



a University of Central Arkansas
mixed-use development

GROUND FLOOR RETAIL SPACE FOR LEASE

13,500 SQ. FT. – DIVISIBLE

The Donaghey District at UCA

Corner of Donaghey Avenue & Bruce Street

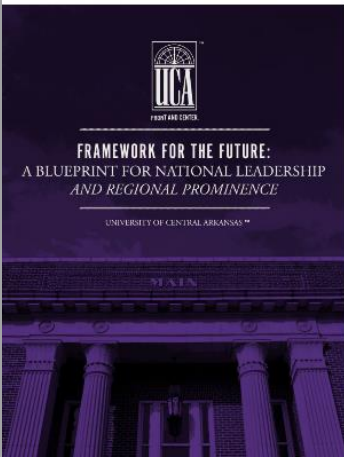
Conway, AR

Donaghey District

Background

PLAN, DEVELOP, & TRANSFORM DONAGHEY AVENUE

November 20, 2013



“Donaghey Avenue is the university’s ‘Main Street.’ It is also an important thoroughfare to the City of Conway... The university, working with officials of the City of Conway, will create a master plan for the future use of Donaghey Avenue between College Avenue and Robins Street. The university will plan for and facilitate the development of Donaghey Avenue through the campus so that it is an asset to all of the university’s constituencies and the City of Conway.”

-Tom Courtway, President
University of Central Arkansas

Unveiling of UCA’s *Framework for the Future: A Blueprint for National Leadership & Regional Prominence*

Framework for the Future identifies 4 strategic steps for redeveloping Donaghey Avenue:

1}

PLAN FOR TWO BLOCKS ON THE EAST SIDE OF DONAGHEY AVENUE

Request permission from the Board of Trustees to engage the services of an architectural and engineering firm to develop a plan for the two blocks on Donaghey Avenue between South Boulevard and Martin Street.

TIMELINE: Firm to be selected - completed. Plan presented to Board - summer 2014.

2}

CREATE INITIAL MIXED-USE DEVELOPMENT ON DONAGHEY AVENUE

Plan, develop, and create a mixed-use development between South Boulevard and Bruce Street. The development would include ground-floor retail and commercial ventures, and innovative student housing on upper floors.

TIMELINE: Plan completed - summer 2014. Board presentation - fall 2014. Groundbreaking (pending Board approval) - spring 2015. Marketing and leasing - fall 2015 - spring 2016. Occupancy - fall 2016.

3}

DEVELOPMENT OF PLAN FOR STREETScape OF DONAGHEY AVENUE

Working with City of Conway, develop a plan to improve Donaghey Avenue, as well as its aesthetics, by incorporating potential medians, roundabouts, street trees, and landscaping.

TIMELINE: Spring 2014.

4}

COMPREHENSIVE LAND USE PLAN FOR ENTIRE DONAGHEY AVENUE CORRIDOR

TIMELINE: Plan completed - spring 2015.

Over the past year, the UCA Board of Trustees and President Courtway have remained committed to transforming Donaghey Avenue. Here’s where we are now...

THE OPPORTUNITY

Location:

- Intersection of Donaghey Avenue and Bruce Street
- Bordering east side of UCA campus
- Conway, AR

Ground Floor Retail Space:

- Up to 13,500 sq. ft. available for lease.
- Space is divisible

Preferred Use:

- Restaurant
- Specialty Boutique
- Pharmacy/General Merchandise
- Office/Banking
- Coffee Shop/Café

Project Summary:

Proposed mixed-use building on the corner of Donaghey Avenue and Bruce Street. Located on one of Conway's busiest intersections and bordering UCA's campus, the new 4 story development will house retail tenants on the ground level and residence halls and living spaces for 165 UCA students on the upper levels.

