

# ±7.72 ACRES OF LAND FOR SALE

## E Dave Ward Dr & Maly Curve, Conway, AR





## Property Understanding

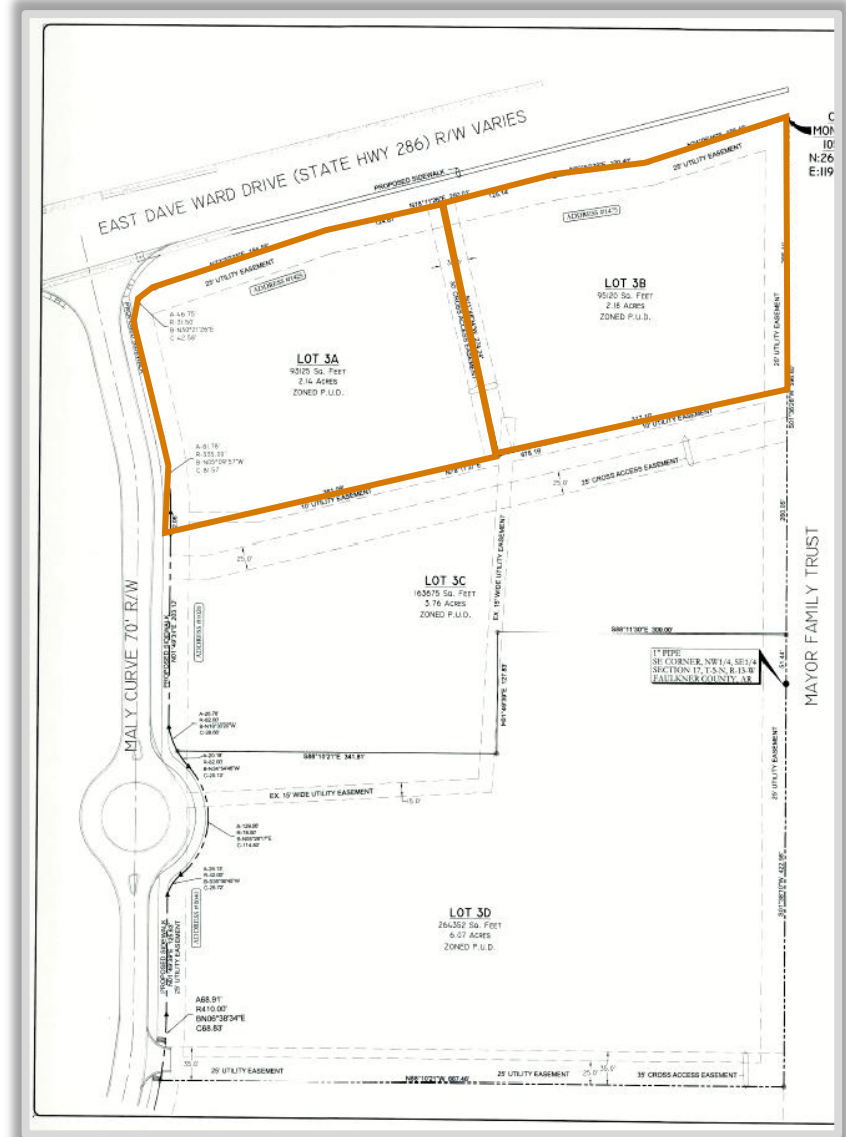
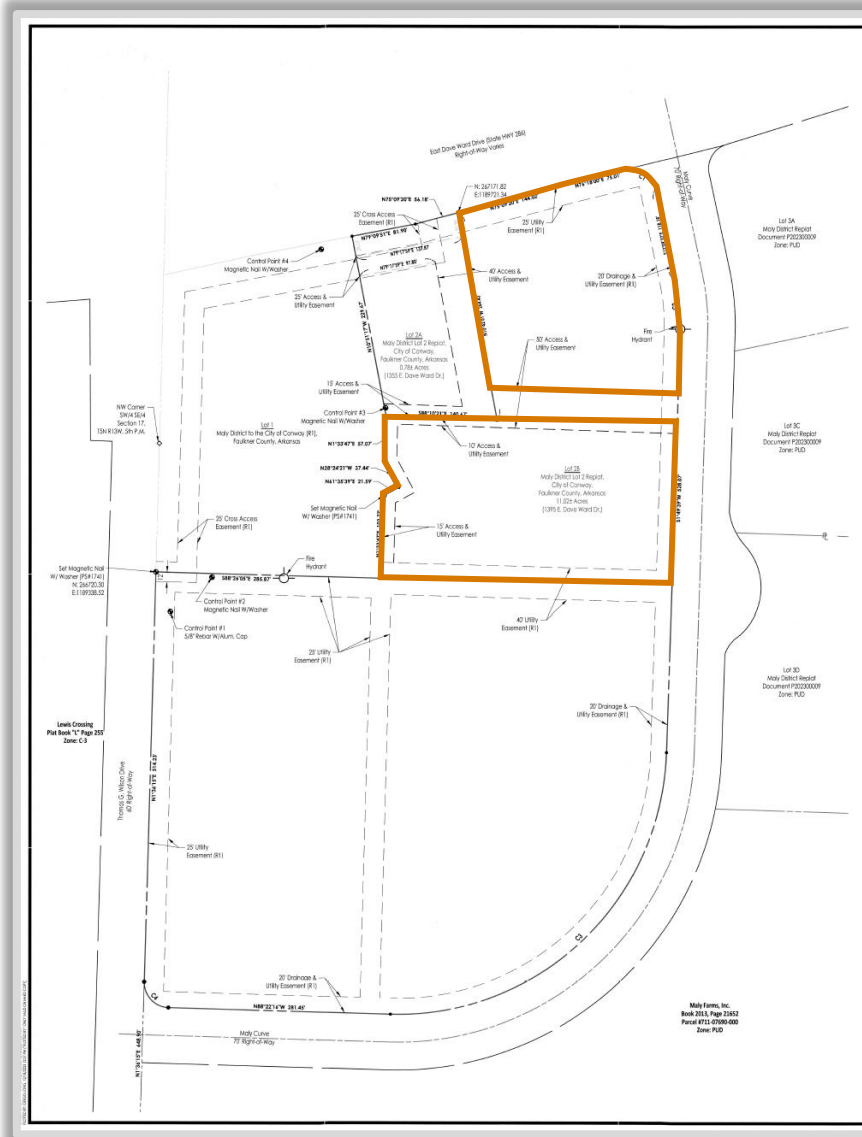
### OVERVIEW

