

# 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

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## PROXIMITY INFORMATION

Nearest Airport

Myrtle Beach International Airport

Nearest Interstate

I-95

Nearest Port

Port of Charleston

