

SPECIAL PURPOSE FOR SALE

CHURCH CAMPUS WITH INDUSTRIAL BUILDINGS AND DEVELOPMENT ACREAGE

767 Hwy 64 East, Conway, AR 72032



OFFERING SUMMARY

SALE PRICE:	\$590,000
LOT SIZE:	17.71 Acres
BUILDING SIZE:	21,275 SF
PRICE / SF:	\$27.73

PROPERTY OVERVIEW

PRICE REDUCED BY \$400,000!! \$590,000 for this Beautiful church campus on 17.71+/- level acres in Conway, AR! Located with frontage along Hwy 64/Main Street, this great property features a beautiful, contemporary 16,875+/- square foot worship center as well as a 4,400 square foot children's church building! The Worship Center has 20+/- foot ceiling heights, overhead doors, sanctuary with stage, a great commercial kitchen with all appliances, classrooms, offices, fellowship hall, and tremendous storage. The children's church has all amenities needed for a day care service, school, and more! Parking for 50+ vehicles, and plenty of acreage with great possibilities for a variety of commercial/residential development uses. Easy access to I-40! See building dimensions in documents on the website!

PROPERTY HIGHLIGHTS

- PRICE REDUCED BY \$400,000! NOW ONLY \$590,000!!
- 16,875 square foot contemporary Worship Center is perfect for a variety of adaptive re-uses or continued use as a church or educational facility.
- 4,400 sqft Children's Church building can be used as office spaces, and would make a great childcare business location.
- 17.71+/- level acres with frontage on Highway 64/Main Street, perfect for industrial, residential, multifamily development
- The Worship Center is perfect for adaptive re-use as an industrial/ manufacturing facility.

KELLER WILLIAMS REALTY
501.940.3231
12814 Cantrell Road
Little Rock, AR 72223

JOHNNY MITCHUM, MBA, CPA(INACTIVE)
Commercial Director And Prin. Auctioneer (Aalb 1787)
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All information deemed reliable but is not guaranteed. Prospective buyers and/or their agents should do their own due diligence.



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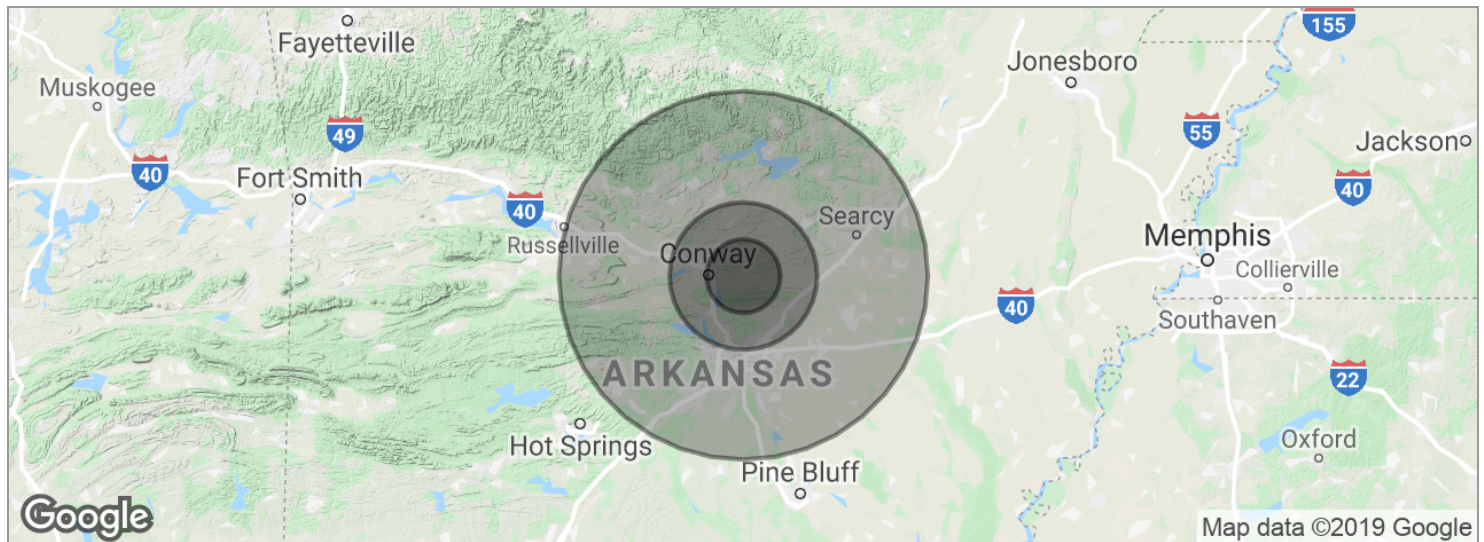


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POPULATION	10 MILES	20 MILES	50 MILES
Total population	36,120	289,449	1,000,754
Median age	36.6	34.7	36.7
Median age (male)	35.1	33.5	35.5
Median age (Female)	37.7	35.8	37.8
HOUSEHOLDS & INCOME	10 MILES	20 MILES	50 MILES
Total households	13,804	113,176	395,814
# of persons per HH	2.6	2.6	2.5
Average HH income	\$58,698	\$62,769	\$61,041
Average house value	\$134,137	\$146,026	\$160,894
ETHNICITY (%)	10 MILES	20 MILES	50 MILES
Hispanic	4.1%	3.7%	4.2%
RACE (%)	10 MILES	20 MILES	50 MILES
White	92.3%	82.4%	76.1%
Black	4.5%	13.3%	19.6%
Asian	0.2%	1.4%	1.3%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.5%	0.4%	0.4%
Other	0.8%	0.7%	1.1%

* Demographic data derived from 2010 US Census

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