

# LEASE

## 1.75 ACRES HWY 544 & BUCCANEERS COVE

TBD Hwy 544 Conway, SC 29526



### PROPERTY DESCRIPTION

1.75 acre parcel located at the corner of Hwy 544 & Buccaneers Cove in Conway near Coastal Carolina University. 249 ft frontage on Hwy 544. Zoning is NC (City of Conway jurisdiction). Located between The Cove and University Place (student housing) and planned hotel site (94 rooms). 1/2 mile from Brooks Stadium at Coastal Carolina University. ADT on Hwy 544 is 35,700.

### LOCATION DESCRIPTION

Located within Conway city limits near Coastal Carolina University (and surrounded by student housing), Horry Georgetown Technical College, and Conway Medical Center. Conway is the county seat of Horry County and is experiencing significant growth.

### OFFERING SUMMARY

Lease Rate:	\$60,000.00 per year (Ground)
Lot Size:	1.75 Acres
Frontage:	249'
Traffic Count:	35,700 adt
Zoning:	NC
APN:	38213010018

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,395	8,795	21,116
Total Population	5,630	25,675	56,546
Average HH Income	\$56,825	\$62,481	\$65,805

**Drew Parks**  
843 455 0216



**COLDWELL BANKER  
COMMERCIAL**  
SEA COAST ADVANTAGE



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Line	Bearing	Distance	Curve	Length	Radius	Delta	Bearing	Distance	Tangent
L1	S 06°49'54" W	8.04'	C1	204.54'	5780.67'	2°01'38"	S 09°52'27" W	204.53'	102.28'
L2	S 36°12'34" E	27.23'	C2	357.31'	5780.67'	3°32'29"	S 13°42'51" W	357.25'	178.71'
L3	S 08°52'31" W	30.40'							
L4	N 78°07'51" E	13.88'							
L5	S 57°01'17" E	30.36'							
L6	N 62°48'17" E	32.43'							
L7	N 12°17'21" E	35.49'							
L8	N 71°14'24" E	13.72'							
L9	N 71°42'17" E	22.06'							
L10	S 65°11'58" E	27.05'							
L11	N 85°30'25" E	32.41'							
L12	S 76°03'41" E	52.15'							
L13	S 15°27'35" W	17.54'							
L14	S 15°27'35" W	44.15'							
L15	S 73°17'01" E	15.00'							
L16	S 15°45'05" W	30.70'							
L17	S 54°10'55" W	29.31'							
L18	S 06°48'19" W	8.03'							
L19	N 80°22'06" W	27.63'							
L20	N 61°16'06" W	9.70'							
L21	N 79°02'43" W	28.66'							
L22	N 63°27'47" W	53.78'							
L23	N 31°28'31" W	12.33'							
L24	S 06°59'23" W	49.96'							

LINE	BEARING	DISTANCE
L25	S 74°37'35" E	4.23'
L26	S 15°17'09" W	36.80'
L27	S 16°15'35" W	27.06'
L28	N 32°24'05" W	19.97'
L29	N 19°33'13" W	11.69'
L30	N 60°08'37" W	26.05'
L31	N 60°17'10" W	33.45'
L32	N 76°15'13" W	52.95'
L33	N 65°42'06" W	36.23'
L34	N 50°22'05" W	46.90'
L35	N 77°42'05" W	32.07'

