



CONWAY, ARKANSAS
1145 BOB COURTWAY DRIVE

Lot For Sale
Crain's Subdivision Lot 5



OFFERING SUMMARY

Sale Price:	\$390,000
Lot Size:	1.46 Acres
Zoning:	O-1
Market:	Central Arkansas
Submarket:	Conway, Arkansas
Traffic Count:	33,000

PROPERTY OVERVIEW

This 1.46 acre lot is a part of a multi-property auction on 3-7-24. For more information: <https://wooleyauctioneers.com/online-multi-property-commercial-real-estate-auction-conway-ar/>

This lot, zoned O-1, would be ideal for a development that contained a mix of office, residential, and some retail uses which would be allowed under the Oak Street Ahead corridor plan that was adopted in March of 2023. In addition to the Oak Street Ahead plan, the Connect Conway Trail will be built within a half block of this lot. This property is also in an Opportunity Zone which adds to the benefit of developing this property.

LOCATION OVERVIEW

This property is one block north of Highway 64 East and is across the street from Bob Courtway Middle School and is near the City of Colleges Park softball complex. It is also within a couple of hundred feet of the future Connect Conway Trail and 2 blocks from Conway Commons, a 600,000 square foot regional shopping center, with major tenants including Kohl's, Belk, Home Depot, Target, TJ Maxx, Pier 1 Imports, Petsmart, Old Navy, Chili's, TGI Friday's, Buffalo Wild Wings, Dick's Sporting Goods, and Chick-fil-A. This property is also close to Hendrix College and has easy access to Interstate 40.

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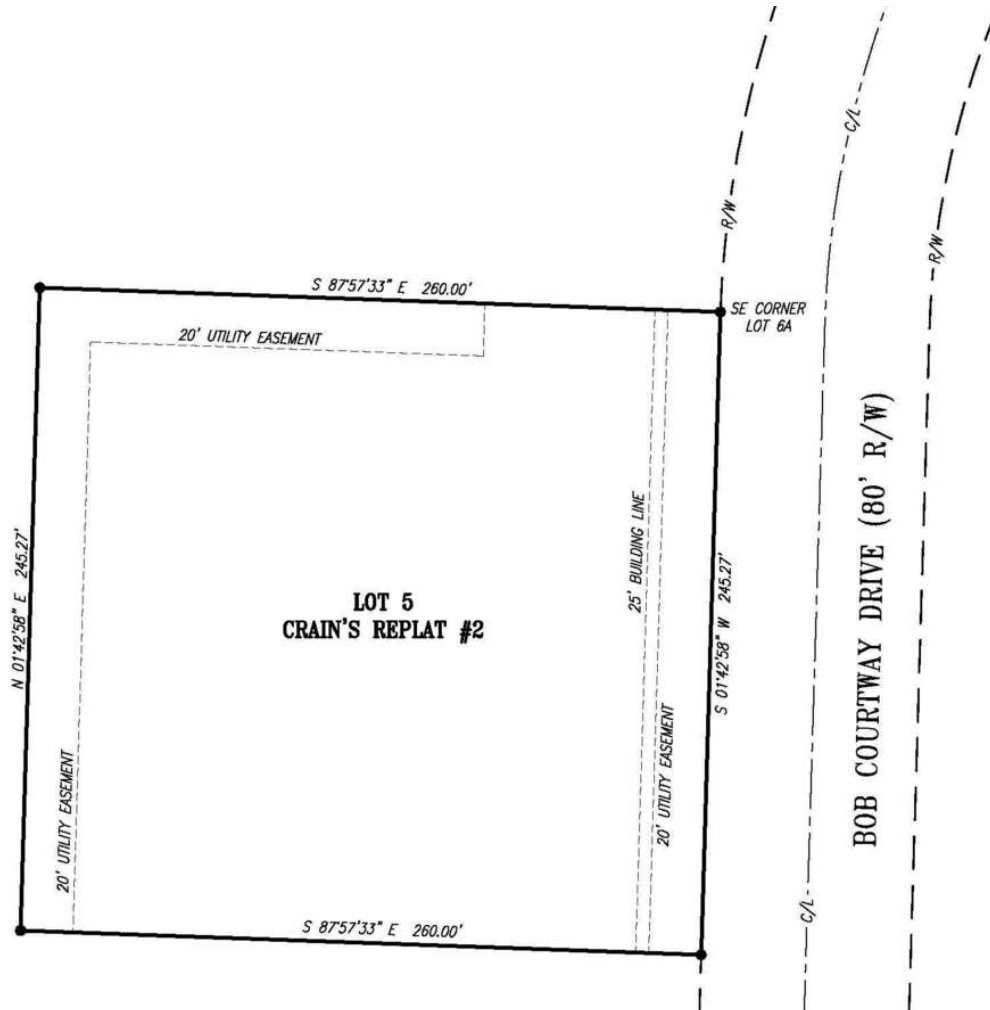
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OF LOTS 1 | TOTAL LOT SIZE 1.46 ACRES | TOTAL LOT PRICE \$390,000 | BEST USE OFFICE, MEDICAL OFFICE, SERVICE BUSINESS, RESIDENTIAL

