



CONWAY, ARKANSAS
1145 BOB COURTWAY DRIVE

Lot For Sale Crain's Subdivision Lot 5



OFFERING SUMMARY

Sale Price:	\$390,000
Available SF:	63,598
Lot Size:	1.46 Acres
Price / SF:	\$6.13
Zoning:	O-1
Market:	Central Arkansas
Submarket:	Conway, Arkansas
Traffic Count:	33,000

PROPERTY OVERVIEW

This 1.46 acre lot is 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.

PROPERTY HIGHLIGHTS

- Located in a Federal Designated Opportunity Zone
- Ideal for a Mixed Use Development as per the Oak Street Ahead Plan
- Located within a half block of the Connect Conway Trail
- Traffic Count on Oak Street - 34,000 VPD

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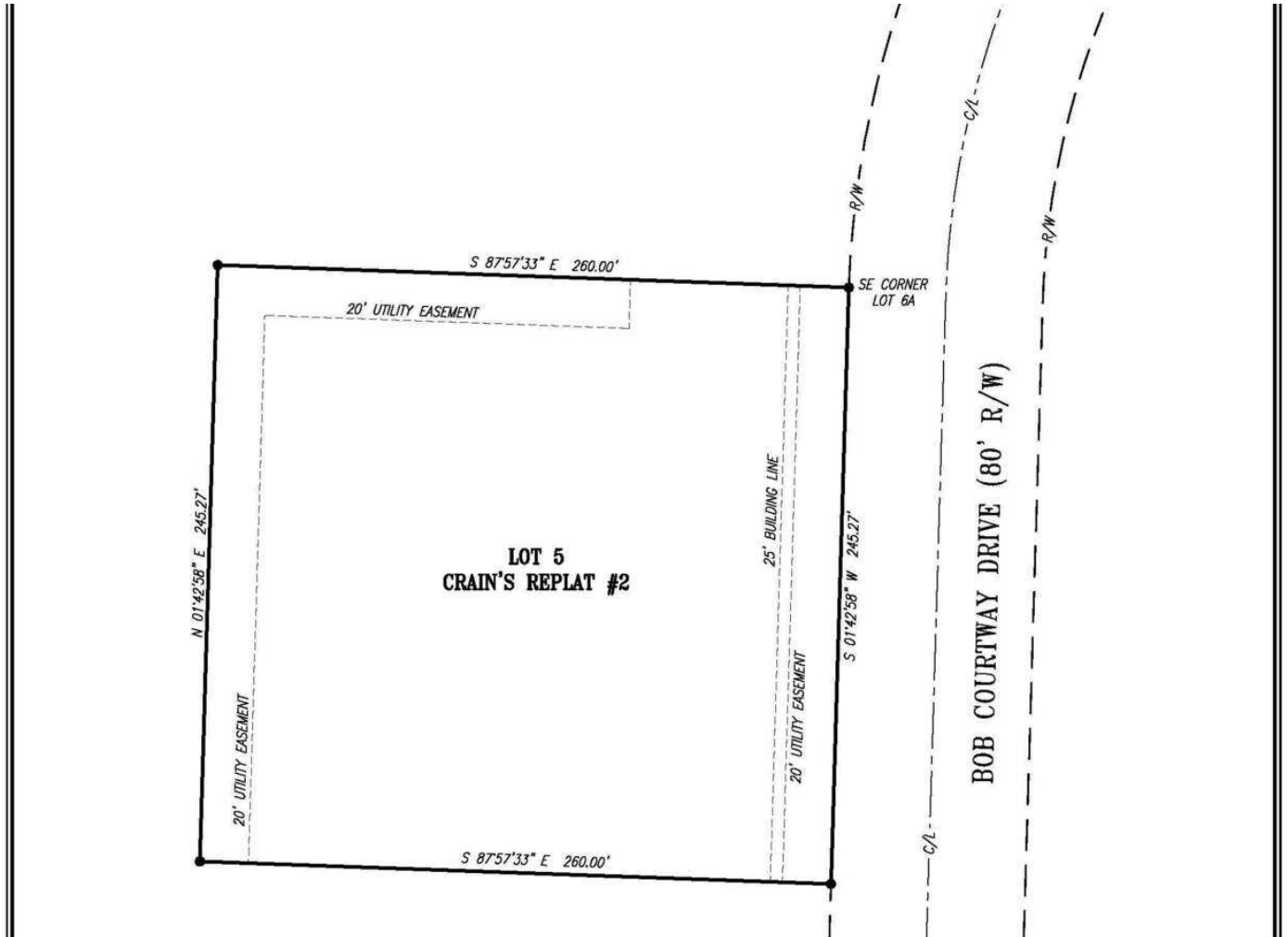
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OF LOTS 1 | TOTAL LOT SIZE 1.46 ACRES | TOTAL LOT PRICE \$390,000 | BEST USE OFFICE, MEDICAL OFFICE, SERVICE BUSINESS, RESIDENTIAL