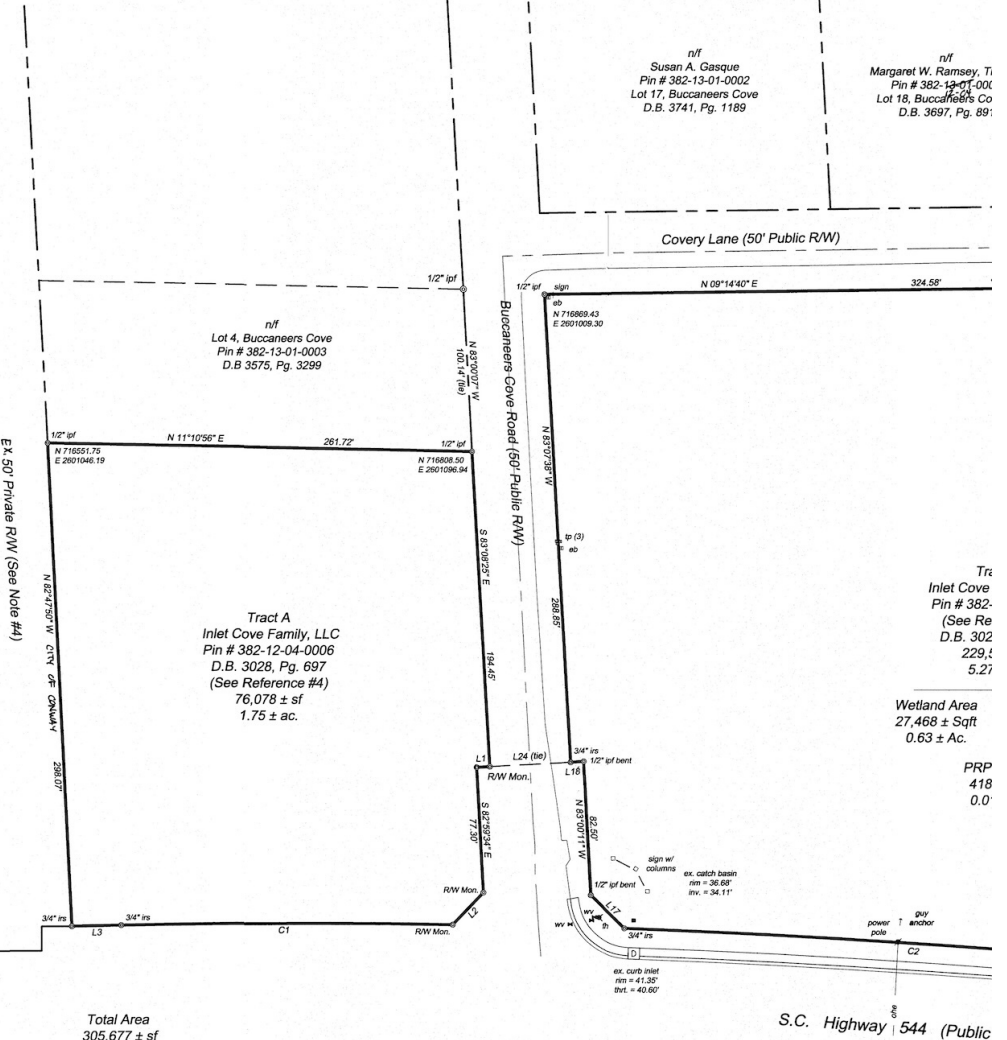
the owner(s) of the property  
this plan of development /  
locate all items as specifically

W Date: 8-1-17  
 K Date: 08-01-17  
 P Date: 8-1-2017

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Total Area  
305,677 ± sf  
7.02 ± ac.

Tract A  
Inlet Cove Family, LLC  
Pin # 382-12-04-0006  
D.B. 3028, Pg. 697  
(See Reference #4)  
76,078 ± sf  
1.75 ± ac.

Tract B  
Inlet Cove Family, LLC  
Pin # 382-12-04-0006  
(See Reference #4)  
D.B. 3028, Pg. 697  
229,599 ± Sqft  
5.27 ± Ac.

Wetland Area 27,468 ± Sqft 0.63 ± Ac.  
Upland Area 201,713 ± Sqft 4.63 ± Ac.

PRPW Area  
418 ± Sqft  
0.01 ± Ac.