|                      |  |
|----------------------|--|
| <b>Offering</b>      | For Sale   |
| <b>Address</b>       | E Dave Ward Dr & Maly Curve  |
| <b>City/State</b>    | Conway, AR 72032   |
| <b>Property Type</b> | Unimproved Land  |
| <b>Lot Size</b>      | <ul style="list-style-type: none"> <li>Lot 2B – ±1.70 Acres – \$1,481,040 (\$20.00/SF)</li> <li>Lot 2C – ±1.70 Acres – \$1,184,382 (\$16.00/SF)</li> <li>Lot 3A – ±2.14 Acres – \$1,677,931 (\$18.00/SF)</li> <li>Lot 3B – ±2.18 Acres – \$1,519,373 (\$16.00/SF)</li> </ul> |
| <b>Zoning</b>        | PUD (Planned Unit Development)   |
| <b>Traffic Count</b> | E Dave Ward Drive – 17,000 VPD   |

### PROPERTY HIGHLIGHTS

- Premier pad sites available in the planned \$130 million Maly Development
- Strategically positioned along East Dave Ward Dr, which the City of Conway, in partnership with ArDOT, approved for widening in 2023 from Thomas G. Wilson Dr to East German Ln
- Located next to the Lewis Crossing Development and diagonally across from the Lewis Ranch Development
- High visibility with over 17,000 vehicles per day on Dave Ward Drive and 66,000 vehicles per day along Interstate 40
- Versatile lot sizes to support various development opportunities



