

# ASCOTT VALLEY INDUSTRIAL PARK - PHASE II



971 Adrian Hwy  
Conway, SC 29526  
Latitude and Longitude: 33.946456, -79.011289



## LOCATION INFORMATION

|                        |                       |
|------------------------|-----------------------|
| Address                | 971 Adrian Hwy        |
| City                   | Conway                |
| State                  | SC                    |
| Zip                    | 29526                 |
| County                 | Horry                 |
| Date Available         |                       |
| Latitude and Longitude | 33.946456, -79.011289 |

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## UTILITIES INFORMATION

|                               |                                      |
|-------------------------------|--------------------------------------|
| Type of Electric              | Distribution & Transmission          |
| Primary Electric Provider     | Horry Electric Cooperative, Inc.     |
| Voltage                       | 34 kV and 115 kV lines on site       |
| Natural Gas Provider          | Dominion Energy                      |
| Distance to Nearest Gas Line  | 3 miles                              |
| Telecommunications Provider   | Horry Telephone Cooperative          |
| Water Provider                | Grand Strand Water & Sewer Authority |
| Water Main Diameter           | 8"                                   |
| Distance to Water Main        | On Site                              |
| Potable Water Supply          | 800,000 GPD                          |
| Wastewater Provider           | Grand Strand Water & Sewer Authority |
| Wastewater Type               | Gravity                              |
| Wastewater Line Diameter      | 8"                                   |
| Wastewater Treatment Capacity | 300,000 GPD                          |

## BROKERAGE DETAILS

|                     |          |
|---------------------|----------|
| Sale Price Per Acre | \$30,000 |
| Property Owner      | County   |

## SITE INFORMATION

|                   |              |
|-------------------|--------------|
| Total Acres       | 49           |
| Developable Acres | 46           |
| Zoning            | Agricultural |

Surrounding Land Use - North

Light Industrial

Surrounding Land Use - South

Agricultural

Surrounding Land Use - East

Agricultural

Surrounding Land Use - West

Agricultural

Site Condition

partially-cleared

Due Diligence Performed

Wetlands Delineation Map, Phase I  
Environmental Site Assessment, Protected  
Species Report, Cultural Resources Survey  
Phase I, Preliminary Geotechnical Assessment,  
Boundary Survey, US Army Corps of Engineers  
Approved JD

Rail Available

Yes

Rail Provider

RJ Corman Railroad Group

# ASCOTT VALLEY INDUSTRIAL PARK - PHASE II



## PROXIMITY INFORMATION

Nearest Airport

Myrtle Beach International Airport

Nearest Interstate

I-95

Nearest Port

Port of Charleston

