

LAND FOR SALE

MUSKOGEE RD & VAIL AVE



OFFERING SUMMARY

Sale Price: \$1,785,960

Price / SF: \$2.00

Total Lot Size: ± 20.5 Acres (5 tracts)

Zoning: Commercial/ Agricultural

Market: Central Arkansas

Submarket: Conway

PROPERTY OVERVIEW

With easy access to I-40 and Hwy 25 this site is an ideal development opportunity for Office/Industrial. Situated approximately 0.5 miles from the new cut through connecting I-40 and Conway to Highway 25. 5 total tracts of land equaling 20.5 ac

LOCATION OVERVIEW

Located on the north side of Conway in Cimarron Industrial Park which is in close proximity to I-40 & Hwy 25.

TRACT BREAKDOWN

- Tract 1: 6.7 ac - \$729,630 (\$2.50/SF)
- Tract 2: 6.5 ac - \$707,850 (\$2.50/SF)
- Tract 3: 2.26 ac - \$295,336 (\$3.00/SF)
- Tract 4: 2.51 ac - \$328,006 (\$3.00/SF)
- Tract 5: 2.53 ac - \$330,620 (\$3.00/SF)



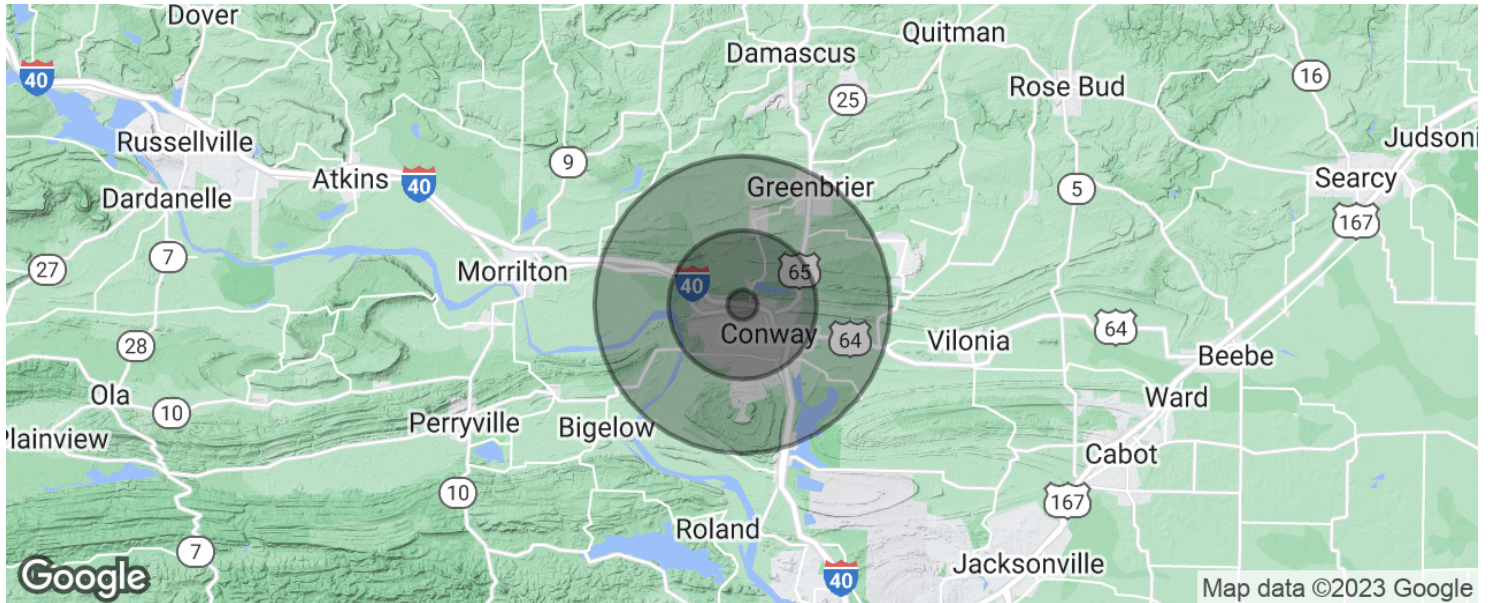
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,514	58,400	96,834
Median age	30.2	28.3	30.3
Median age (Male)	31.0	28.0	29.3
Median age (Female)	29.2	28.9	31.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,027	21,856	36,277
# of persons per HH	2.4	2.7	2.7
Average HH income	\$64,015	\$58,919	\$59,897
Average house value	\$142,099	\$133,308	\$133,262

* Demographic data derived from 2020 ACS - US Census



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