For more information on leasing opportunities, please contact:

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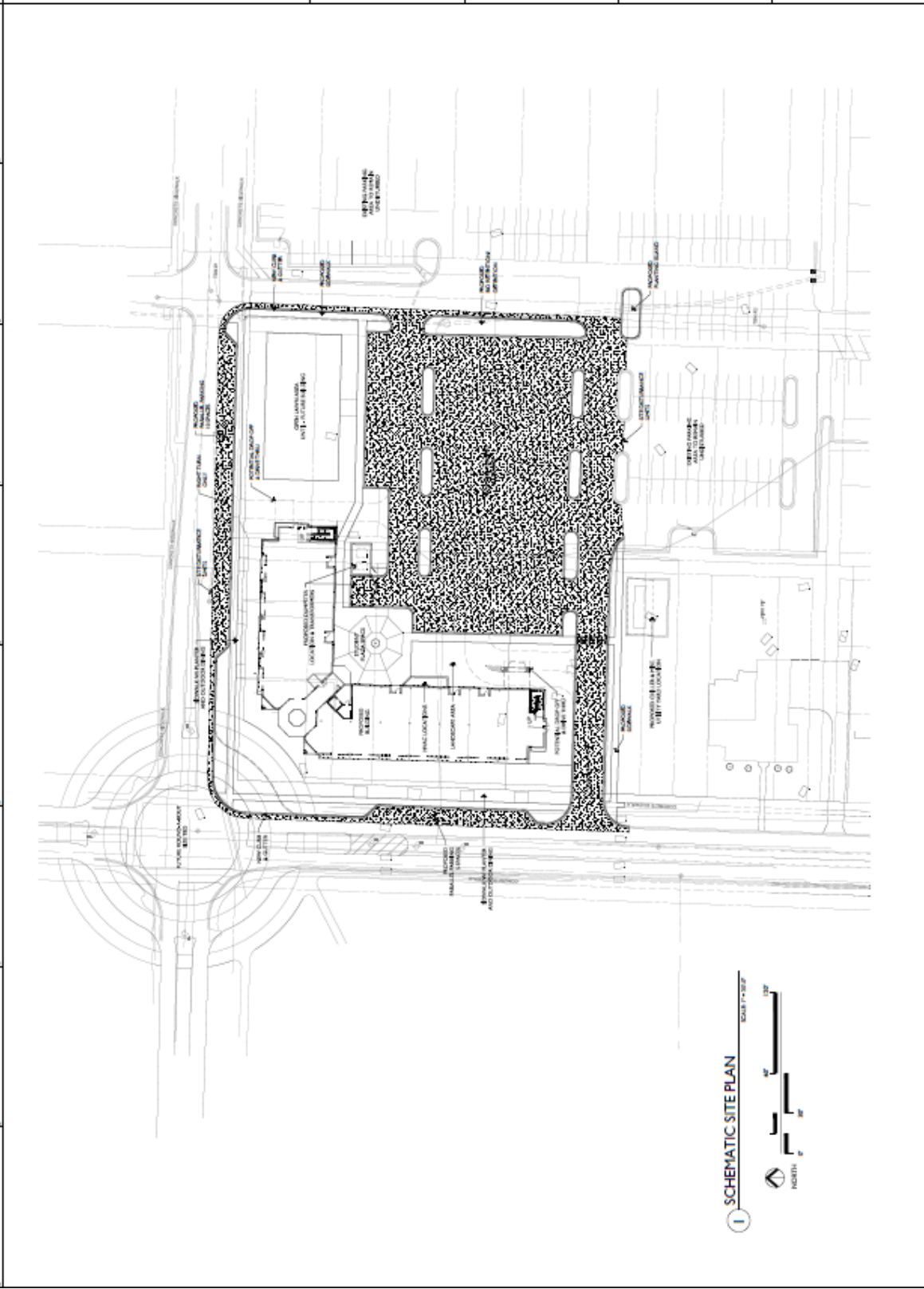
SITE PLAN

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Design

L1



1 SCHEMATIC SITE PLAN
SCALE: 1/8" = 1'-0"

SITE PLAN – PHASE 1

- A** Phase 1 Building
- B** Phase 2 Growth
- C** Traffic Circle
- D** New Parking
- E** Service Area (Dumpster)



SITE PLAN – FUTURE GROWTH

- A** Phase 1 Building
- B** Phase 2 Growth
- C** Traffic Circle
- D** New Parking
- E** Service Area (Dumpster)
- F** Future Construction



CONCEPTUAL ELEVATIONS



Donaghney Street Elevation (West)



Bruce Street Elevation (North)