



Moses Tucker
PARTNERS

Little Rock (HEADQUARTERS)
200 River Market Ave, Suite 300
Little Rock, AR 72201
501.376.6555

Bentonville (BRANCH)
805 S Walton Blvd, Suite 123
Bentonville, AR 72712
479.271.6118

MULTIFAMILY PROPERTY FOR SALE

1839 Tyler Street, Conway, AR



CONTACT US TODAY
501.376.6555 | [mosetucker.com](https://www.mosetucker.com)



Property Understanding

OVERVIEW

Offering	For Sale
Price	\$2,300,000
Address	1839 Tyler Street
City/State	Conway, AR 72032
Property Type	Multifamily
Building Size	17,617 SF
Units	9 – 1-bedroom units 10 – 2-bedroom units
Lot Size	±2.00 Acres
Zoning	MF-3; Multifamily District
Traffic Counts	Tyler Street – 9,000 VPD



PROPERTY HIGHLIGHTS

- **19-unit multifamily complex offered for sale within close proximity to Hendrix College, The Village at Hendrix and downtown Conway**
- Extremely spacious units: 950 SF - 2-bedroom units and 900 SF - 1-bedroom units
- 12 of the 19 units have been remodeled with low maintenance wood look tile and matching paint (highlighted on RR)
- Property updates include a new roof in 2021, new exterior columns, and renovated corridors with new doors, paint, flooring, and lighting
- Replaced all landscaping with low maintenance rock
- Exterior updates include doors repainted with new numbers, all exterior water shutoffs replaced with ball valves, and all front exterior lighting replaced with LED





LOOKING SOUTHEAST



**Downtown
Conway**



Washington Ave

**Tyler Street
9,000 VPD**

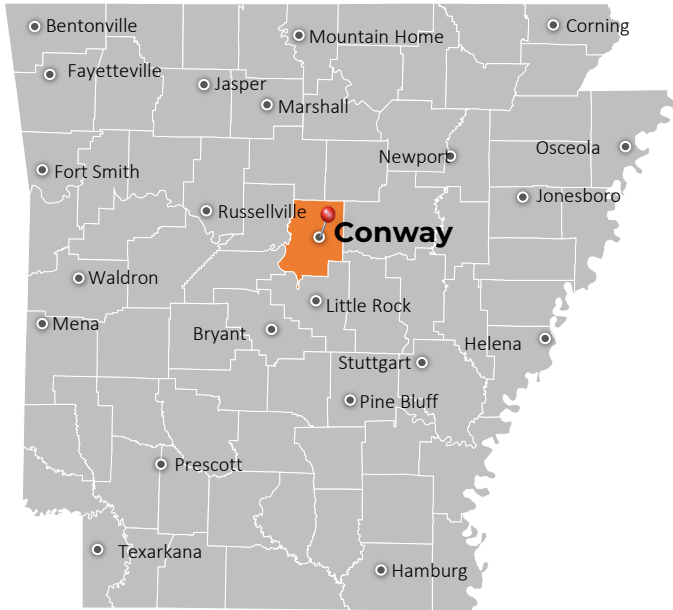
**Conway Public
Schools
Administrative
Annex**

**Conway Public
Schools
Transportation**





Conway, AR



Located within the Central Arkansas MSA, Conway is the county seat of Faulkner County and the second-largest city in Central Arkansas. Among towns with at least 50,000 people, Conway's growth [ranked as the 38th-fastest in the U.S.](#), with its population rising 2.9% in 2023 from 67,616 to 69,580.

The city's impressive growth is linked to its flourishing technology sector and major employers in the area, such as Acxiom, the University of Central Arkansas, Hewlett Packard, Hendrix College, Westrock Coffee, Conway Regional Health and Insight Enterprises, among others. Notably, Westrock Coffee leased +/- 1,000,000 SF in 2023 to improve its roasting and manufacturing plant in Conway. This amalgamation of diverse industries positions Conway as a nexus of innovation and learning. Further, the Little Rock-North Little Rock-Conway metro area is one of the country's [top 10 best places for young professionals to live](#). In Conway, most residents choose to work within the city rather than commute elsewhere.