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	5	1145 Bob Courtway Drive	710-07779-005	Office	1.46 Acres	\$390,000	O-1

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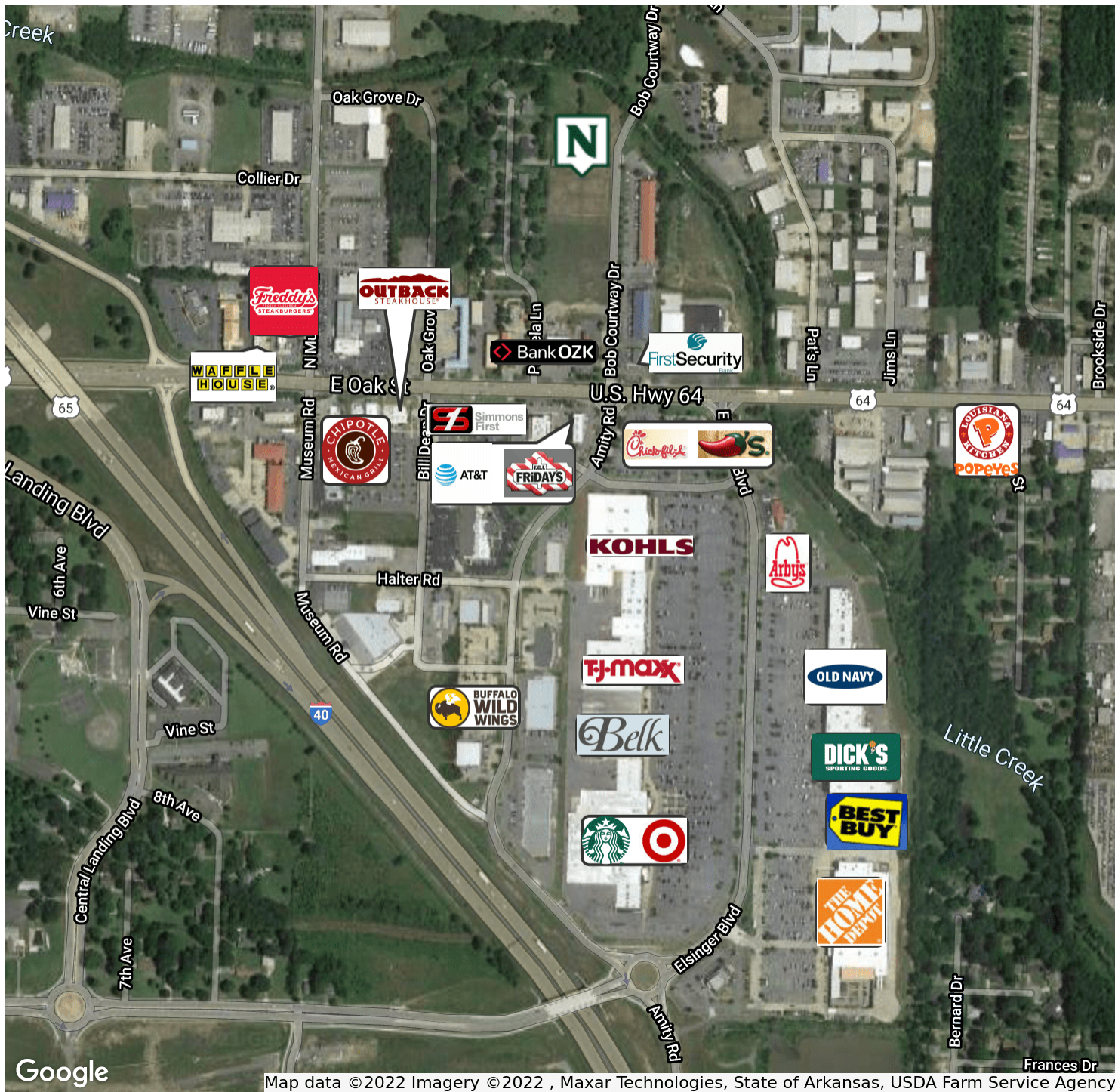
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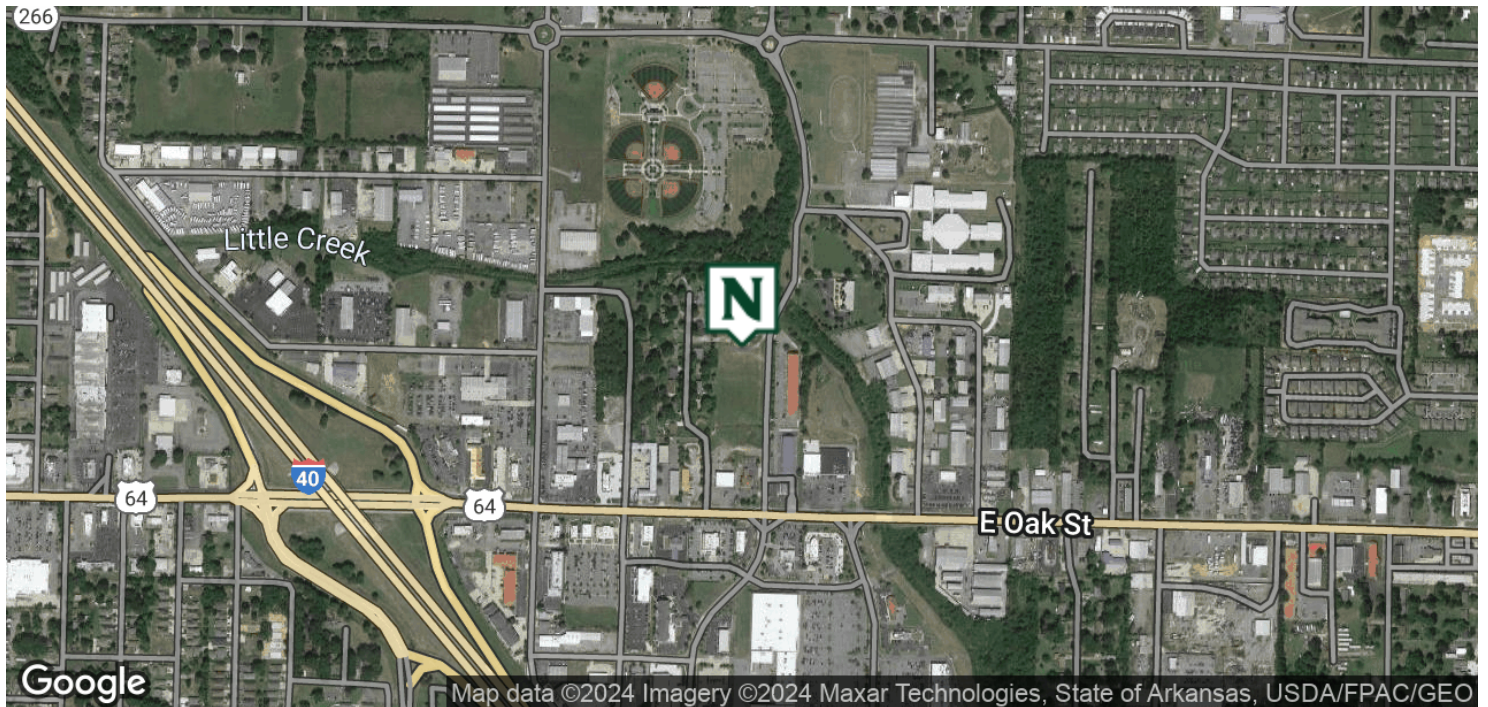
