

# READY FOR DEVELOPMENT! PRIME COMMERCIAL LOT FOR SALE

±2.75 Acres | 940 Carolyn Ln | Conway, AR 72034



**±2.75 Acres for Sale**

SMITH FAMILY PHARMACY | UAMS Ear, Nose, & Throat  
 groovysmiles | COLLINS DENTAL & FACIAL SURGERY  
 Banister - Liebling Clinic | PAIN TREATMENT CENTERS OF ARIZONA  
 Dayita Dialysis  
 Social Security Administration  
 t5 Pediatrics

**THE PLAZA AT CORNERSTONE**

INTERNATIONAL NR | TACOS4LIFE  
 Choleman | centerstone  
 JinWei | HEARTLAND  
 Chinese Express | PHARMACY

**CONWAY TOWNE CENTRE**

URBAN ALPS | DOLLAR TREE | HIBBETT SPORTS  
 CITITRENDS | JCPenney | Bath & Body Works  
 CATO | Bargain Hunt | Harbor Freight Tools  
 ABBY ROAD | Office DEPOT

**CONWAY COMMONS SHOPPING CENTER**

TJ-maxx | belk  
 HomeGoods | THE HOME DEPOT | PET SMART  
 BEST BUY | KOHL'S | rue21 | OLD NAVY  
 SHOE CARNIVAL | DICK'S | maunies  
 Staples | Buckle | francesca's | Target  
 KIRKLANDS | SALLY BEAUTY

**LEWIS CROSSING SHOPPING CENTER**

sam's club | ON THE BORDER | David's Supermarket  
 ROSS | at&t | PIZZA HUT  
 ME Massage Envy | five BELV | petco  
 Michaels | DOLLAR TREE  
 BAMI | ALDI | Academy Sports & Outdoors | claire's | ULTA

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## AVAILABLE

±2.75 Acres in Conway's Established Medical Corridor

## PRICE

\$450,000

## COMMENTS

- Very level site, making it an exceptional opportunity ready for immediate development
- Zoned O-2, permitting medical, professional office, retail, and other compatible uses
- Located in the heart of Conway's established medical corridor, just off Conway's major arterials, Dave Ward Road and Donaghey Ave
- Close proximity to Conway's two regional hospitals, UCA, and a variety of restaurants, medical and professional offices, retail centers, and a growing residential population

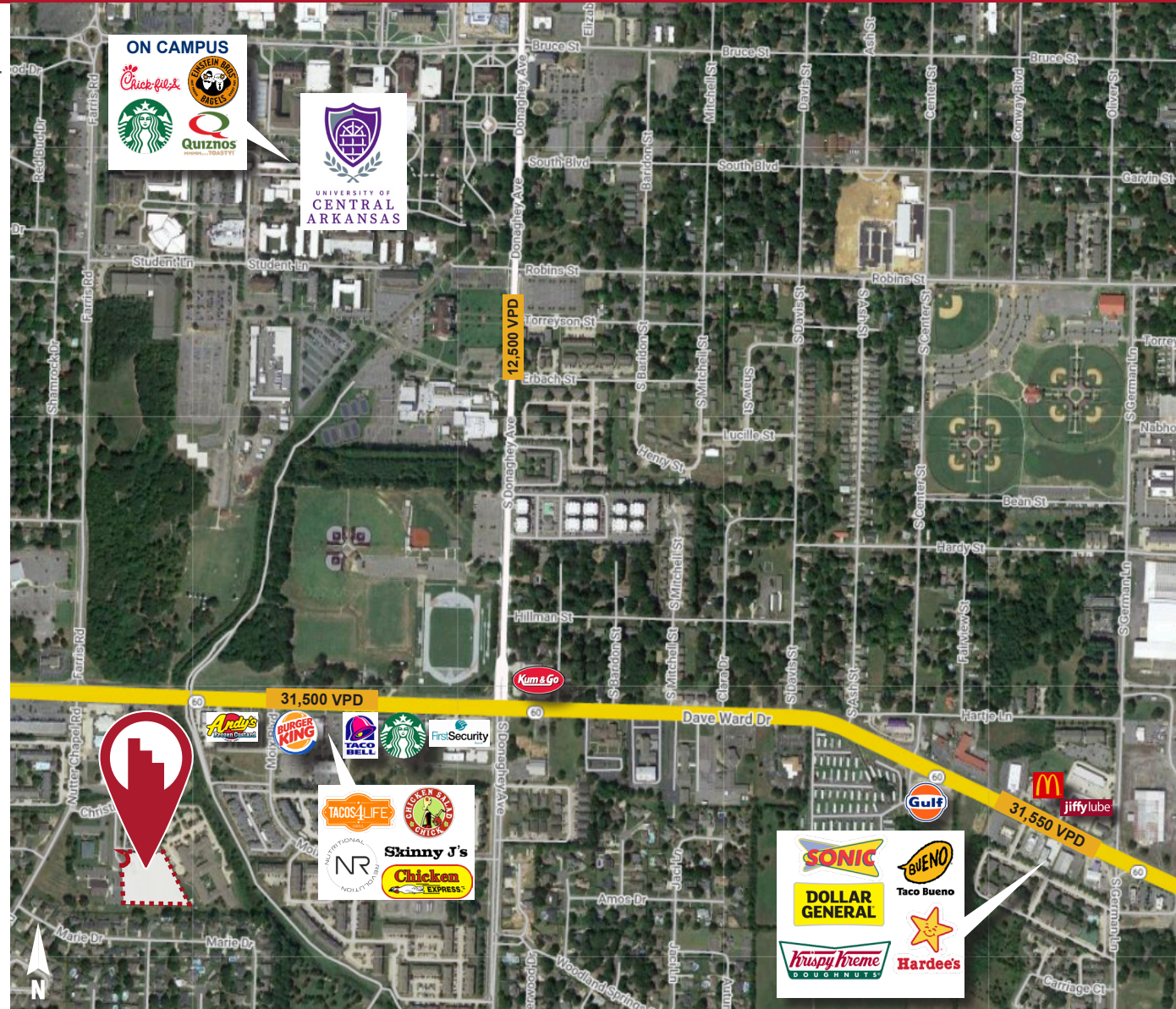
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	14,336	50,317	74,491	97,782
AVERAGE HH INCOME	\$59,514	\$77,961	\$83,783	\$85,411
TOTAL HH	5,420	19,963	29,981	39,160

## TRAFFIC COUNTS

Dave Ward Dr: 31,500 VPD

Donaghey Ave: 12,000 VPD



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**KELLEY COMMERCIAL PARTNERS**



## ABOUT KELLEY COMMERCIAL PARTNERS

Kelley Commercial Partners is a full-service commercial real estate firm providing the highest caliber of services to owners, investors, landlords, and tenants. We service clients with the focused attention that only a privately-owned local firm can offer. At Kelley Commercial Partners, we take pride in maintaining long-term relationships built on trust, resourcefulness, and reliability.



**BILL PUDDEPHATT, CCIM**  
AGENT

BROKERAGE

PROPERTY MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

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