

LAND FOR SALE

1300 E. W. MARTIN DRIVE



OFFERING SUMMARY

Sale Price: \$302,000

Price/SF: \$4.10

Lot Size: ± 1.69 Acres

Market: Central Arkansas

Submarket: Conway

PROPERTY OVERVIEW

This 1.69 acre lot zoned I-3 is located in Conway's East Industrial Park less than 1 mile from Interstate 40. It is a corner lot in an Impact Fee Free Zone with approximately 270 feet of frontage on Thomas G. Wilson Drive and 273 feet of frontage on E.W. Martin Drive.

PROPERTY HIGHLIGHTS

- Exempt from Conway's Impact Fees
- Located across the street from new major shopping center with a Sam's Wholesale Club
- Easy access from Interstate 40
- Across the freeway from Baptist Health System's new hospital

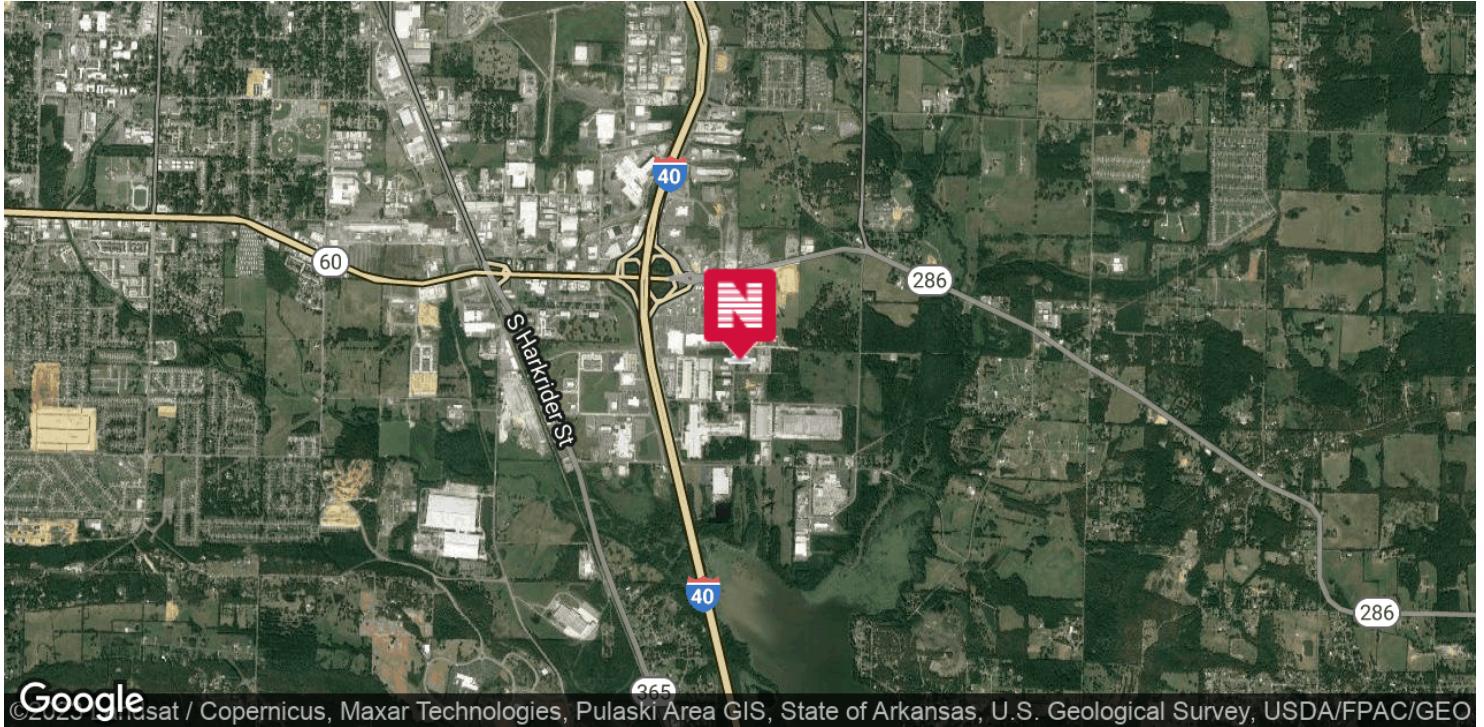


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Moses Tucker Partners **Clint Bailey** Associate Director 501.358.8280 cbailey@newmarkmtp.com

