



THE VILLAGE AT HENDRIX

Prime Mixed Use Development
Opportunities

Newmark Grubb
Arkansas



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EXECUTIVE SUMMARY



Details

Sale Price	\$350,000 - \$1,425,000
Lot Size	.46 AC To 1.87 AC
Zoning	TND (Traditional Neighborhood Development)
Market	Central Arkansas
Sub Market	Conway
Cross Streets	Harkrider
Traffic Count	27,000 VPD Harkrider St

Property Overview

Four lots available for development. These lots can be subdivided. Phase I includes an existing parking lot which would be leased on a pro-rata basis. Phase II Lots 2A & 3A include conceptual designs for two parking lots respectively that would be leased on a pro-rata basis.

Property Highlights

- Lot 108 - 0.72 AC / 31,514 SF \$540,000 (\$17.14/SF)
- Lot 116-119 - 0.46 AC / 20,040 SF \$350,000 (\$17.47/SF)
- Lot 2A - 1.87 AC / 81,595 SF \$1,425,000 (\$17.46/SF)
- Lot 3A - 1.61 AC / 69,996 SF \$1,055,000 (\$15.07/SF)

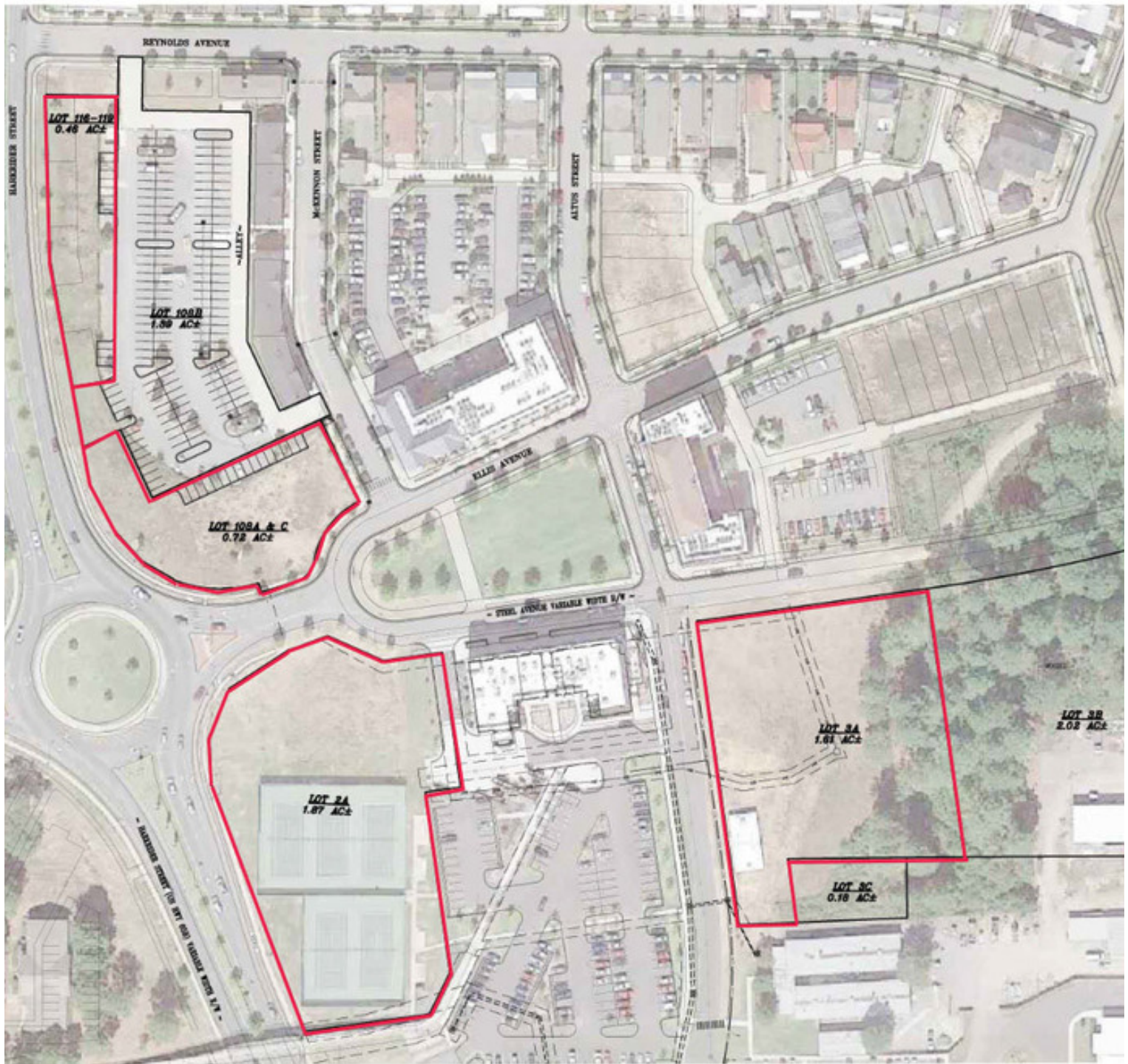
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AVAILABLE LOTS