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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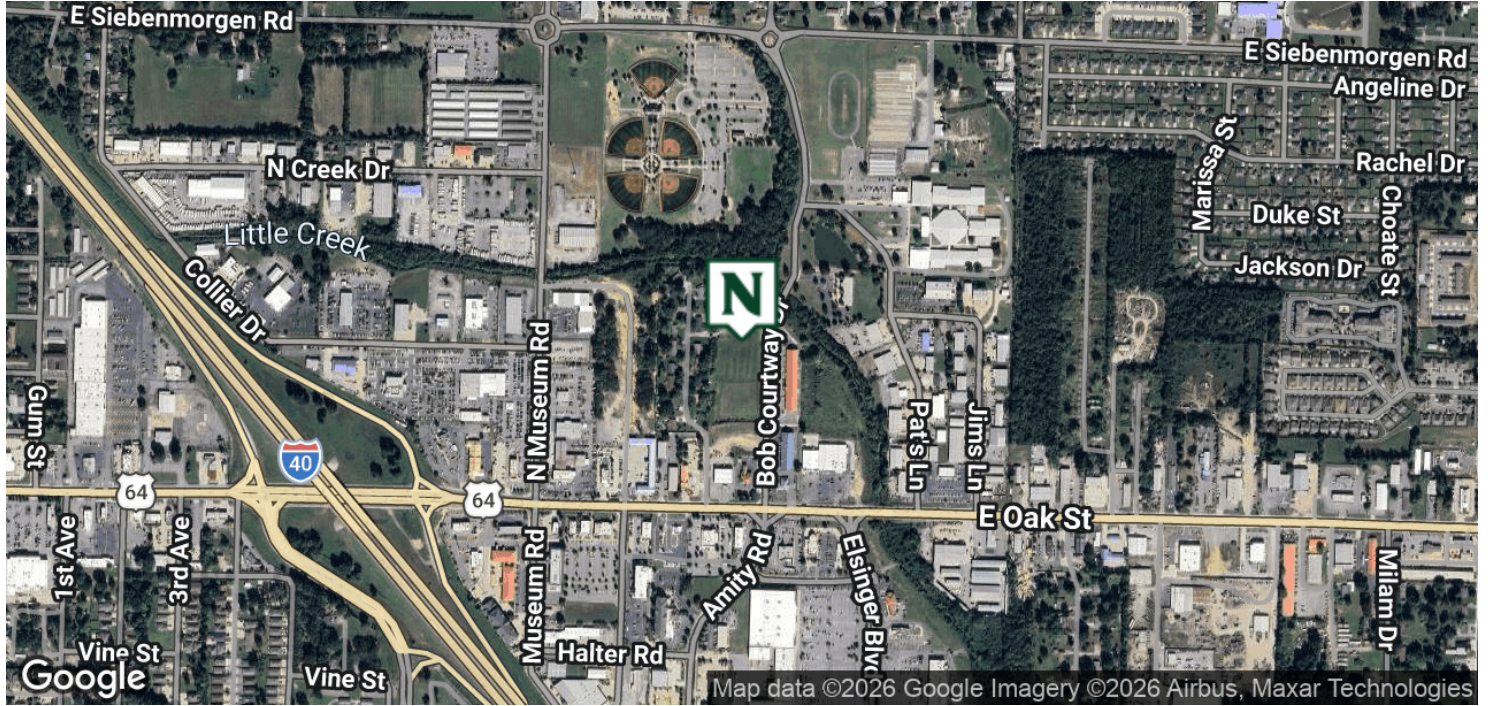
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