	31.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,258	23,076	37,728
# of persons per HH	2.3	2.7	2.6
Average HH income	\$36,939	\$56,346	\$59,643
Average house value	\$116,082	\$129,073	\$126,697

** Demographic data derived from 2020 ACS - US Census*

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