

LAND FOR SALE

635 SALEM ROAD



OFFERING SUMMARY

Sale Price:	\$475,000
Available SF:	±
Lot Size:	± 1.15 Acres
Zoning:	PUD
Market:	Central Arkansas
Submarket:	Conway
Price / SF:	\$9.50

PROPERTY OVERVIEW

Approximately 1.148 acres located in West Conway's primary retail and medical office area. Property is located next to the largest Kroger in the State along with several business such as 10 Fitness, Jimmy Johns, Cold Stone Creamery, Papa Murphy's, McDonald's, Walgreen's, and much more. Salem Road boast a 2017 traffic count of 14,000 vehicles per day while College Avenue boast 9,800 vehicles per day. This property sits in the middle of a retail and office node surrounded by a dense residential population.

PROPERTY HIGHLIGHTS

- Property is best suited for an office, retail, or restaurant development
- Located 0.6 miles from the University of Central Arkansas, 0.8 Miles from Conway High School, and 0.8 miles from Conway Regional Hospital
- Surrounding retailers are McDonald's, Walgreen's, Moe's Burrito, Jimmy Johns, Papa Murphys, Cold Stone Creamery, Slim Chicken's, and much more
- Designated green space located to the north which will provide visibility on Club Ln.



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