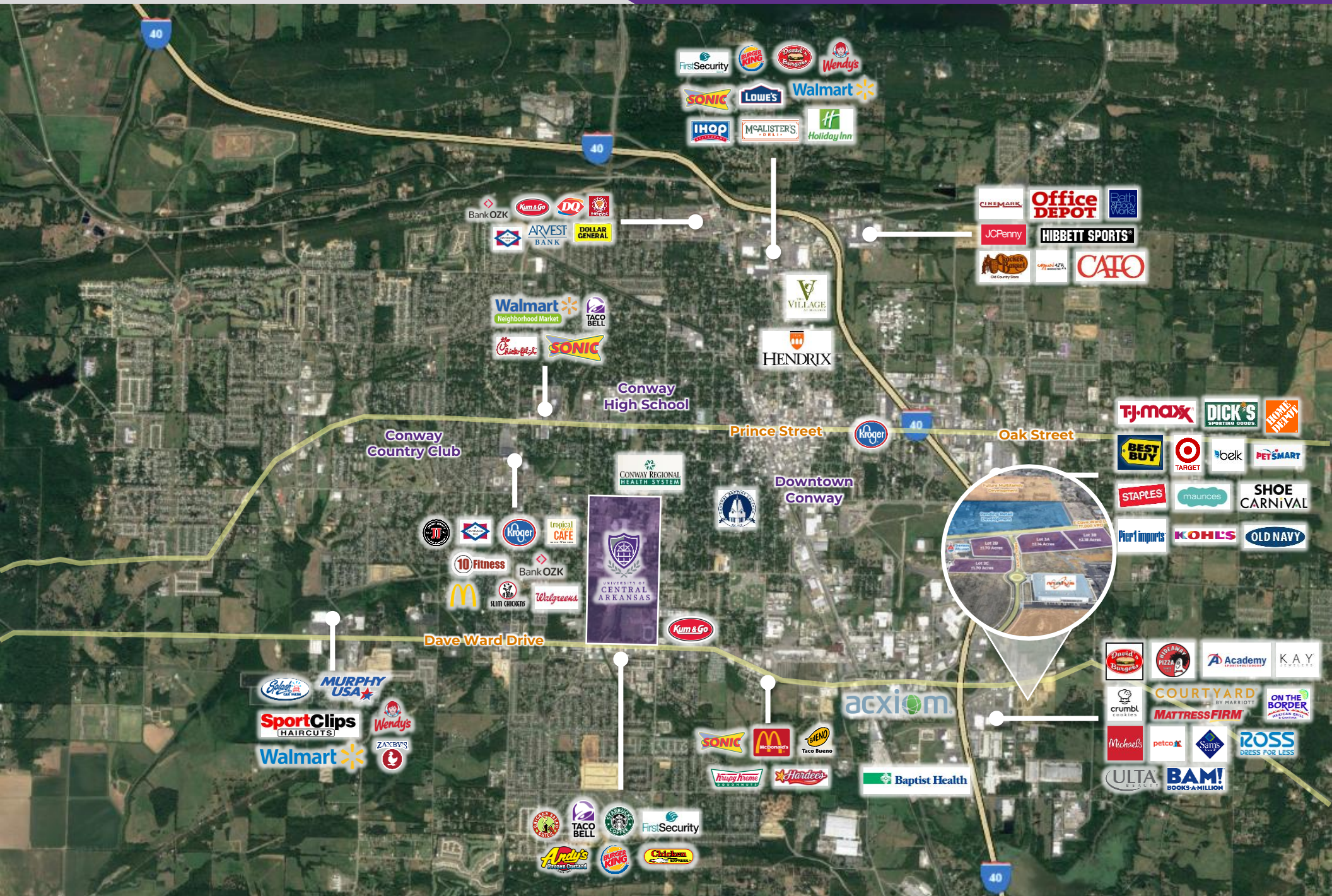




## LOOKING WEST

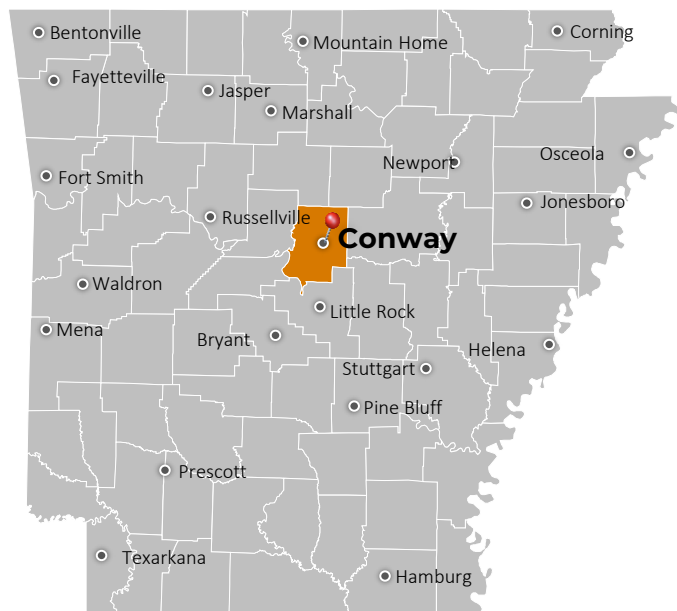








## Conway, AR



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               | 30,619   | 69,977   | 105,452  |
| Households               | 11,481   | 27,555   | 41,293   |