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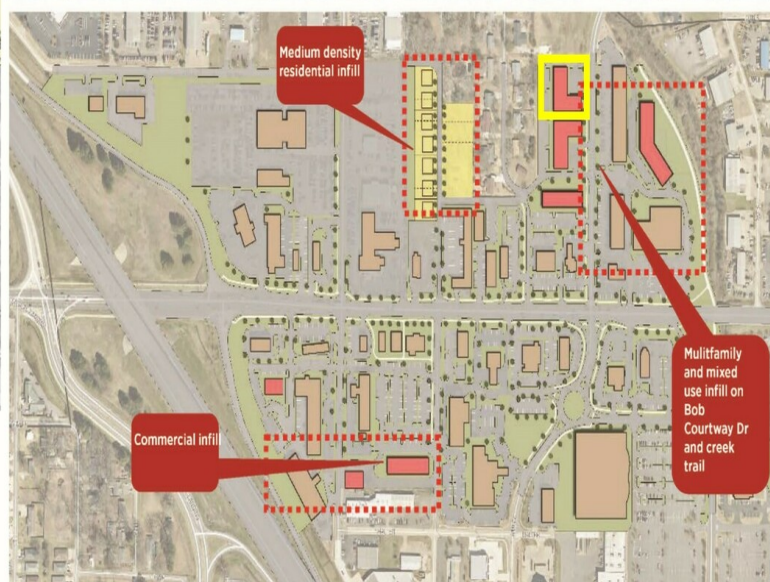
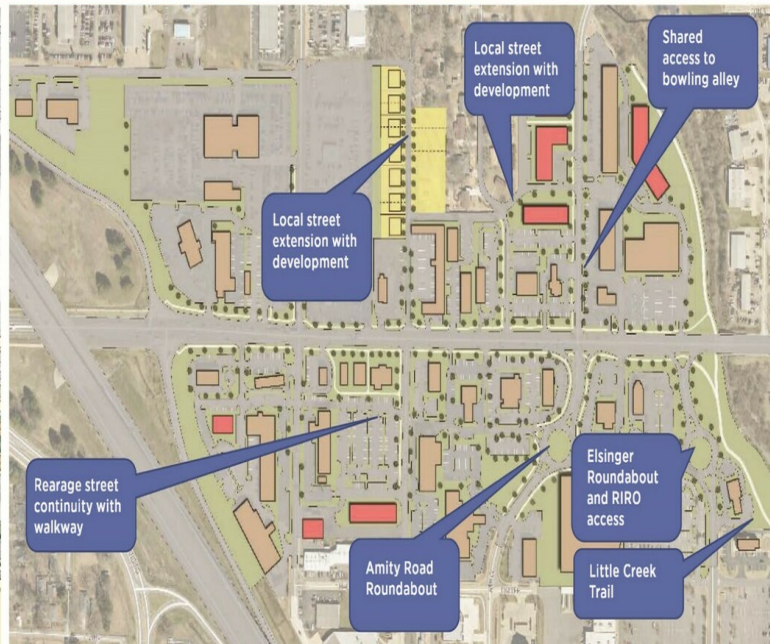
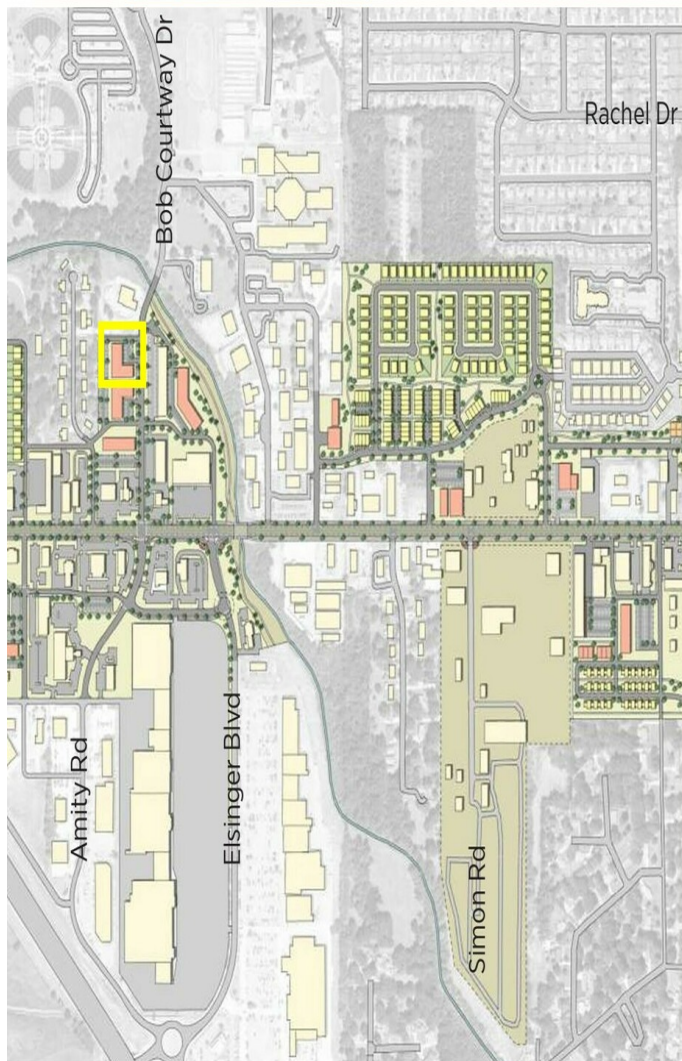