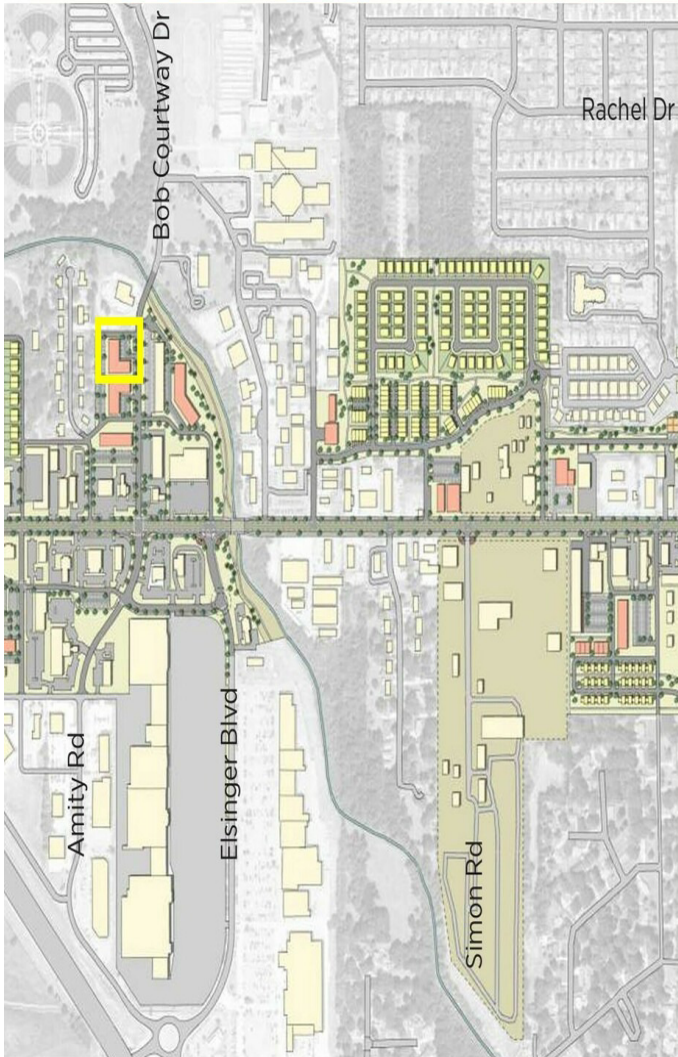
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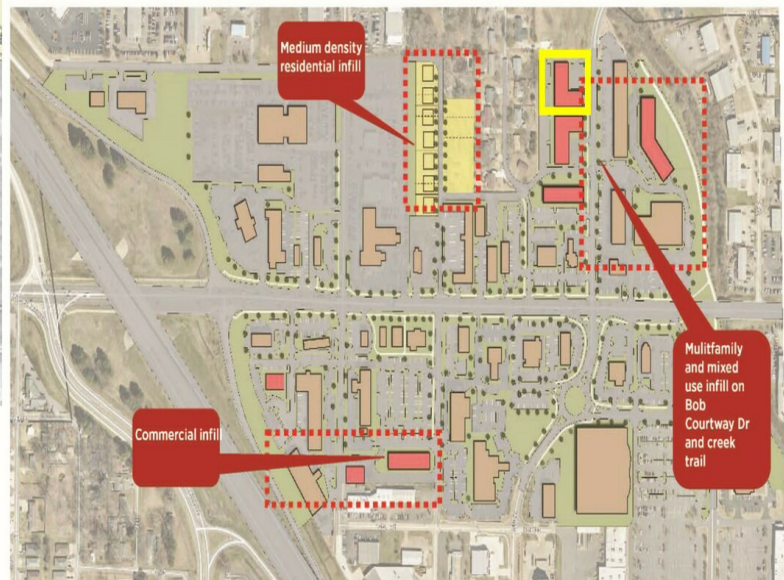
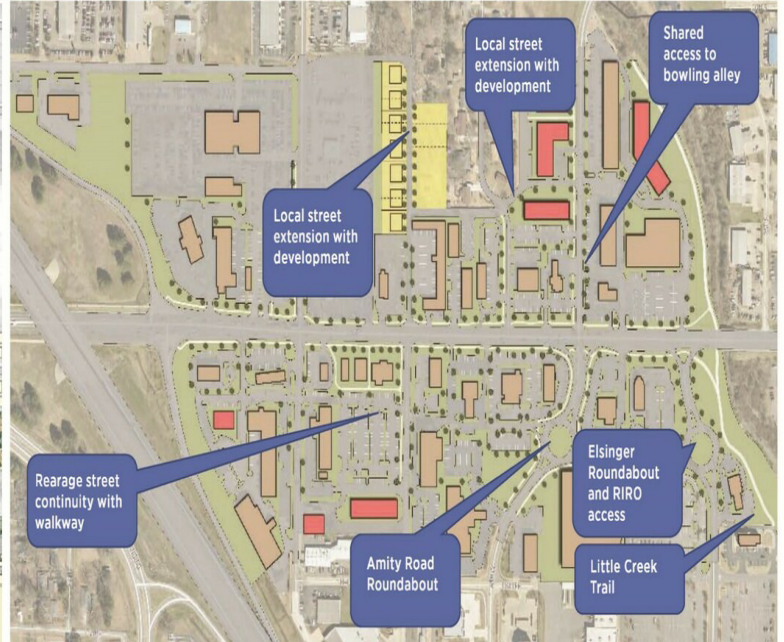


