



### 450 & 550 SOUTH AMITY ROAD - CONWAY, AR

#### AVAILABLE

##### 450 South Amity

- 14.62 +/- acres
- Zoned I-1
- \$20,000/month NNN
- Owner will consider dividing the property.
- Individual building quotes available upon request.
- Purchase possibility - call for pricing.

##### 550 South Amity

- 6 +/- acres
- Zoned I-1
- \$5,000/month NNN
- Covered slab.
- Purchase possibility - call for pricing.

#### COMMENTS

- Great Interstate 40 visibility.
- Strategically located between the new Lewis Crossing Retail Center and Conway Commons.

#### TRAFFIC COUNTS

Interstate 40 - 48,000 vehicles per day

#### DEMOGRAPHICS

	2016	3 miles	5 miles	10 miles
Population	33,554	69,203	98,849	
Avg HH Inc	\$50,641	\$64,323	\$67,770	
Total HH	12,641	27,288	38,727	

#### FOR MORE INFORMATION

##### Brooke Miller

501.244.7570 • 501.375.3200  
bmiller@flakeandkelley.com

[flakeandkelley.com](http://flakeandkelley.com)

##### Hank Kelley

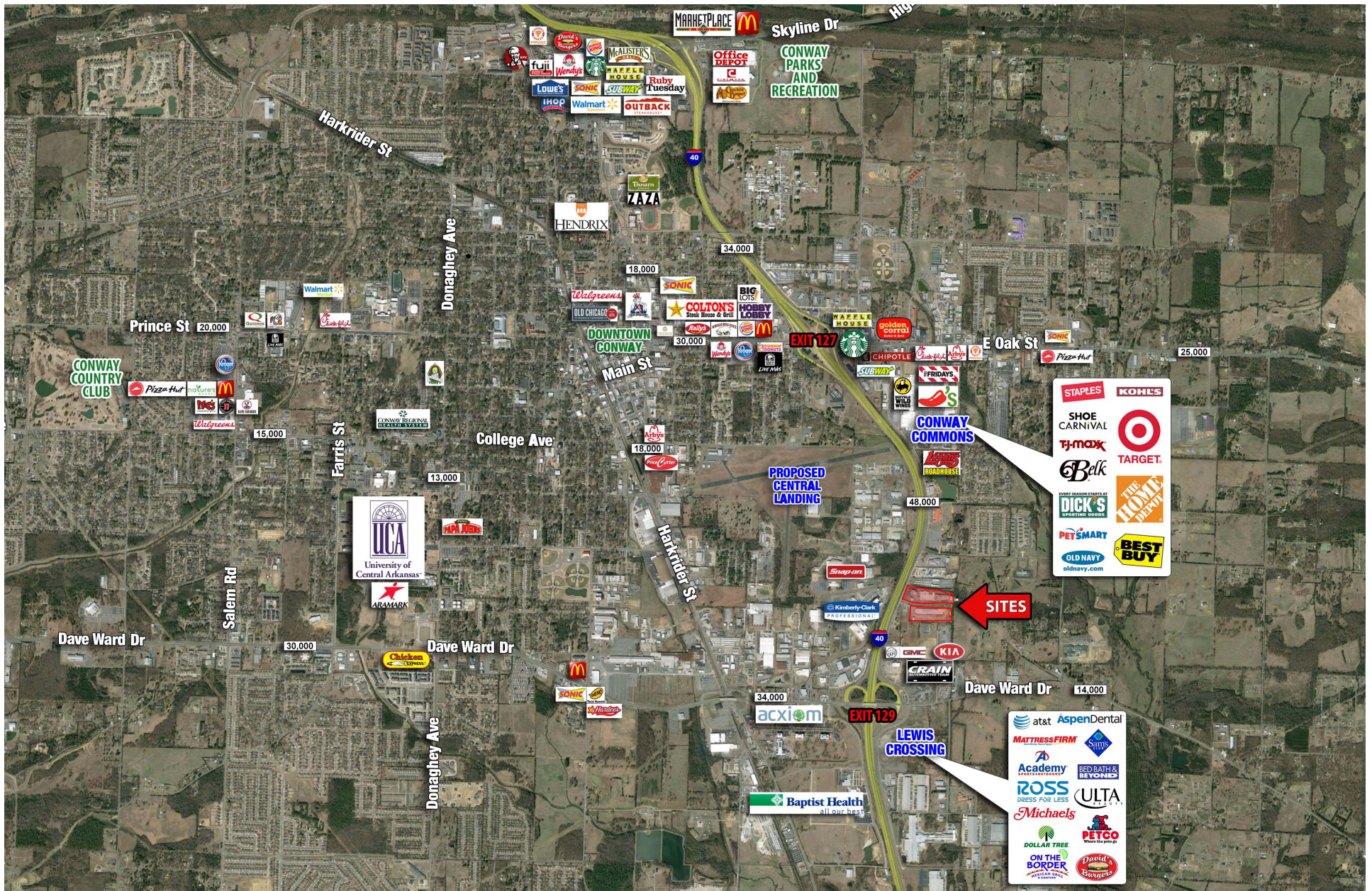
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hkelley@flakeandkelley.com