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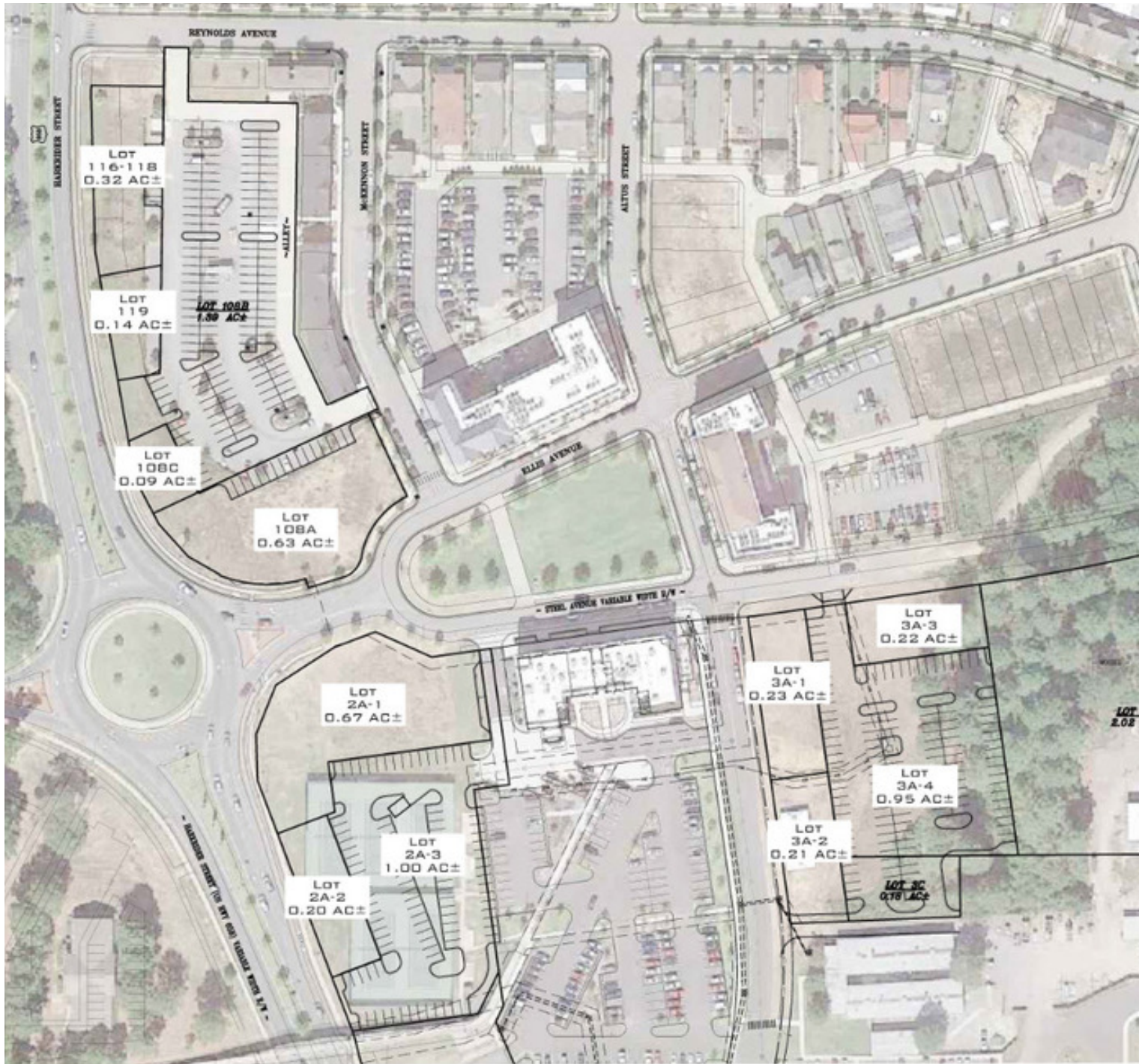
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CONCEPTUAL SITE PLAN SHOWING SUB-LOTS AND PARKING