A Plan for the Future of Conway's Great Street

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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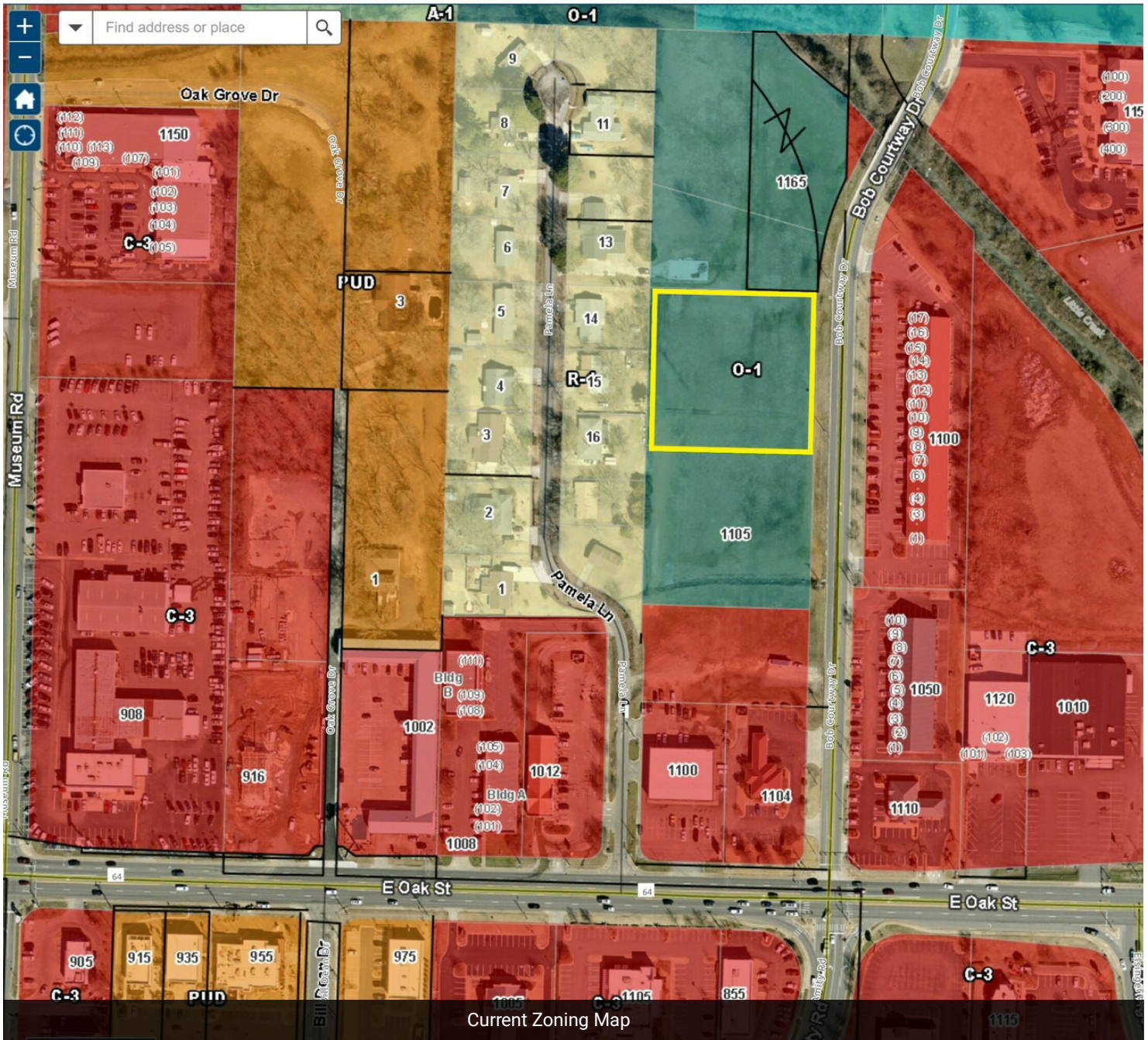
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Conway Zoning and Comprehensive Plan | Planning Webpage | Current Zoning Code | Comprehensive Plan | Web Map Guide



