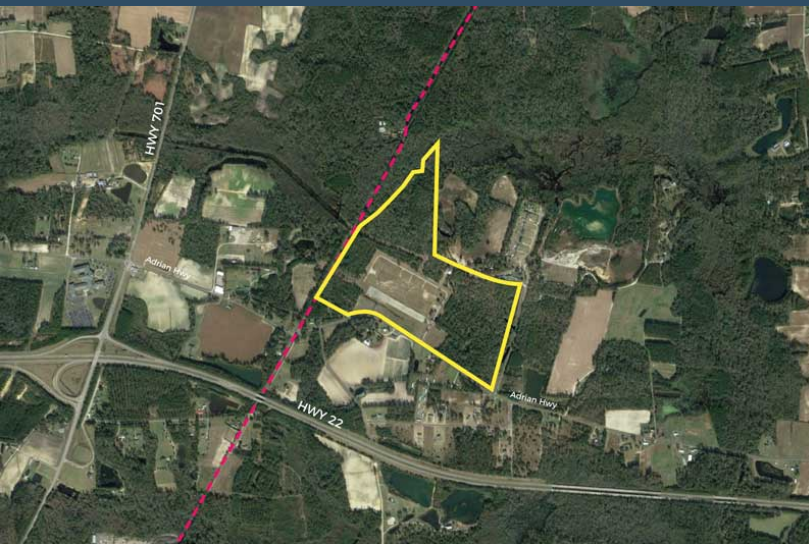


ASCOTT VALLEY INDUSTRIAL PARK

Adrian Hwy
Conway, SC 29526
Latitude and Longitude: 33.948410000, -79.01636000



LOCATION INFORMATION

Address	Adrian Hwy
City	Conway
State	SC
Zip	29526
County	Horry
Date Available	10/14/2022
Municipality	Unincorporated
Latitude and Longitude	33.948410000, -79.01636000

ASCOTT VALLEY INDUSTRIAL PARK



UTILITIES INFORMATION

Primary Electric Provider	Santee Cooper
Natural Gas Provider	Service Not Available
Telecommunications Provider	Horry Telephone Cooperative
Water Provider	Grand Strand Water & Sewer Authority
Water Main Diameter	8"
Distance to Water Main	On Site
Wastewater Provider	Grand Strand Water & Sewer Authority
Wastewater Type	Gravity
Wastewater Line Diameter	8"
Wastewater Main Distance	On Site

BROKERAGE DETAILS

Minimum Price Per Acre	\$15,000
Maximum Price Per Acre	\$25,000

SITE INFORMATION

Total Acres	117
Minimum Divisible Acreage	1
Maximum Contiguous Acreage	Undetermined
Developable Acres	Undetermined
Zoning	Heavy Industrial
Surrounding Land Use - North	Undeveloped Land
Surrounding Land Use - South	Agricultural
Surrounding Land Use - East	Undeveloped Land

Surrounding Land Use - West	Transportation
Site Condition	pad-ready
Elevation (Min)	62'
Elevation (Max)	62'
Soil Type	Fine Sand
Due Diligence Performed	Wetlands Delineation Map, Phase I Environmental Site Assessment
Has Restrictive Covenants	No
Rail Available	Yes
Rail Provider	RJ Corman Railroad Group
Freeway Proximity is Favorable	F

ASCOTT VALLEY INDUSTRIAL PARK



PROXIMITY INFORMATION

Nearest Airport

Myrtle Beach International Airport

Nearest Interstate

I-95

Nearest Port

Port of Georgetown (Break-Bulk Port)

