

Pulse of Conway

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What's That Gonna Be?

Harps Foods is adding a location at the corner of Dave Ward Drive and Country Club Road in Conway

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OCTOBER 2024

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Focus: Commercial Projects

Check out updates on the latest commercial projects in Conway

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TOP HOMES

\$860k Conway Home is Most Expensive Sold in Faulkner County in September

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The latest employee news, hires, promotions, and awards in Conway.

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As an independent agency, Ott Insurance offers a variety of policies through countless national and regional carriers.

Photo by Makenzie Evans Photography

Ott Insurance Carries Legacy of Customer Service, Community Support

BY RACHEL HOOK

Life often brings unforeseen challenges. Strong storms can cause property damage. Vehicle accidents happen every day. A worker may injure themselves on the job. For these reasons and more, most individuals and businesses rely on insurance at some point to protect them from the unexpected. However, finding the right agent, policy or policies can be a

daunting task. For Conway residents, the answer is right around the corner at Ott Insurance Agency.

For over 120 years, Ott Insurance has helped Arkansans find personalized solutions to fit their unique needs for home, auto, business or life insurance policies. With 18 knowledgeable, licensed agents and access to many well-known

insurance companies, the Ott Insurance team is committed to helping people get the best personal and commercial coverage available.

Ott Insurance became a cornerstone of the Conway community in 1902, when it was founded by G.L. Bahner. In 1948, the agency's namesake and Conway land

OTT INSURANCE
CONTINUED ON PAGE 4



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ARKANSAS™**

I have been proud to serve with Centennial Bank since 2012, gaining valuable experience across various roles within the company. My passion lies in commercial lending, where I am able to help local businesses grow and succeed. I am originally from Greenbrier, AR, and a graduate of Greenbrier High School. I have the privilege of working with both the Greenbrier and Vilonia community through Centennial Bank over the past two years.

In addition to my professional role, I am actively involved in my community. I currently serve on the board of Harbor Home and the Vilonia Community Development Corporation. Outside of work, I enjoy spending quality time with my husband, Austin and our two daughters on our family farm, where we love riding horses and embracing the country lifestyle.



Christan Dryer
Commercial
Loan Officer
NMLS# 2052519

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Pulse of Conway

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Ott Insurance became a cornerstone of the Conway community in 1902, when it was founded by G.L. Bahner. In 1948, the agency's namesake and Conway land developer Robert L. Ott joined the business. *Photo courtesy of Ott Insurance*

OTT INSURANCE

FROM PAGE 1

developer Robert L. Ott joined the business. Ott became a partner in 1954 and the sole owner in 1958. For decades, Ott was as committed to building the agency as he was to building the growth of Conway until his death in 1998. Although Ott sold the insurance agency prior to his passing, the agency continues to honor his legacy and the foundation he started in Conway while innovatively adapting to the insurance marketplace.

The agency has had long-standing, active memberships to the chambers of commerce in Conway, Vilonia, and Greenbrier, as well as involvement with many other organizations and charities across the state. They also sponsor local institutions such as Wampus Cats football, Vilonia athletics, Greenbrier athletics, and the University of Central Arkansas. Ott's local

agents, community connections, longevity, and multiple national contracts bring both a wealth of knowledge and options to clients statewide.

As an independent agency, Ott Insurance offers a variety of policies through countless national and regional carriers. "That makes us different," said Conway resident Michelle Mallett, who serves as the office manager and commercial lines manager for Ott Insurance. "We have strong personal and commercial carriers that can write the exposures and coverage for any product line or any type of business out there." Individuals and business owners can expect tailored policies unique to their needs and exposures. Multistate licensure allows Ott Insurance to also tailor policies for clients in other states.

Mallett said the agency's customer-focused team also sets them apart. "Our team is what makes us successful," she said. The agency takes pride in its "core values" to uphold consistency, mutual trust, respect, integrity, innovation, and exceeding expectations with every interaction. "We try to keep these values in the forefront with every situation we're handling," Mallett noted.

When customers contact Ott Insurance, they are met with friendly, dedicated agents who are prepared to serve their insurance needs.

"We've been on this corner for as long as I can remember," Mallett said. "We've grown with Conway, and Conway is a part of our growth and success. We're grateful and want to continue to support the local area as much as we can."