Current Zoning Map

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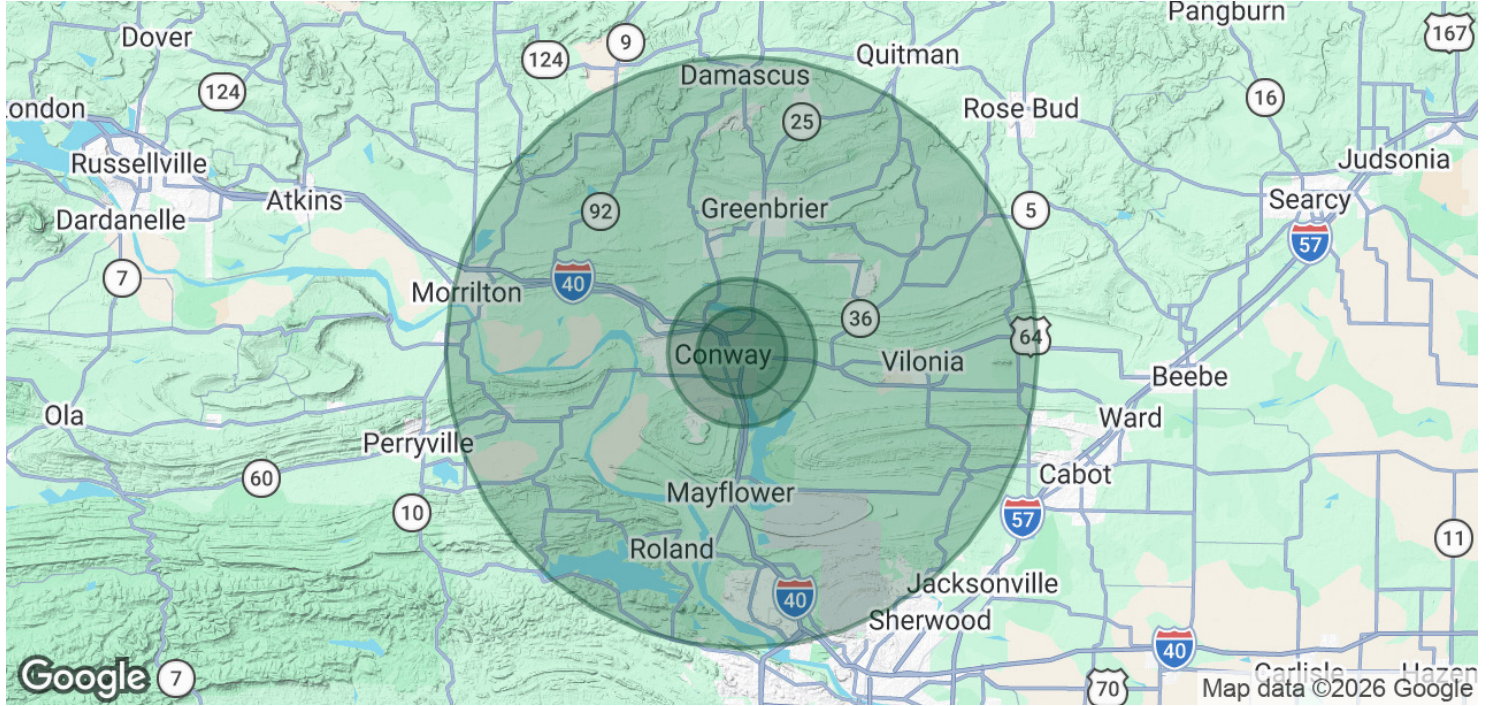
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POPULATION

3 MILES

5 MILES

20 MILES

Total Population	35,258	67,578	213,951
Average age	35	37	39
Average age (Male)	34	35	38
Average age (Female)	36	38	40

HOUSEHOLDS & INCOME

3 MILES

5 MILES

20 MILES

Total households	13,529	26,801	85,654
# of persons per HH	2.6	2.5	2.5
Average HH income	\$63,043	\$73,620	\$87,177
Average house value	\$246,080	\$266,348	\$277,669

* Demographic data derived from 2020 ACS - US Census

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