

Commercial Lot For Sale Germantown Corner - Lot 3



OFFERING SUMMARY

Sale Price:	\$390,000
Lot Size:	1.17 Acres
Price / Acre:	\$333,333
Zoning:	C-3
Market:	Central Arkansas
Submarket:	Conway
Traffic Count:	33,000

PROPERTY OVERVIEW

This 1.17 is easy accessible from Dave Ward Drive via a signaled intersection in a highly visible development that includes Taco Bueno, Krispy Kreme, and Hardees. Lot can be split.

PROPERTY HIGHLIGHTS

- Central location on Dave Ward Drive
- Easy Accessible from South German Lane & Dave Ward Drive
- Light Protected Intersection
- Adjacent to Taco Bueno, Krispy Kreme, and Hardees

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Nabholz Properties Inc. represents the owner of the property represented herein. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

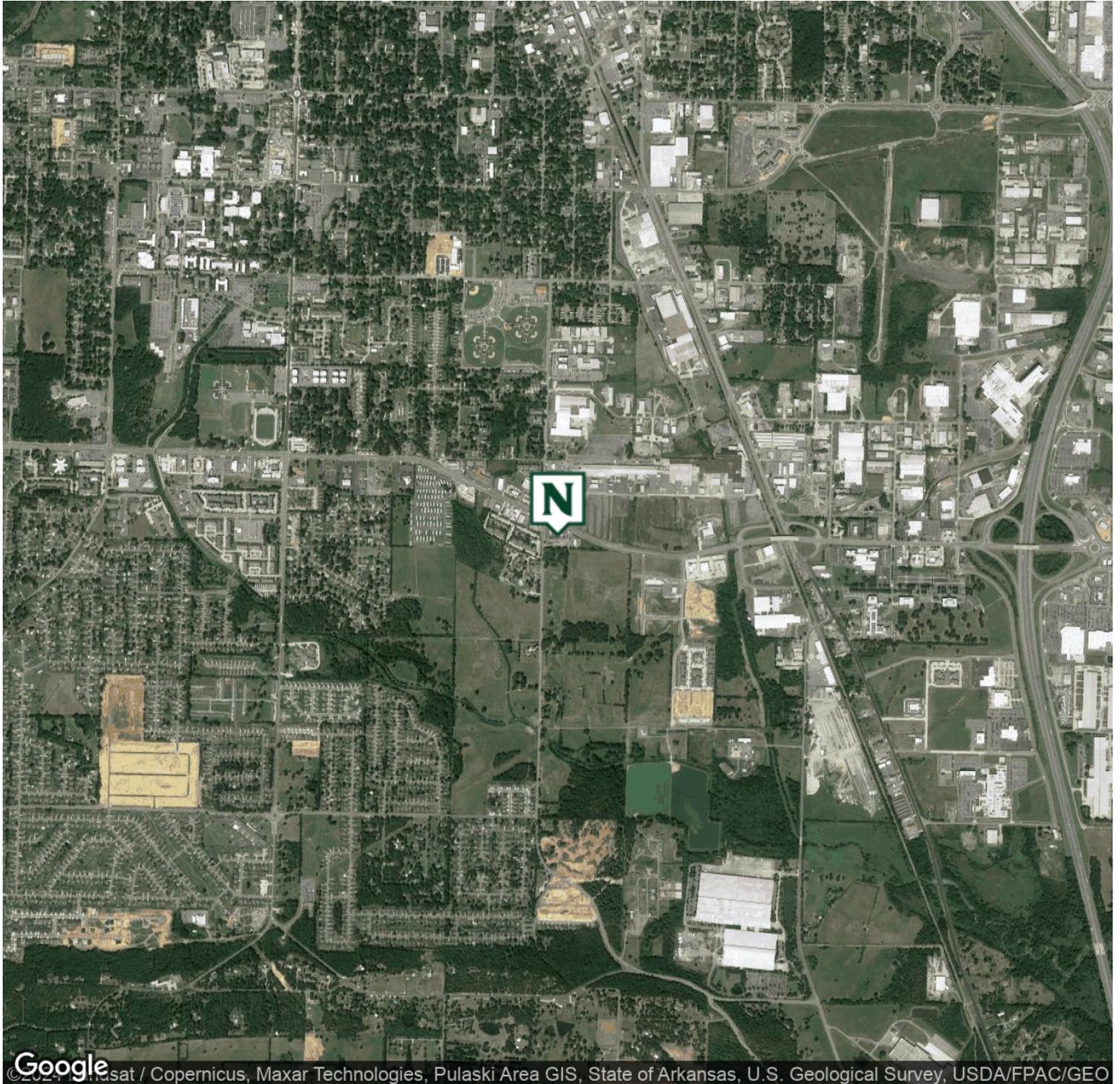


CONWAY

970 DAVE WARD DRIVE

Germantown Corner - Lot 3

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Google

sat / Copernicus, Maxar Technologies, Pulaski Area GIS, State of Arkansas, U.S. Geological Survey, USDA/FPAC/GEO