Ott Insurance is located at **831 Parkway Ave.** More information on Ott's personal and business insurance solutions can be found online at www.ottinsurance.com or by calling (501) 327-6711. 📞



Top Commercial Projects in Conway

	PROJECTS	ADDRESS	COST (in millions)	CONTRACTOR
1	Conway Community Center	450 Corporate Drive	\$32.3M	Nabholz Construction
2	Hudson at Central Landing	100 Bill Hegeman Boulevard	\$26.6M	Cascade Construction
2	Central Cold Solutions	1300 Mayor Lane	\$22M	TiCold
4	12 Hundred Place	1200 Covington Way	\$18.9M	Meadows Construction
5	Conway Corp	1320 S. German Lane	\$9.3M	Nabholz Construction
6	The Storage Center	425 6th St.	\$6.6M	Rosehill Construction
7	Cubby's Self Storage	950 Dave Ward Drive	\$6.6M	Central Construction Group
8	The Shoppes at Centerstone + Lofts	2285 Moix Boulevard	\$6M	Salter Construction
9	Conway Social	565 Front St.	\$5.2M	Eagle Rock Contracting
10	Harps Foods	3200 Dave Ward Drive	\$5M	Commerce Construction Company
11	Chuy's	500 S. Amity Road	\$2.5M	L.R. Mourning Co.
12	Whataburger	813 E. Oak St.	\$2.3M	Mitchell Brothers Construction
13	Covington Park	1320 and 1330 Covington Park Drive	\$2M	Covington Construction
14	Conway Psychological Assessment Center	4555 Prince St.	\$1.8M	Stephen Hay Construction
15	Starbucks	945 S. Amity Road	\$1.4M	Mulhearn-Wilson Construction
16	Sherwin-Williams	1355 E. Dave Ward Drive	\$1.175	Stephen Hay Construction
17	Webb/Jackson Development	1160 Markham St.	\$1.1M	Innovative Interiors and Construction
18	Burlington Coat Factory	640 Elsinger Boulevard	\$1M	Hoover Construction

Top projects are according to City of Conway permit records between October 2023 and September 2024

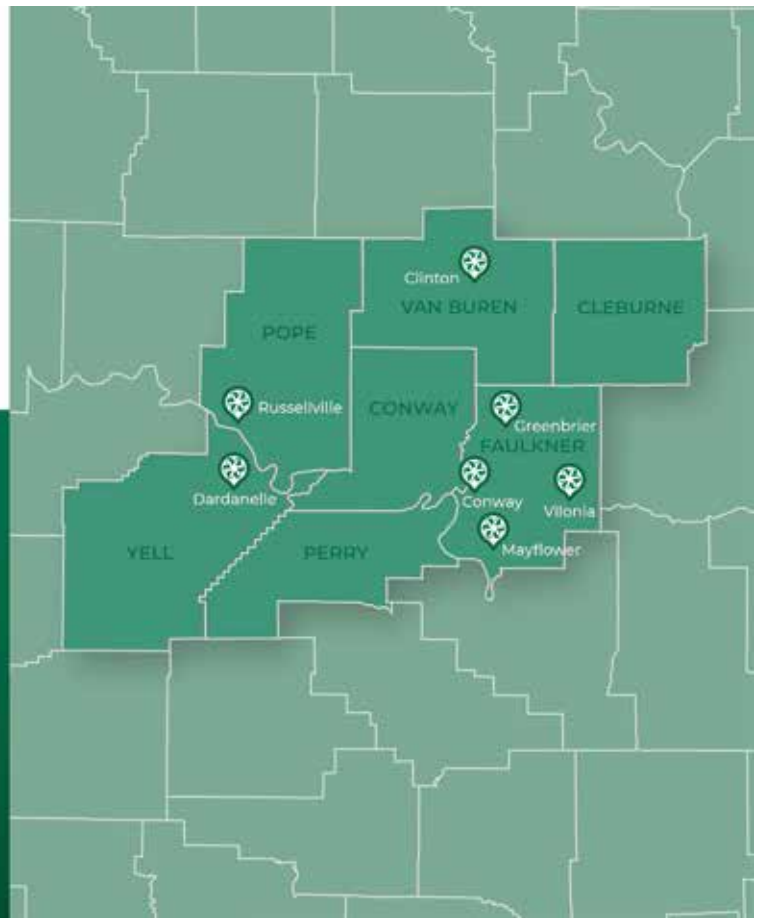


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This 5-bed, 5-bath home on Stanley Russ Road in Conway was the second most-expensive home sold in Faulkner County in September. It sold for \$854,000 and \$199.11 per square foot. Photo courtesy of CARMLS

A 6,123-square-foot home on Sawgrass Cove in Conway was the most expensive home sold in Faulkner County in September. The 4-bed, 4-bath home was sold for \$860,000 and \$140.45 per square foot. The home, built in 2000 on a three-quarter-acre lot, was on the market for 43 days.