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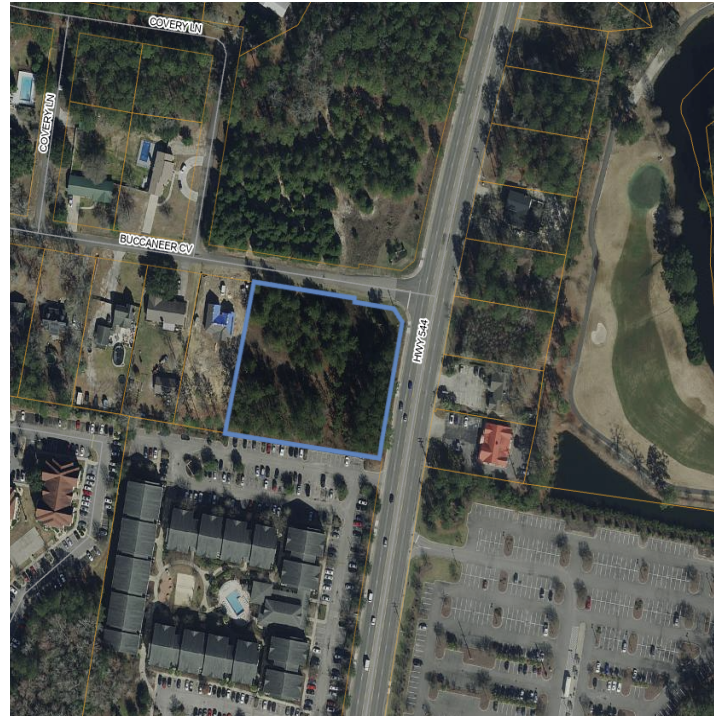
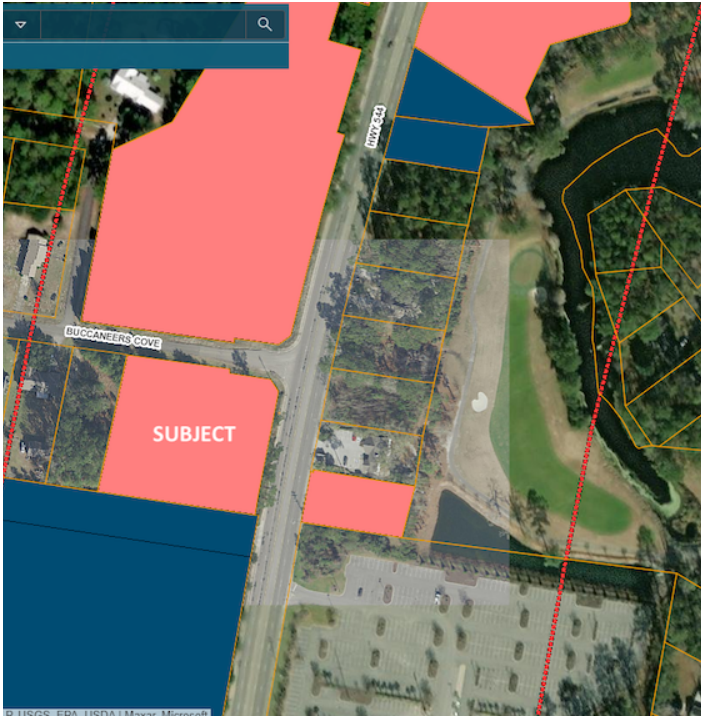
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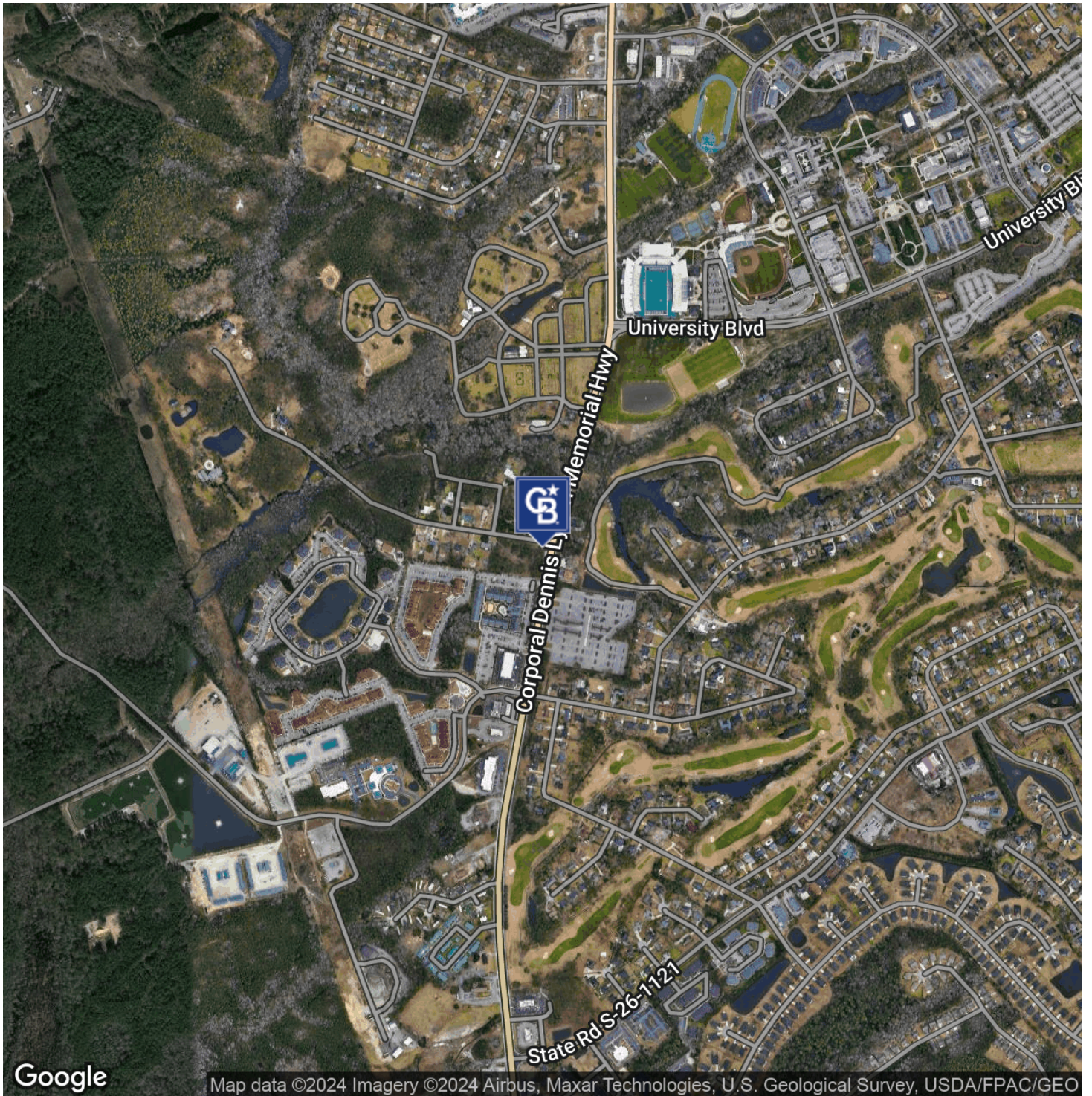
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Google