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Little Rock, AR 72201  
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A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



# SITE AERIAL



450 & 550 SOUTH AMITY ROAD - CONWAY, AR

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RETAIL ADVISORS

**FLAKE & KELLEY**  
COMMERCIAL

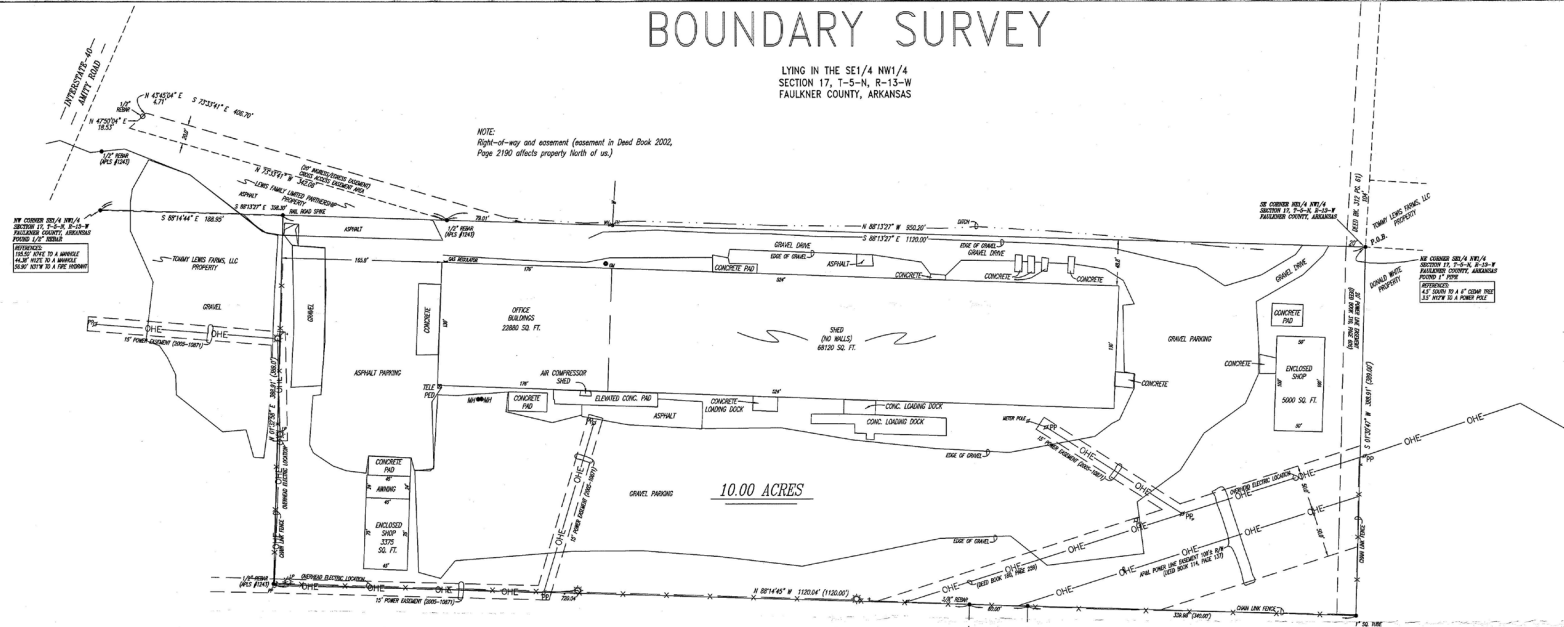




# BOUNDARY SURVEY

LYING IN THE SE1/4 NW1/4  
SECTION 17, T-5-N, R-13-W  
FAULKNER COUNTY, ARKANSAS

NOTE:  
Right-of-way and easement (assessments in Deed Book 2002,  
Page 2180 affects property North of us.)



Survey for: Landmark Title Company  
Atty: Ashley Roberts  
K & V Corporation, Incorporated  
Centennial Bank

Date: December 19, 2008  
Scale: 1 inch equals 60 feet

Beats of bearings in the South line of the NE1/4 NW1/4 of Section 17, T-5-N, R-13-W, Faulkner County, Arkansas, being N86°13'27\"

I hereby certify that I have surveyed a part of the SE1/4 NW1/4 of Section 17, T-5-N, R-13-W, Faulkner County, Arkansas; more particularly described as beginning at a found 1\"

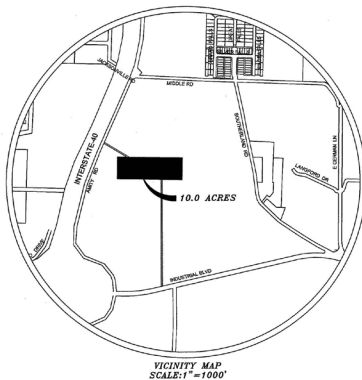
And also an easement for ingress and egress 20 feet in width; being described as commencing at the SE corner of the NE1/4 NW1/4; thence along the South line of said NE1/4 NW1/4 N86°13'27\"

And also a 60 foot public easement for ingress/egress over and across a part of the SE1/4 NW1/4 and a part of the NE1/4 NW1/4 of Section 17, T-5-N, R-13-W, Faulkner County, Arkansas; more particularly described as beginning at a point 350.91 feet S87°30'47\"

