Former CNG Site For Sale

CBRE

131 Sanders Park
Conway, AR 72032

Premier Commercial Redevelopment Opportunity

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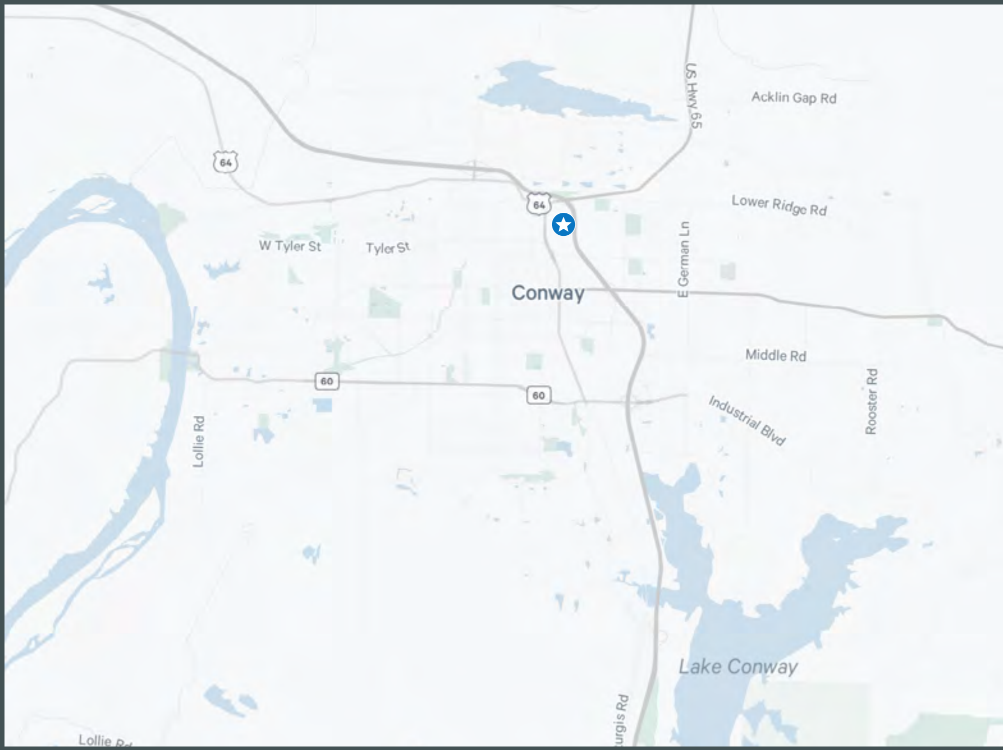
Conway, AR 72032

INVESTMENT SUMMARY

SITE SIZE	±1.71 Acres
PRICING	$1,100,000
CURRENT USE	Former Natural Gas Fueling Station
EXISTING IMPROVEMENTS	Multi-Position Fueling Canopy, Concrete Apron, Site Lighting, and 480V Electrical Service
LOCATION	131 Sanders Park, Conway, AR 72032
MARKET	Conway / Little Rock MSA
REDEVELOPMENT POTENTIAL	EV Charging, Fleet Operations, QSR/C-Store, Commercial Redevelopment, IOS

INVESTMENT HIGHLIGHTS

- Located in Conway, one of the fastest-growing markets in Arkansas, with strong population and economic growth trends.
- Existing multi-position fueling canopy, concrete apron, and 480V electrical service provide significant redevelopment cost savings.
- Strategic location with access to Interstate 40 and major regional transportation corridors.
- Flexible redevelopment opportunity suitable for EV charging, fleet services, fuel retail, contractor yard, or industrial outdoor storage uses.
- Established business park setting with site lighting, landscaped frontage, and existing infrastructure.



Disclosure and Agreement

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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