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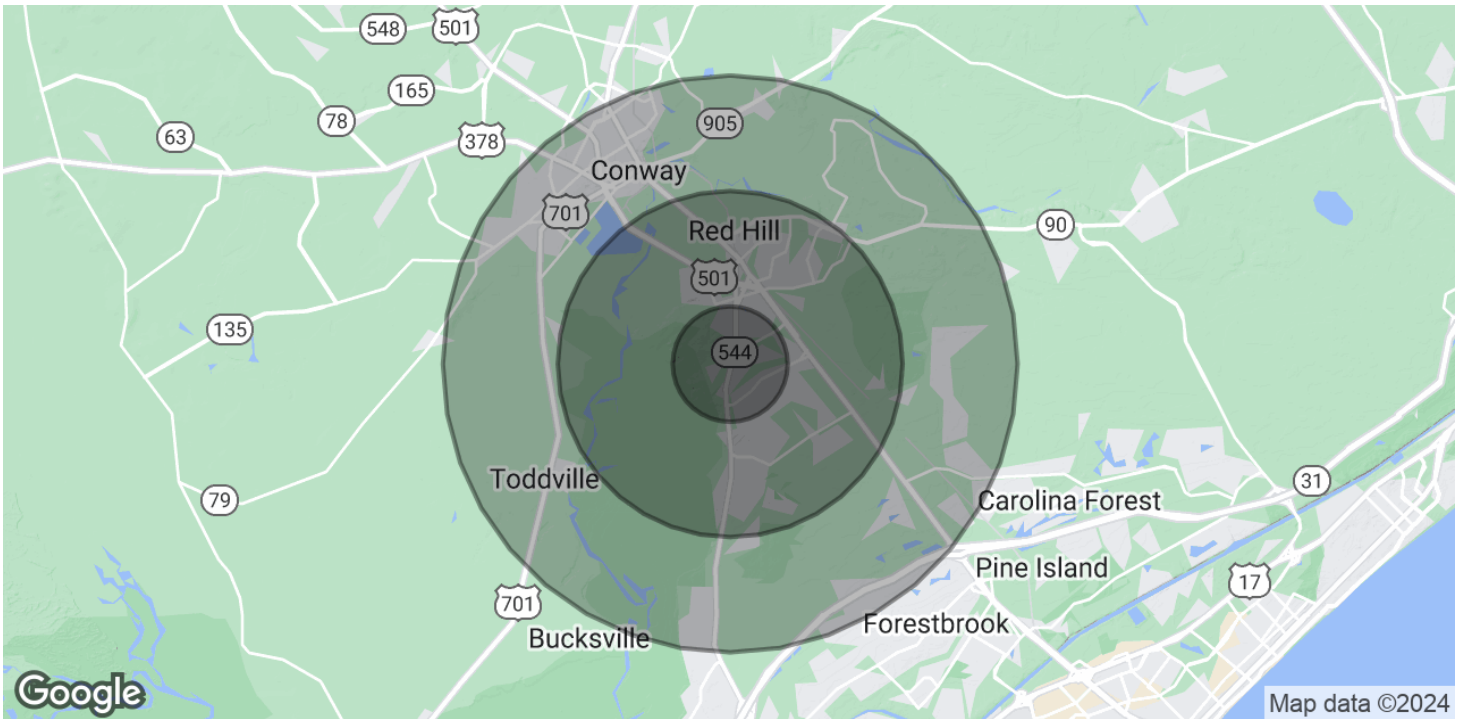
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,630	25,675	56,546
Average Age	31.4	40	41.8
Average Age (Male)	31.5	39.6	41
Average Age (Female)	31.3	40.3	42.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,395	8,795	21,116
# of Persons per HH	3.8	3.0	2.5
Average HH Income	\$56,825	\$62,481	\$65,805
Average House Value	\$279,488	\$267,707	\$287,399

\* Demographic data derived from 2020 ACS - US Census

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