

ASCOTT VALLEY INDUSTRIAL PARK - PHASE

II

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



PROPERTY INFORMATION

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

BROKERAGE DETAILS

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

SITE INFORMATION

Total Site Acreage	49
Developable Acres	46
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
Zoning	Agricultural
Surrounding Land Use - North	Light Industrial
Surrounding Land Use - South	Agricultural
Surrounding Land Use - East	Agricultural
Surrounding Land Use - West	Agricultural

UTILITIES INFORMATION

Electric Service Provider	Horry Electric Cooperative, Inc.
Distance to Nearest Electric Line	On Site
Voltage	34 kV and 115 kV lines on site
Natural Gas Provider	Dominion Energy
Telecommunications Provider	Horry Telephone Cooperative
Water Provider	Grand Strand Water & Sewer Authority
Distance to Nearest Water Main	On Site
Water Line Size	8"
Wastewater Provider	Grand Strand Water & Sewer Authority
Wastewater Line Size	8"

PROXIMITY INFORMATION

Rail Provider	RJ Corman Railroad Group
Nearest Airport (Distance)	Myrtle Beach International Airport (24 miles)
Nearest Interstate (Distance)	I-95 (47 miles)
Nearest Port (Distance)	Port of Charleston (107 miles)

