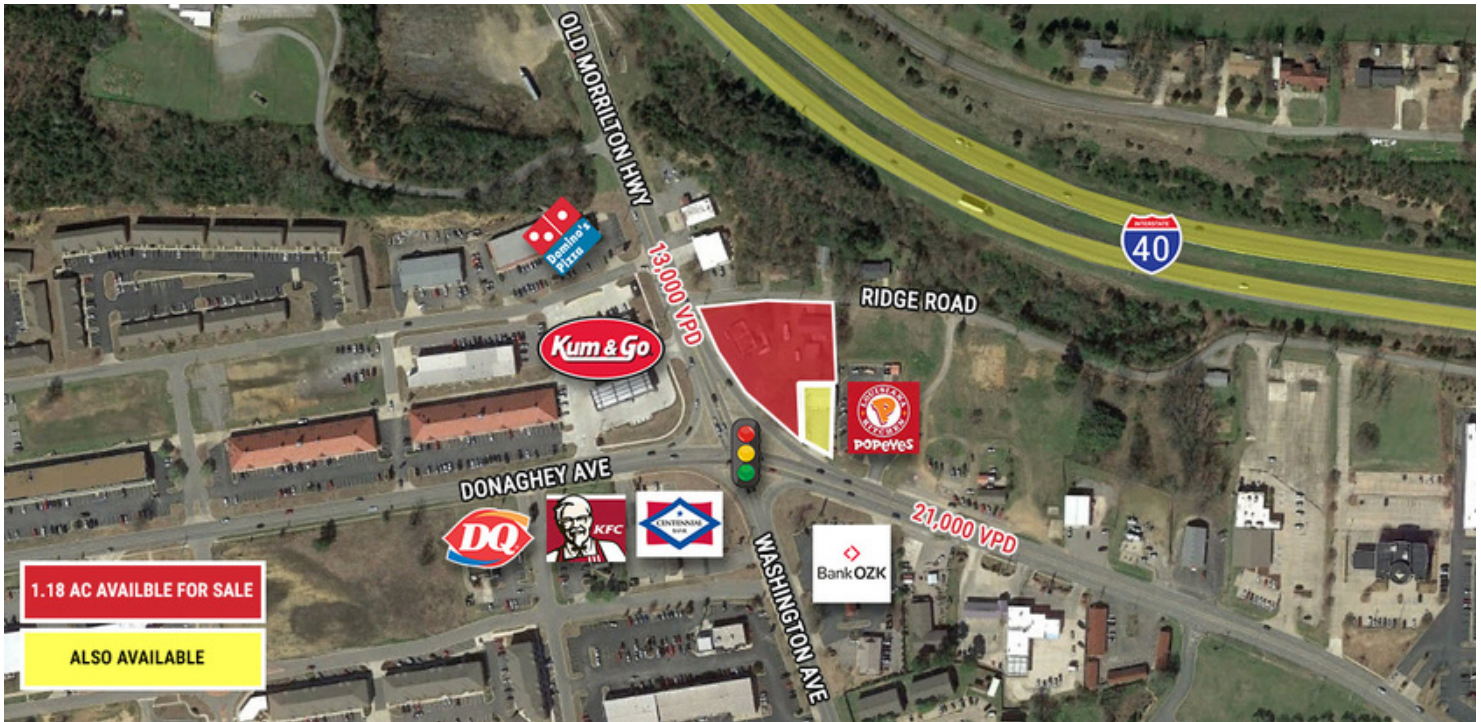


# LAND FOR SALE

## 1780 OLD MORRILTON HWY



### OFFERING SUMMARY

Sale Price: \$600,000

Lot Size:  $\pm$  1.18 Acres

Zoning: C-3

Market: Central Arkansas

Submarket: Conway

### LOCATION OVERVIEW

Located at the signalized corner of Old Morrilton Hwy and Donaghey Ave on the North side of Conway in close proximity to I-40. With the city of Conway planning to develop this corridor, Old Morrilton Hwy will become the main thoroughfare for many smaller surrounding towns and future residential homes.

### PROPERTY HIGHLIGHTS

- Excellent visibility situated at a signalized corner.
- 21,000 VPD along Donaghey Ave.
- Several national restaurants and retailers located near by.
- Easy access to I-40.



**Newmark**

Moses Tucker Partners **Clint Bailey** Associate Director 501.358.8280 [cbailey@newmarkmtp.com](mailto:cbailey@newmarkmtp.com)

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# LAND FOR SALE

## 1780 OLD MORRILTON HWY


**Newmark**

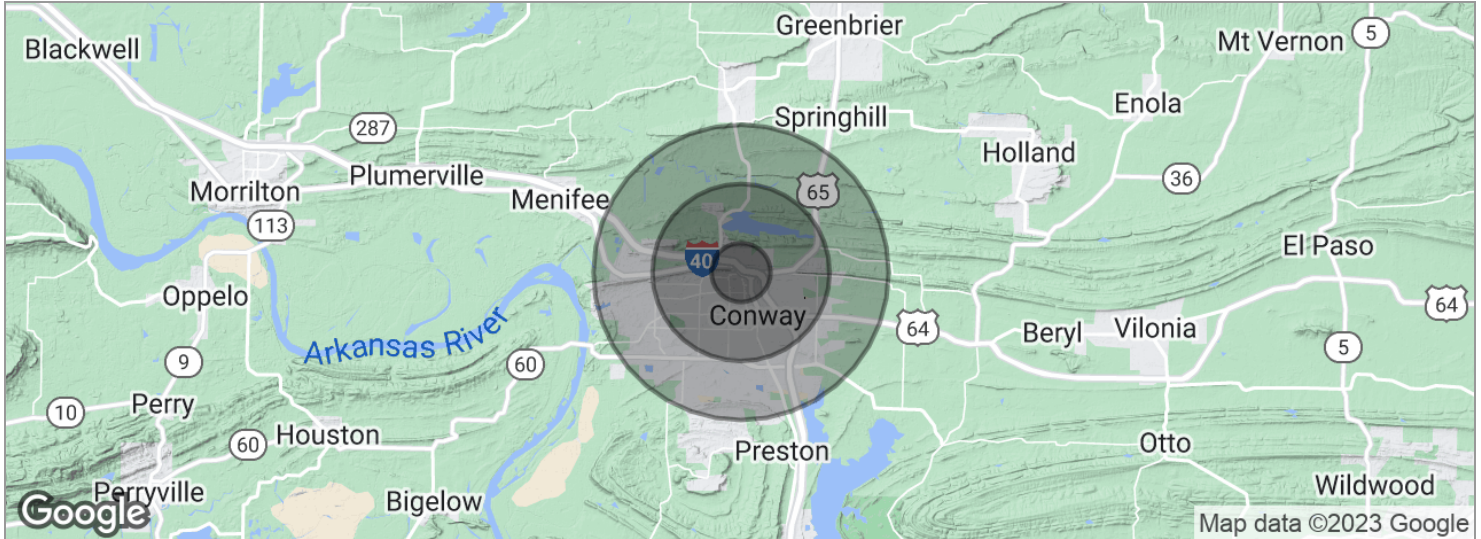
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# LAND FOR SALE

## 1780 OLD MORRILTON HWY



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,408	33,805	58,070
Median age	27.3	27.5	28.7
Median age (Male)	28.3	27.2	27.9
Median age (Female)	26.5	27.9	29.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,141	12,530	21,728
# of persons per HH	2.5	2.7	2.7
Average HH income	\$50,552	\$51,952	\$57,350
Average house value	\$141,234	\$135,547	\$132,904

\* Demographic data derived from 2020 ACS - US Census



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