

Conway 200
000 Caney Creek
Conway, AR 72032

\$6,000,000
200± Acres
Faulkner County



Conway 200
Conway, AR / Faulkner County

SUMMARY

Address

000 Caney Creek

City, State Zip

Conway, AR 72032

County

Faulkner County

Type

Undeveloped Land, Commercial, Timberland, Business Opportunity, Horse Property, Lakefront, Farms

Latitude / Longitude

35.052496 / -92.395952

Taxes (Annually)

\$700

Acreage

200

Price

\$6,000,000



PROPERTY DESCRIPTION

Premier 200± Acres on Lake Conway | Development, Commercial, Recreational, or Ranch Opportunity

Envision a **sprawling 200-acre canvas** in the heart of Faulkner County—perfectly positioned less than half a mile from the **Conway city limits**. This rare tract combines scale, location, lake frontage, utilities, and diverse terrain, offering limitless potential for commercial development, rural subdivision, equestrian use, timber investment, or a private retreat.

Location & Regional Advantage

Situated in **Faulkner County, Section 21, Township 5 North, Range 13 West**, this property lies in one of Arkansas's fastest-growing corridors. Its proximity to Conway provides the ideal blend of **urban convenience and rural tranquility**.

Key nearby points include:

- **½ mile to Conway Industrial Park**
 - **1.5 miles to Lewis Landing and Lewis Ranch commercial areas**
 - **Quick access to Conway's retail, dining, and services**
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Lake Frontage & Natural Water Features

- **4,500± feet of Lake Conway frontage**, offers future possibilities when lake renovations are completed.
 - Natural water sources ideal for livestock, and fishing
 - Additional pond access enhances the recreational and agricultural value
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Exceptional Road Frontage & Access

This property is defined by its unmatched connectivity:

- **2,500± feet on Caney Creek Road**, with frontage on both sides
- **1,900± feet on Skunk Hollow Road**
- **1,500± feet on Amity Road**, also with frontage on both sides
- **Flat corner at Amity & Caney Creek**,

Small limitations need to be evaluated by individuals and agents for flood zones.

Smooth access via county, state, and highway roads ensures reliable transportation for commercial, agricultural, or residential use.

Development & Subdivision Potential

Many areas of the property are naturally suited for **rural subdivision**, supported by:

- **Electricity and water available along the roadways**
- Multiple natural building sites
- Gently rolling to flat terrain
- Extensive access points for phased development

Whether envisioning a residential community, mixed-use project, or commercial corridor, the groundwork is already in place.

Land, Terrain & Vegetation

The 200 acres offer a versatile landscape:

- Open, grassed areas ideal for grazing or building
- Partially wooded sections suitable for trails, privacy, or hunting.
- Diverse vegetation supporting wildlife and recreational use

This natural variety allows for agricultural, recreational, residential, or commercial visions to coexist.

Wildlife & Recreation

A haven for outdoor enthusiasts, the property hosts:

- Whitetail deer
- Ducks and dove
- Small game

The combination of woods, water, and open land makes it an exceptional hunting and recreational destination.

Improvements & Infrastructure

- Barbed-wire fencing in place
- Utilities available along most roadways
- Ample space for future structures such as barns, equestrian facilities, commercial buildings, or residential homes

The property is ready for immediate use while offering room for expansion.

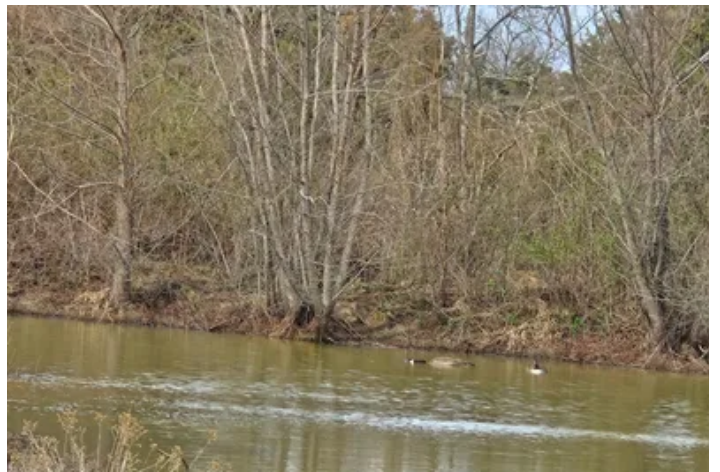
Current & Future Uses

Currently used for livestock, ranching, and recreation, This 200 acres is primed for:

- Commercial or industrial development
- Rural subdivision
- Cattle or equestrian operations
- Timber investment
- Hunting and outdoor recreation
- Mixed-use development
- Long-term land investment

Its size, location, and infrastructure make it one of the most flexible and valuable tracts in Central Arkansas.

Conway 200
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Locator Map



Locator Map



Satellite Map



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