| Average Age              | 34.7     | 36.4     | 37.3     |
| Average Household Income | \$68,933 | \$80,571 | \$85,967 |
| Businesses               | 1,322    | 2,315    | 2,789    |

*\*Demographic details based on property location*

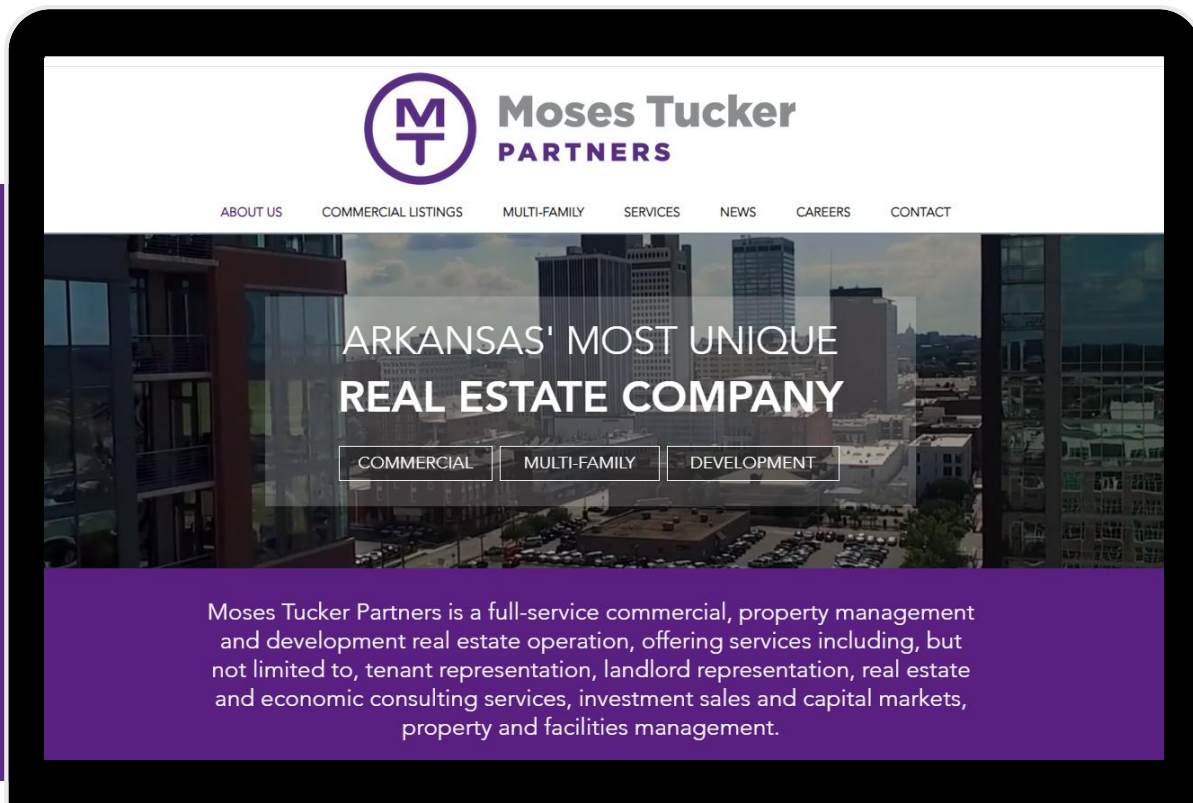
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