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A Plan for the Future of Conway's Great Street

Adopted March 28, 2023



- Existing Buildings
- Future Single Family Detached/Attached Residential
- Future Medium and High Density Residential
- Future Commercial or Mixed Use

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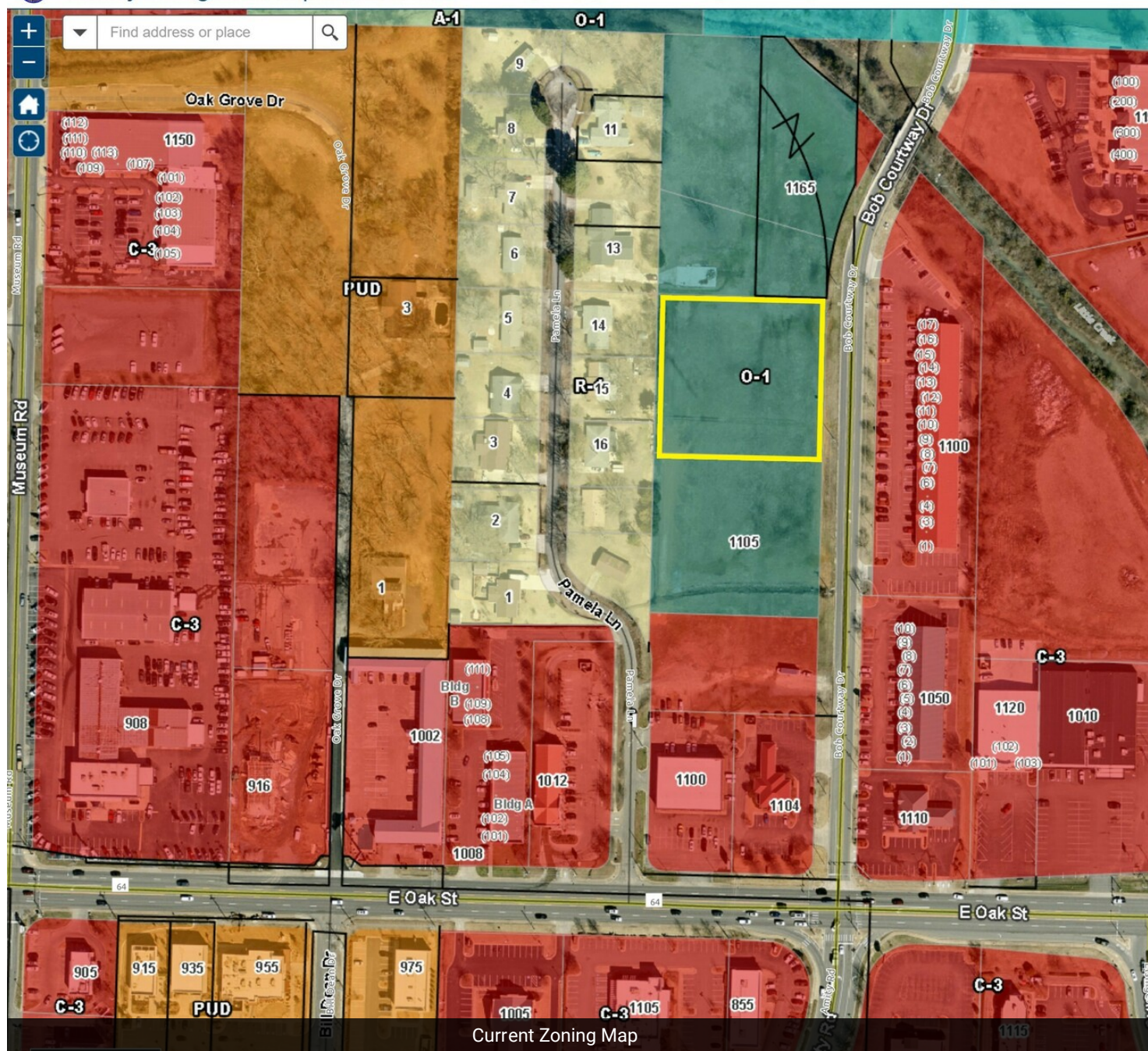
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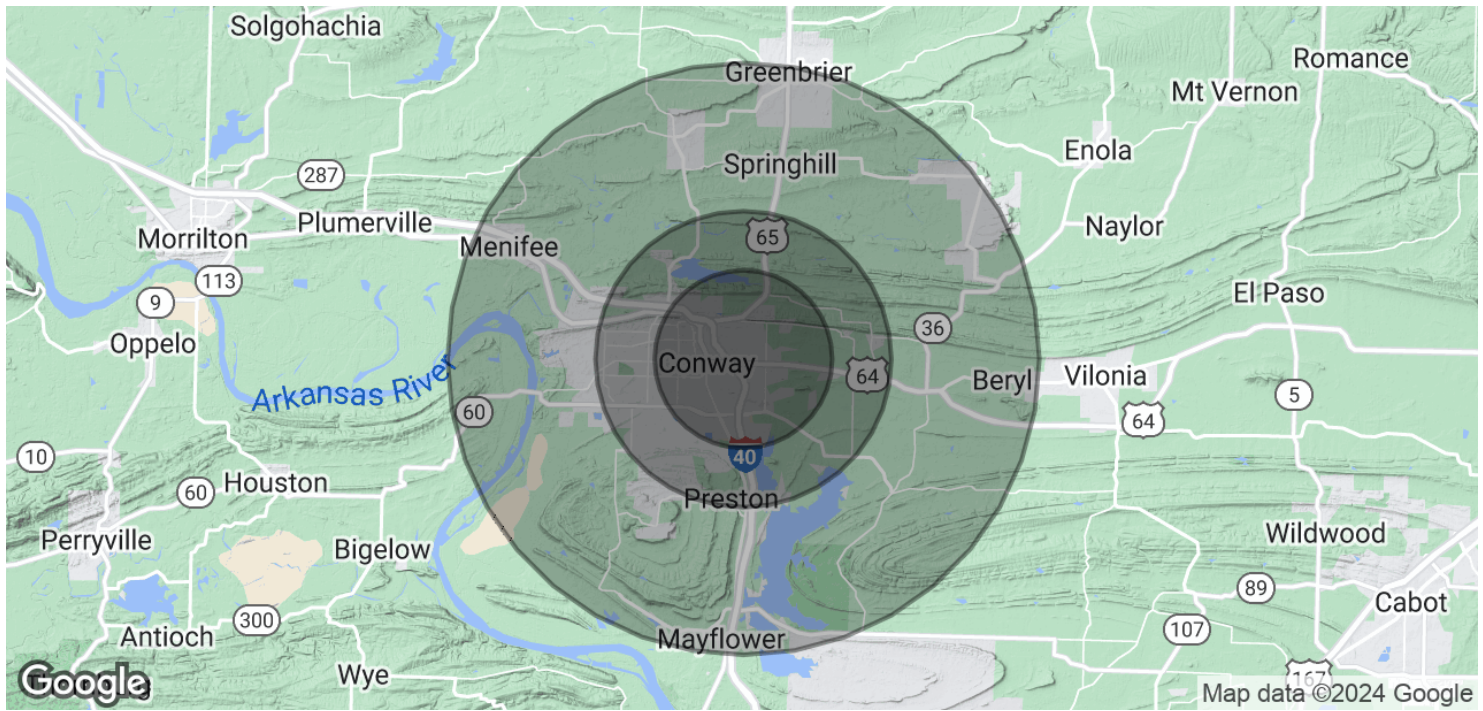


 [Conway Zoning and Comprehensive Plan](#) [Planning Webpage](#) [Current Zoning Code](#) [Comprehensive Plan](#) [Web Map Guide](#)





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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	25,672	53,118	102,416
Average age	27.5	28.6	31.0
Average age (Male)	26.5	27.6	30.1
Average age (Female)	28.1	29.5	32.0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	9,962	19,841	38,777
# of persons per HH	2.6	2.7	2.6
Average HH income	\$43,352	\$53,400	\$59,751
Average house value	\$122,352	\$130,104	\$129,522

* Demographic data derived from 2020 ACS - US Census

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