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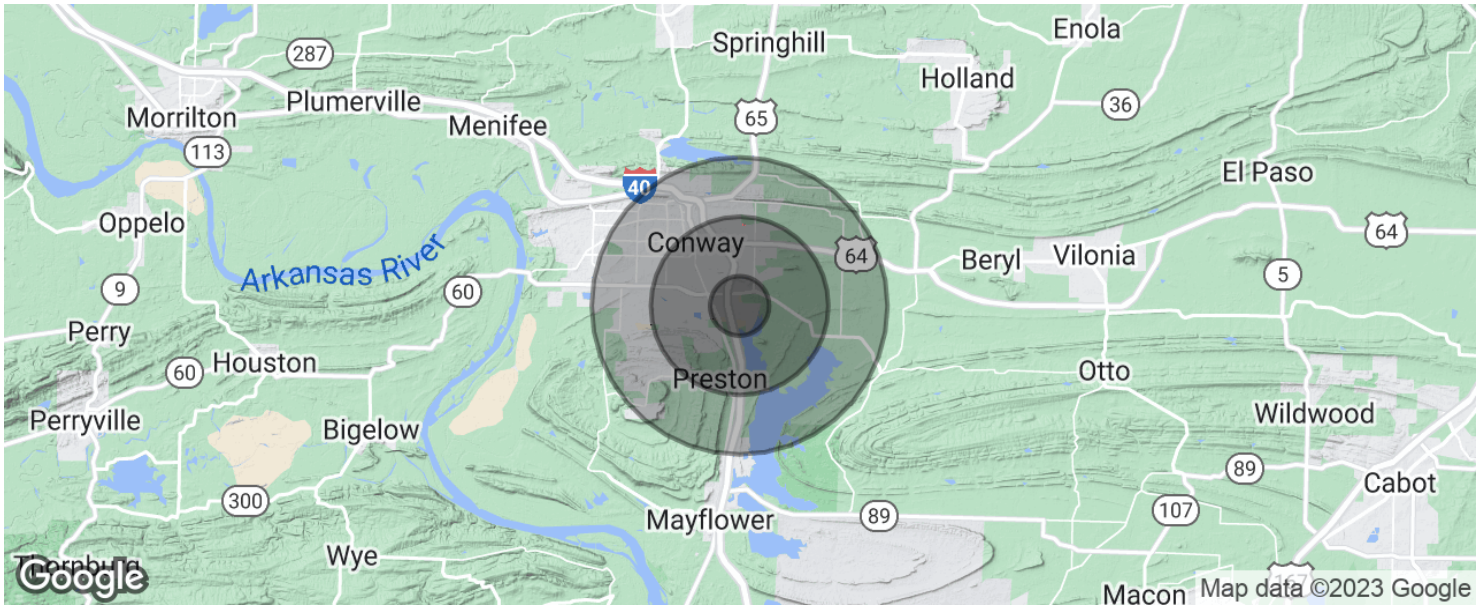
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 1,685 | 18,258 | 49,873 |
| Median age | 31.5 | 28.4 | 28.4 |
| Median age (Male) | 27.0 | 26.7 | 27.1 |
| Median age (Female) | 33.2 | 29.4 | 29.3 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 679 | 7,442 | 18,588 |
| # of persons per HH | 2.5 | 2.5 | 2.7 |
| Average HH income | \$48,023 | \$43,323 | \$51,551 |
| Average house value | \$124,377 | \$118,902 | \$124,347 |

* Demographic data derived from 2020 ACS - US Census



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