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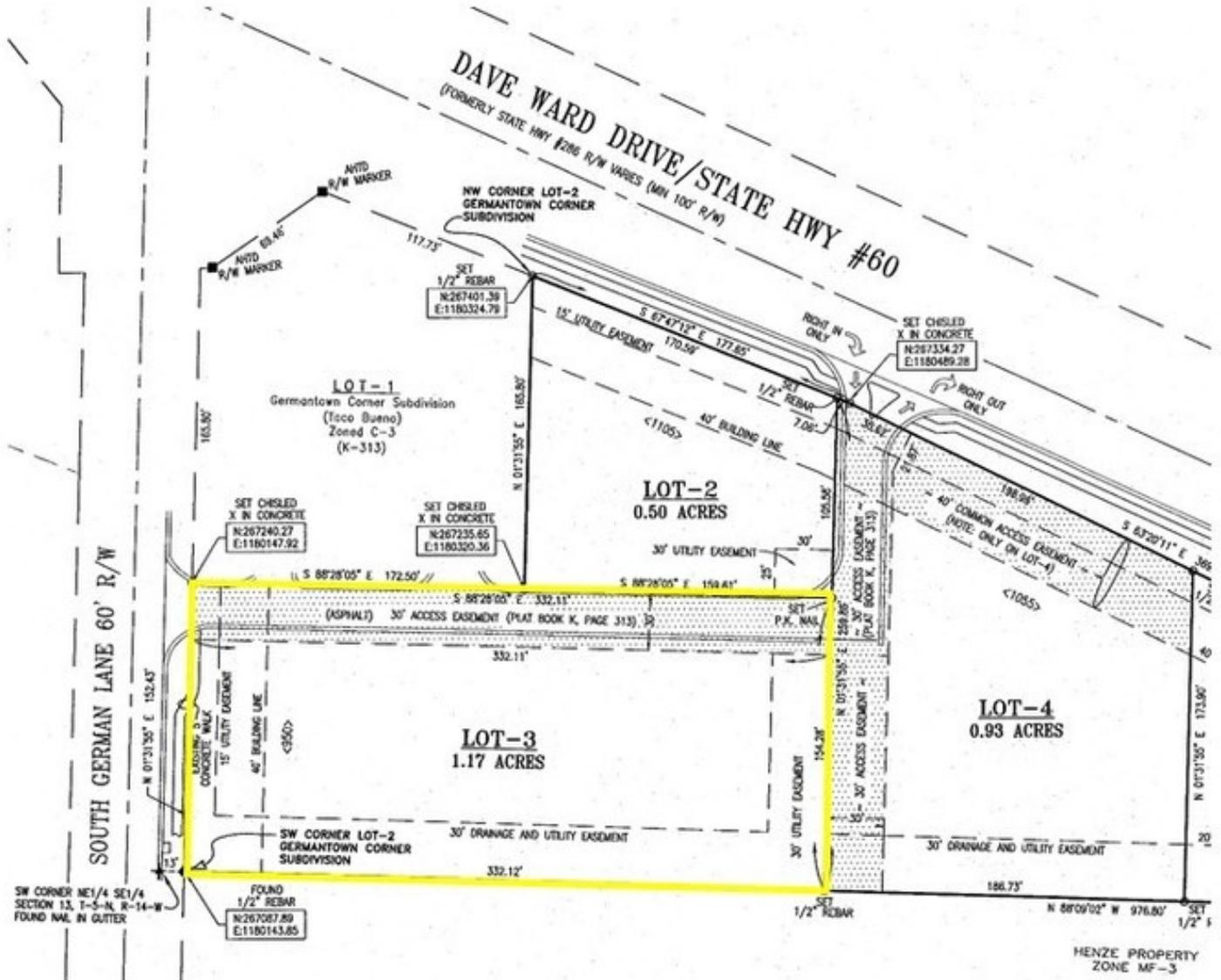
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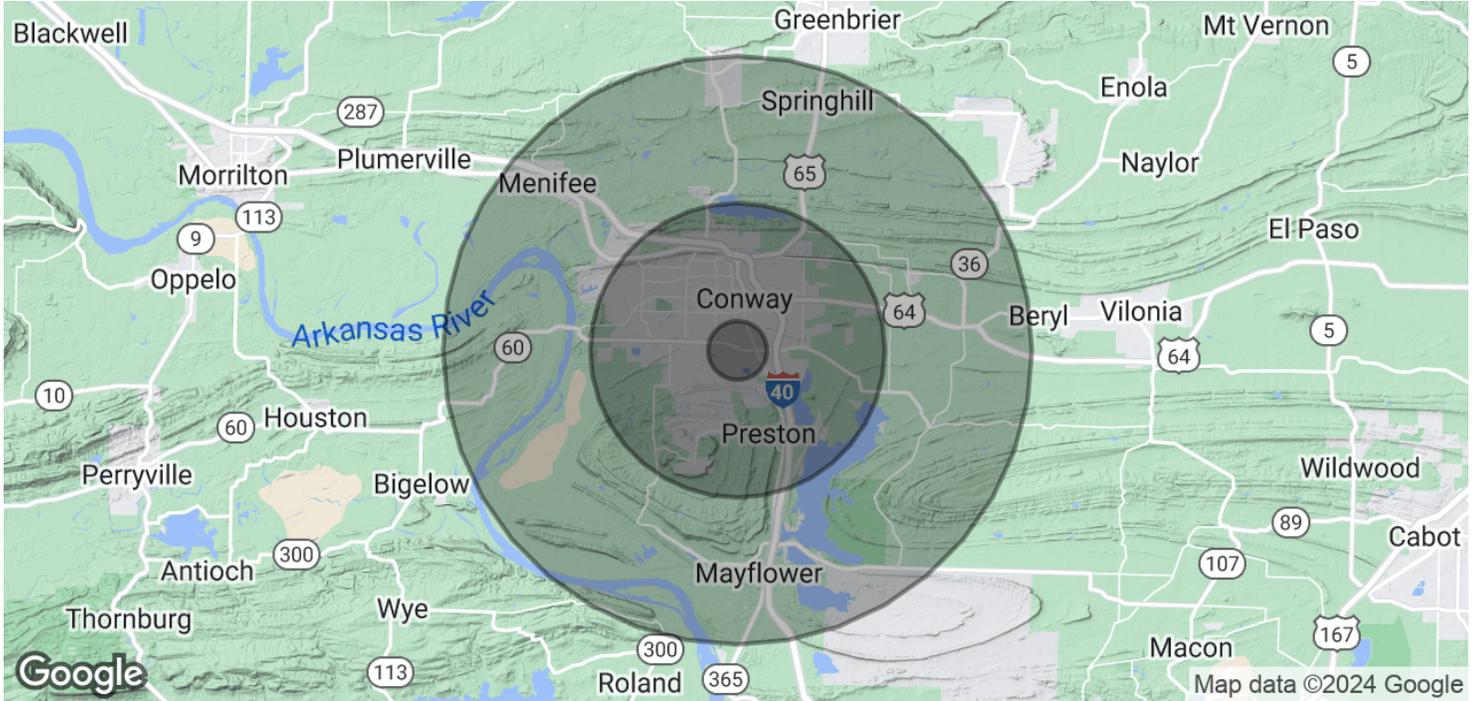
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,879	62,001	99,760
Average age	25.4	28.2	30.9
Average age (Male)	24.8	27.1	30.0
Average age (Female)	26.1	29.3	31.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,258	23,076	37,728
# of persons per HH	2.3	2.7	2.6
Average HH income	\$36,939	\$56,346	\$59,643
Average house value	\$116,082	\$129,073	\$126,697

* Demographic data derived from 2020 ACS - US Census

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