

DEVELOPMENT OPPORTUNITY

1150 Dave Ward Dr, Conway, AR



S. German Ln.
7,300 VPD

Dave Ward Dr.
33,000 VPD

**CLIMATE-CONTROLLED
MINI-STORAGE FACILITY**
COMING SUMMER 2024

**12.71 ACRES
AVAILABLE**

CONTACT US TODAY
501.376.6555 | mosestucker.com



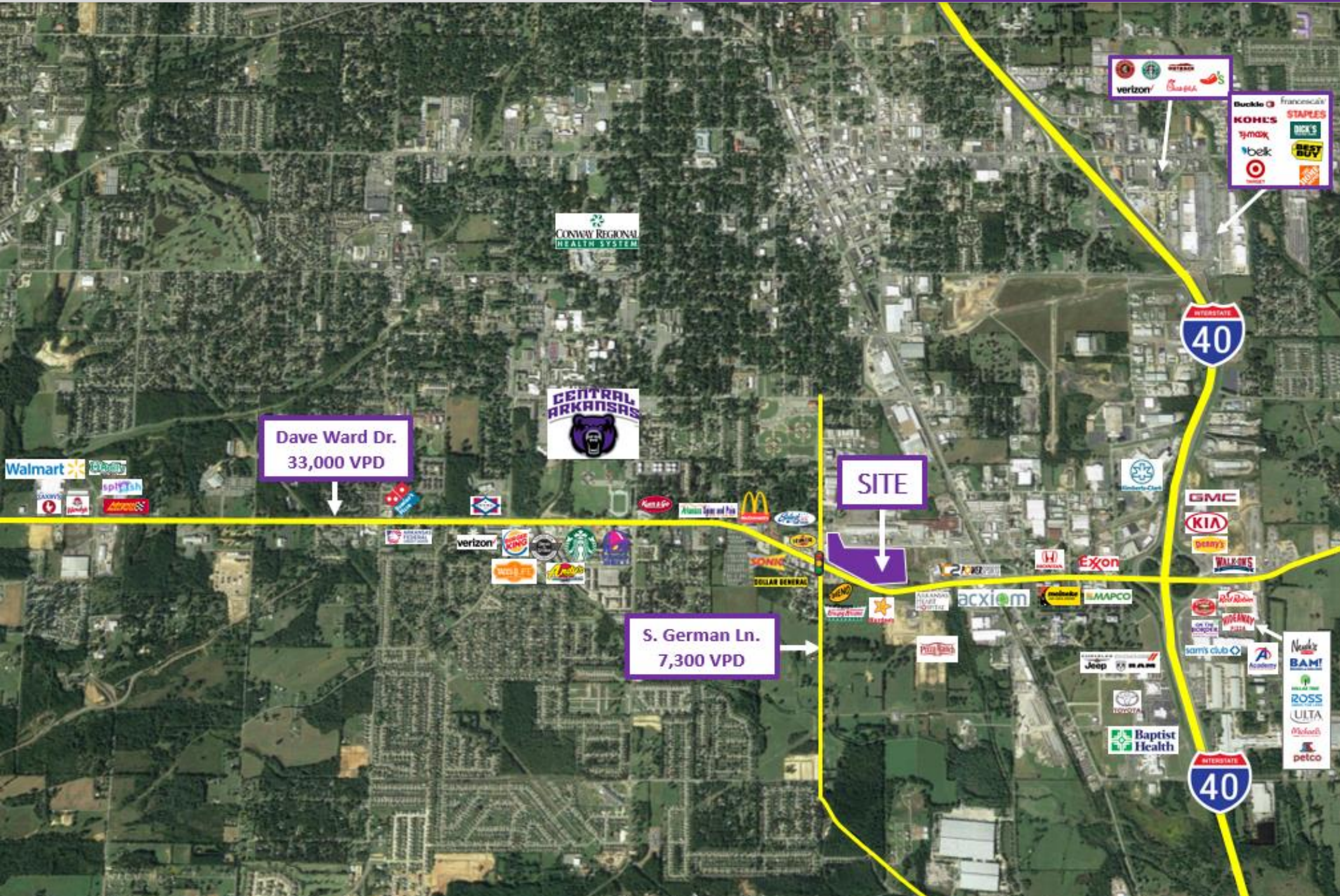
OFFERING SUMMARY

Offering	For Sale/Ground Lease
Address	1150 Dave Ward Dr, Conway, AR
Acreage	12.71
Zoning	C-3 & I-3

PROPERTY HIGHLIGHTS

- o Strategically located at the hard (signalized) corner of Dave Ward Dr (33,000 VPD) and South German Lane (7,300 VPD)
- o Plentiful frontage and excellent visibility along Dave Ward Dr
- o Accessible to westbound and eastbound vehicles traveling Dave Ward Dr
- o Located within an opportunity zone
- o Surrounded by numerous national and regional retailers such as McDonald's, Krispy Kreme, Hardee's, Taco Bueno, Sonic and Starbucks, among others
- o The property is located 1.2 miles (2-minute drive) from the University of Central Arkansas, which is home to over 12,000 students
- o Located 1 mile west of I-40 (over 100,000 VPD)
- o The trade area has experienced significant development over the past 10 years
- o Conway continues to see economic activity expansion and population growth year over year





Dave Ward Dr.
33,000 VPD

SITE

S. German Ln.
7,300 VPD



S. German Ln.
7,300 VPD



Taco Bueno



12.71 ACRES
AVAILABLE

Dave Ward Dr.
33,000 VPD

CLIMATE-CONTROLLED
MINI-STORAGE FACILITY
COMING SUMMER 2024

CONWAY, ARKANSAS



Located within the Central Arkansas MSA, Conway is the county seat of Faulkner County and the second-largest city in Central Arkansas. Among cities with at least 50,000 people, Conway is the [63rd](#) fastest-growing U.S. city, with its population rising by 2.5% to 67,617 in 2022 from 65,965 in 2021. 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.

Conway's long-standing classification 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.

Conway is also known for its rich business sector; top employers in the city include Acxiom, UCA, Westrock Coffee, Conway Regional Health and DXC, among others. Notably, Westrock Coffee leased +/- 1,000,000 SF in 2023 to improve its roasting and manufacturing plant in Conway.

As the city grows, investments are being made to expand walking and bike trail systems to connect the downtown area to Conway Regional Medical Center, UCA, Hendrix College and residential areas.

DEMOGRAPHICS*

	3 MILES	5 MILES	10 MILES
Population	45,552	76,213	99,895
Households	17,705	30,092	39,229
Average Age	35.1	36.2	37.1
Average Household Income	\$63,371	\$72,418	\$73,634
Businesses	1,913	2,355	2,683

**Demographic details based on property location*



THANK YOU



Chris Moses
Principal, President & CEO
501.376.6555
cmoses@mosestucker.com

Chris Monroe
Principal & Vice President, Corporate Services
501.376.6555
cmonroe@mosestucker.com

Greyson Skokos
Principal & Vice President of Brokerage
501.376.6555
gskokos@mosestucker.com

George Friedmann
Principal & Vice President of Development
501.376.6555
gfriedmann@mosestucker.com

Cam Deacon
Director of Capital Markets
501.376.6555
cdeacon@mosestucker.com

Ridge Fletcher
Brokerage Analyst
501.376.6555
rfletcher@mosestucker.com

DISCLAIMER
Moses Tucker Partners represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.