Conway's long-standing status as a college town is driven by the three academic institutions that call the city home: the University of Central Arkansas (UCA), Hendrix College and Central Baptist College. UCA sees an annual student population of ~12,000, making it one of the largest college institutions in Arkansas.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	51,094	73,431	105,856
Households	20,262	29,038	41,355
Average Age	35.5	36.0	37.2
Average Household Income	\$72,969	\$79,611	\$81,632
Businesses	1,978	2,358	2,835

**Demographic details based on property location*

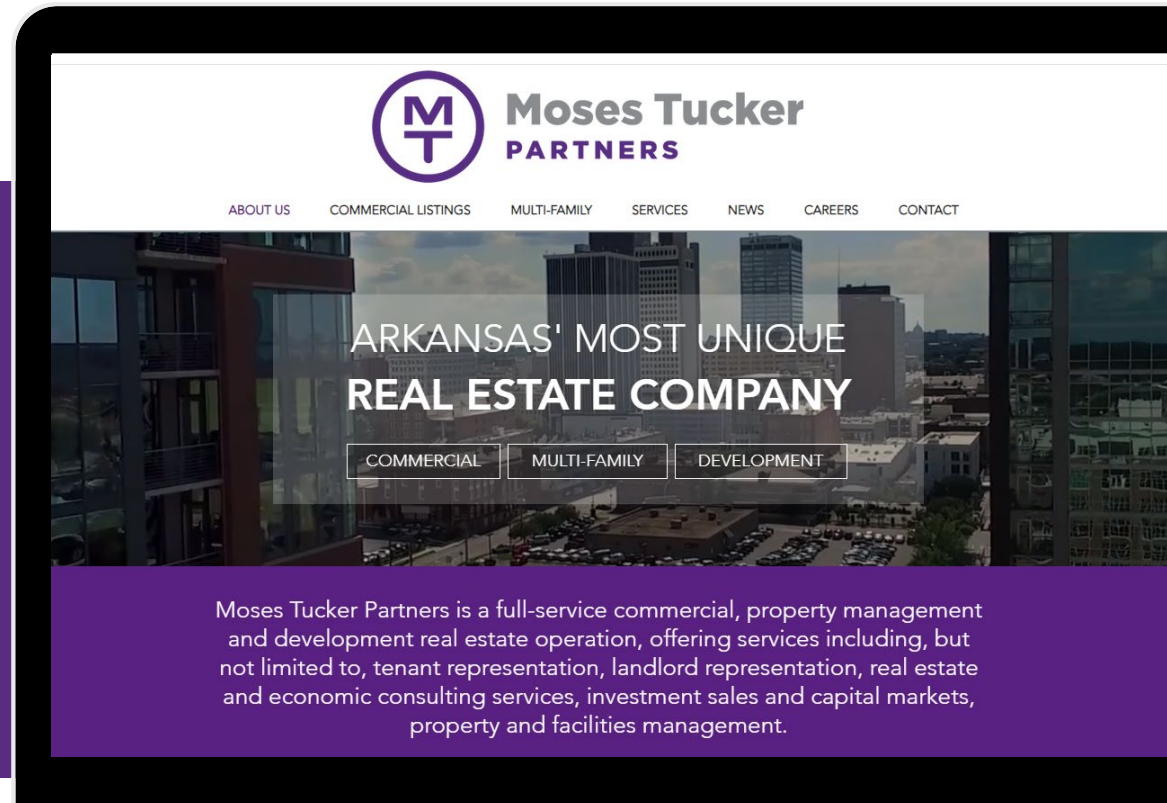
CONNECT

 (501) 376-6555

 www.mosestucker.com

 info@mosestucker.com

 **200 River Market Ave, Suite 300,
Little Rock, AR 72201**



Clint Bailey
Brokerage Associate
cbailey@mosestucker.com

Cam Deacon
Director of Capital Markets
cdeacon@mosestucker.com

Ridge Fletcher
Brokerage Analyst
rfletcher@mosestucker.com

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