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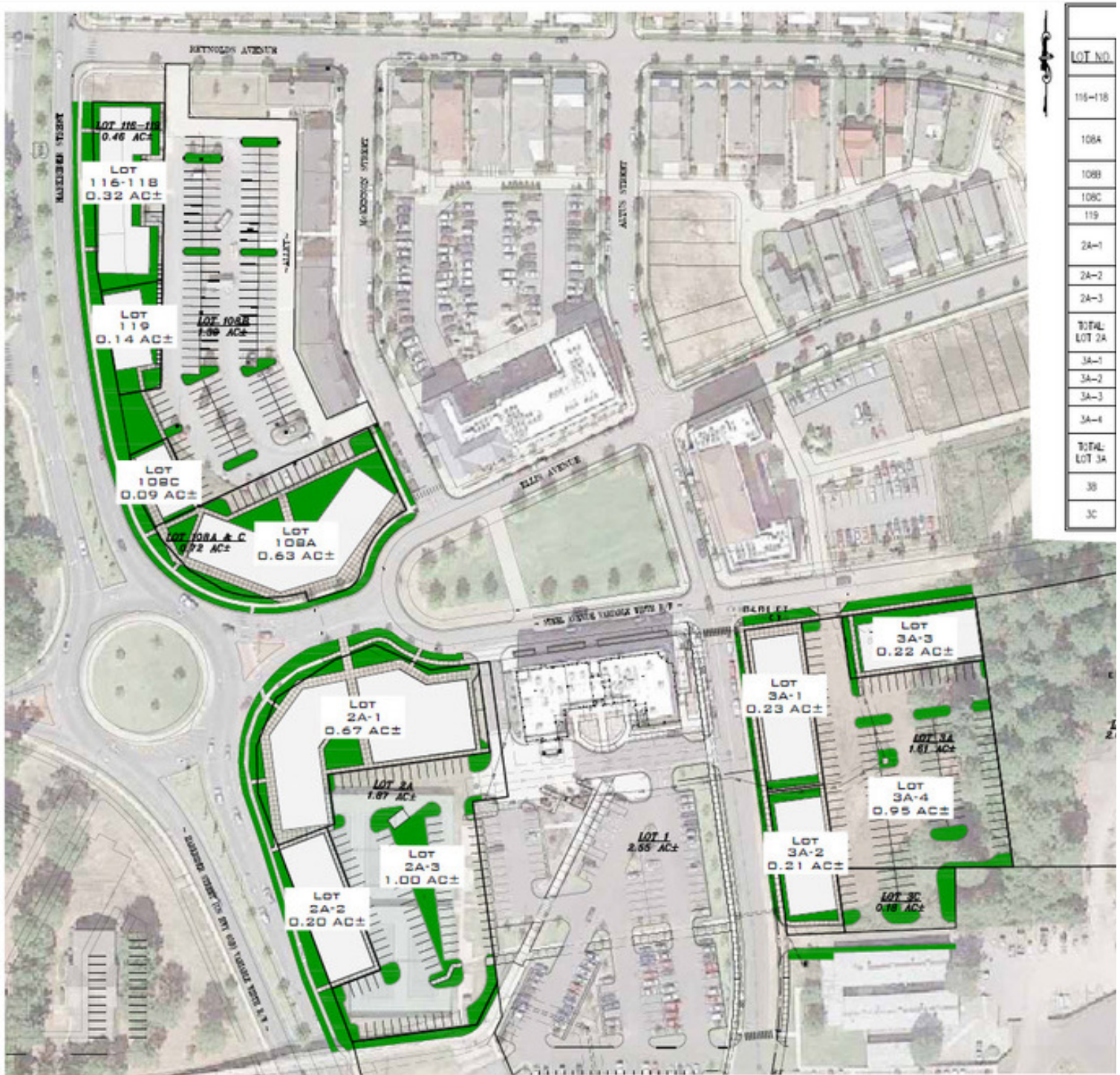
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CONCEPTUAL SITE PLAN WITH BUILDINGS



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PHOTOS



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LOCATION MAPS



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