

Development Opportunity

For Sale: South Amity Road, Conway, AR



29,640 VPD
Dave Ward Drive

1.00 Acre

CONTACT US

TJ Johnston
+1 501 388 1128
tj.johnston@ar.colliers.com

Claire Huchingson
+1 501 372 6161
claire.huchingson@ar.colliers.com

Justin Bentley, CCIM, SIOR
+1 501 850 0739
justin.bentley@ar.colliers.com

Colliers | Arkansas
1 Allied Drive | Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161



Property features

Pad-Ready Lot for Sale

- Lot size: approximately 1.00 acre
- Offering price: \$828,000
- Zoned: C-3
- Located in the growing Lewis Ranch development surrounded by national and regional brands
- Adjacent to the 441,000 SF Lewis Crossing power center
- Site less than three miles from University of Central Arkansas and less than two miles to Baptist Health Medical Center Conway
- Traffic counts: approximately 29,640 vehicles per day on East Dave Ward Drive and approximately 64,580 vehicles per day traveling Interstate 40

Area Demographics



Estimated Population (2025)

1 Mile	3 Mile	5 Mile
1,203	32,198	71,545



Estimated Households (2025)

1 Mile	3 Mile	5 Mile
475	12,132	28,569



Est. Avg Household Income (2025)

1 Mile	3 Mile	5 Mile
\$87,125	\$71,489	\$85,420



CONTACT US

TJ Johnston
+1 501 388 1128
tj.johnston@ar.colliers.com

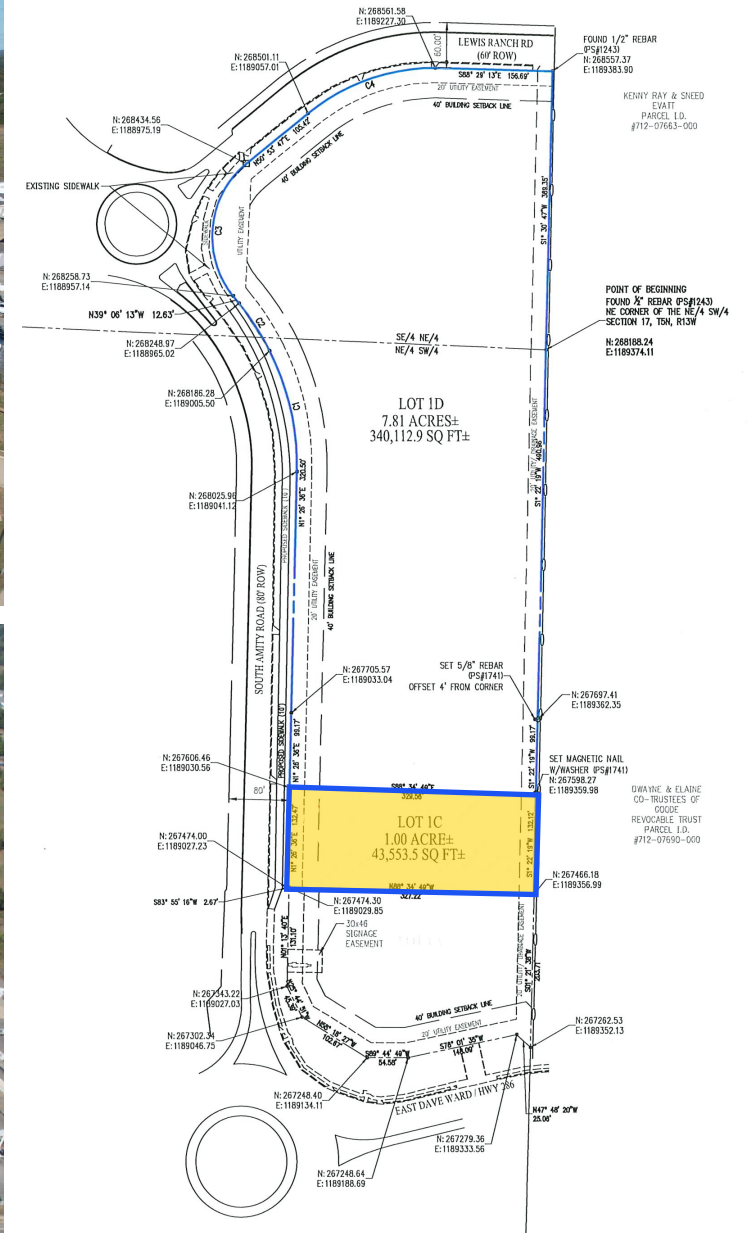
Claire Huchingson
+1 501 372 6161
claire.huchingson@ar.colliers.com

Justin Bentley, CCIM, SIOR
+1 501 850 0739
justin.bentley@ar.colliers.com

Property aerial



Property survey



Development Opportunity

SOUTH AMITY ROAD, CONWAY, AR

1.00 Acre

Contact us:

TJ Johnston

+1 501 388 1128

tjohnston@ar.colliers.com

Claire Huchingson

+1 501 372 6161

claire.huchingson@ar.colliers.com

Justin Bentley, CCIM, SIOR

+1 501 850 0739

justin.bentley@ar.colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.

Colliers | Arkansas
1 Allied Drive | Suite 1500
Little Rock, AR 72202
P: +1 501 372 6161

Colliers