The top five homes averaged a sale price of \$760,800 and \$199.26 per square foot. Comparatively, the median home in Conway was \$276,000 and \$153.35 per square foot, while the median home in Faulkner County was \$259,000 and \$151.22 per square foot.

Three of the top five homes were sold in Conway. All three homes sold for \$825,000 or more. The remaining homes were sold in Greenbrier and Mayflower. The average lot size was 1.43 acres.

The number of homes sold in Faulkner County through September is up 35 homes from 1,160 in 2023. The number of homes sold in Conway through the same period is down 66 homes to 487.

Home sales are up \$36.7 million in Faulkner County from \$321.6 million in 2023, while home sales are up \$9.9 million in Conway to \$156.6 million in 2024.

The median home price in Conway is up \$36,000 from \$240,000, while the median home price in Faulkner County is up \$19,000 from \$240,000. The median home price in the U.S. is \$412,300, according to the Federal Reserve Bank of St. Louis. The median home price in the South is \$371,600.

Read more about the top homes in the table below. 📄

\$860K
Price of top home sold in August

89
Average days spent on the market among top five homes

\$760K
Average price of the top five homes

	ADDRESS	PRICE	PRICE PER SQ. FT.	APPROX. SQ. FT.	BEDS	FULL BATHS	DAYS ON MARKET
1	4625 Sawgrass Cove, Conway	\$860,000	\$140.45	6,123	4	4	43
2	1650 Stanley Russ Rd., Conway	\$854,000	\$199.11	4,289	5	5	82
3	1505 Southwinds Dr., Conway	\$825,000	\$214.29	3,850	6	4	305
4	4 Sethstone Dr., Greenbrier	\$650,000	\$227.99	2,851	4	3	0
5	30 River Road Dr. East, Mayflower	\$615,000	\$214.44	2,868	4	2	17

*Methodology Note: Conway figures are now for Conway City Limits.

TECHNOLOGY

Mainstream Technologies has hired **Luke Jones** as a senior cybersecurity consultant, **Dez King** as an associate relations specialist, **Ryan Roth** as a project engineer, and **Jay Douglass** as a software developer.

Jones will be responsible for conducting formal risk assessments and guiding consumers through the applicable security framework assessment process. He has 19 years of experience, including work at Trend Micro and Hewlett-Packard Enterprise.

King will help support alignment between company goals, the needs of managers across business units, and compliance with federal, state, and local regulations. She will also provide managerial support for workforce planning, performance development, and the overall success of Mainstream associates.

Roth will be responsible for designing and implementing new IT systems for clients. He has a bachelor's degree in management information system and numerous IT certifications. He has 14 years of experience including four years with Mainstream Technologies as a senior IT consulting engineer.

Douglass will be responsible for the design, development, and deployment of full-stack software solutions. Douglass has a bachelor's degree in computer science and 15 years of experience.

UTILITIES



CLAGGETT

Conway Corp recently promoted **Andrew Mitchell** and **Austin Claggett** in its cable department.

Mitchell was promoted to telecom construction technician 2 in its cable department. Mitchell finished the telecom construction technician 2 certification from the **Society of Cable Telecommunications Engineers**.

Mitchell started at Conway Corp in 2022.

Claggett was promoted to installer technician 1 after completing his certification from SCTE. Claggett began at Conway Corp in 2023 as an installer trainee.

Conway Corp Promotes Lance Harwell to Chief Plant Operator

Conway Corp has promoted **Lance Harwell** to chief plant operator at the **Tupelo Bayou Wastewater Treatment Plant**.

Harwell will assist the plant superintendent while operating and maintaining stationary mechanical equipment such as water pumping equipment engines, air compressors, generators, motors, turbines and chemical insertion units to provide utilities services to the city of Conway.

Harwell recently earned his Class IV Wastewater Treatment certification from the Arkansas

Department of Health, the top level of achievement for licensed water plant operators in the state.

"Lance was first hired at Conway Corp as an operator and has gained a lot of knowledge on plant operation and the function of the wastewater treatment," Conway Corp Water Systems Manager Lee Tedford said. "He was promoted to plant operator and obtained a deep knowledge of how to maintain each piece of equipment that makes up the treatment process. He recently obtained his Class IV license and is a great asset to lead the plant



HARWELL

operators on the day-to-day operations of the treatment plant. I look forward to watching him grow in this position as he ensures the plant treats and produces the best effluent water."

Harwell began his career with Conway Corp in 2006 as an operator apprentice. He was promoted to plant operator in 2009. 📍



FLACK

Takenya Flack was recently promoted in Conway Corp's customer service department to senior customer accounts manager. Flack will be responsible for supervising customer accounts managers.

Flack started at Conway Corp in 2007. She was promoted to customer accounts manager in 2011.