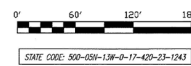
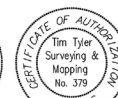
Subject to all mortgages, assessments and reservations that are of record or physically in place. Property corners are located in accordance with existing monuments in the area. Visible encroachments, if any, are as shown. This property is not in the 100 year flood plain according to Flood Insurance Rate Map F05045C0203H, panel 283 of 430, effective date December 18, 2008.

I, Tim P. Tyler, do hereby certify that a survey crew under my supervision did perform the field work and that this plat is a correct representation of the survey results. All corners shown herein actually exist and their location, size, type, and material are correctly shown and are located in accordance with existing and accepted monuments in the area.

Tim P. Tyler, Arkansas Professional Land Surveyor #1243



LEGEND	
●	FOUND IRON PIN
—	FENCE
—	CHAINED ELECTRIC
—	POWER POLE
—	GLUE WIRE
—	LOW POLE
—	TELEPHONE PERSONAL
—	FIRE HYDRANT
—	GAS METER
—	SEWER MANHOLE
—	GAS REGULATOR



TIM TYLER SURVEYING  
AND MAPPING, INC.  
#400 STATE AVENUE, SUITE 2000  
CONWAY, ARKANSAS 72032  
TEL (501) 329-1400 FAX (501) 329-0872  
WWW.TIMTYLERMAPPING.COM

DRAWN BY: PSD  
REVIEWED BY: RC  
DATE: 12-22-08  
SCALE: 1\"

PROJECT NO. 1081076  
SHEET NO. 1 OF 1

NO.	DATE	REVISION

NO.	DATE	REVISION

NO.	DATE	REVISION

PROJECT TITLE:  
BOUNDARY  
SURVEY  
LYING IN THE SE1/4 NW1/4  
SECTION 17, T-5-N, R-13-W  
FAULKNER COUNTY, ARKANSAS  
SHEET TITLE