Conway Corp dispatchers **Diana Pollard** and **Tyler Jackson** recently completed their **Northwest Lineman College System Operator** certification course. The certification consists of 3 training modules with each module demanding around 150 hours of dedicated study and the completion of 6-8 tests per module.

With the completion of this certification, the pair will be better equipped to adeptly manage local grid conditions and facilitate intricate interactions among grid-connected energy resources.



POLLARD



JACKSON

Pollard began her career at Conway Corp in 2006 and was promoted to dispatcher and system operator in 2020. Jackson began his career at Conway Corp in 2016 and was also promoted to dispatcher and system operator in 2020.



HOGAN

Stephen Hogan recently earned his grade 4 water treatment operator certification from the **Arkansas State Board of Health**. The licensure ensures all public water systems

in the State of Arkansas are operated by personnel who have shown their competence and knowledge of the public health and scientific principles necessary to produce and deliver adequate quantities of water which meets or exceeds the National Primary and Secondary Drinking Water Standards. The requirements for this certification include more than 96 hours of classroom training and passing the examination.

Hogan began his career at Conway Corp in 2023 and serves as a water systems engineer 2. 📍

WHAT'S THAT GONNA BE?

Harps Foods Coming to Dave Ward Drive

Harps Foods is adding a location at the corner of Dave Ward Drive and Country Club Road.

It is set to open in spring 2025, according to company officials. The location will feature a fuel center. This will be the second Conway location with another at 1120 E. German Lane in east Conway.

The \$5.09 million, 39,471-square-foot project is being completed by Commerce Construction Company, of Springdale.

Harps Foods was founded in the 1930s in Springdale and has grown to be the largest employee-owned company headquartered in Arkansas. The regional chain has more than 150 locations in Arkansas, Oklahoma, Missouri, Kansas, Mississippi, and Louisiana. 📍



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ECONOMY AT A GLANCE

The Key Economic Indicators for Conway & Faulkner County

LABOR

August 2024

Civilian Labor Force



168,549,000



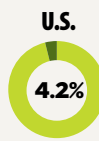
1,405,456

Seasonally Adjusted

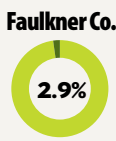
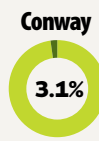
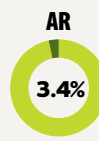
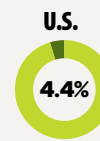
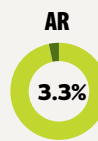
U.S.	AR	Conway	Faulkner Co.
168,763,000	1,412,432	36,739	66,642

Not Seasonally Adjusted

Unemployment Rate



Seasonally Adjusted



Not Seasonally Adjusted

TAX COLLECTIONS

Total Sales

YTD - September 2024

Conway

2024 **\$1,701,260,644**

2023 **\$1,630,113,945**

4.36% change



1.75% TAX RATE*

Faulkner County

2024 **\$2,331,609,016**

2023 **\$2,166,434,052**

7.62% change



0.5% TAX RATE

Restaurant Sales Tax*

YTD - September 2024

Conway

2024 **\$226,571,248**

2023 **\$214,743,393**

5.51% change



*includes mixed drink sales

Hotel Sales Tax

YTD - September 2024

Conway

2024 **\$19,521,339**

2023 **\$19,577,228**

-0.29% change



SINGLE FAMILY HOME SALES

Home Permits

YTD - September 2024

Conway

2024 **101**

2023 **143**

-29.37% change



Homes Sold

YTD - September 2024

Conway

2024 **487**

2023 **553**

-11.9% change

Faulkner County

2024 **1,195**

2023 **1,160**

3.01% change

Home Sales

YTD - September 2024

Conway

2024 **\$156,687,216**

2023 **\$146,766,681**

6.75% change

Faulkner County

2024 **\$358,388,103**

2023 **\$321,619,947**

11.43% change

Median Home Price

YTD - September 2024

Conway

2024 **\$276,000**

2023 **\$240,000**

15.0% change

Faulkner County

2024 **\$259,000**

2023 **\$240,000**

7.91% change

View more economic data at pulseofconway.com

Data is current at the time of printing.

*Methodology Note: Conway figures are now for "Conway City Limits"

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KIM WILLIAMS
Executive Director
Conway Downtown Partnership



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OF-A-KIND



The best people, places, fun and futures are right here in our home state. First Security has deep roots in Arkansas – and even deeper relationships with the people who live here and love it, too. That's why we created an entire site celebrating the Natural state, from food and festivals to events and adventure. Explore it all at OnlyInArk.com now. And for community banking with people you can count on? Connect with our team today.



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