

# 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

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,379	9,273	22,341
Total Population	5,564	26,695	59,482
Average HH Income	\$75,176	\$77,749	\$79,499

**Drew Parks**  
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(843) 455-0216  
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**Addison Parks**  
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COMMERCIAL**  
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## COMMERCIAL CORNER\_HWY 544 NEAR CCU

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L1	S 06°49'54" W	8.04'	C1	204.54'	5780.67'	2°01'38"	S 09°55'23" 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°46'17" 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	6.03'							
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°26'31" 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	36.88'
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	S 60°08'37" W	26.05'
L31	N 60°17'10" W	33.45'
L32	N 76°51'33" W	52.95'
L33	S 65°42'06" W	36.23'
L34	S 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  
*Down* Date: 08-01-17  
*Permy* Date: 8-1-2017

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Total Area  
305,677 ± sf  
7.02 ± ac.

<b>Tract A</b> Inlet Cove Family, LLC Pin # 382-12-04-0006 D.B. 3028, Pg. 697 (See Reference #4) 76,078 ± sf 1.75 ± ac.	<b>Tract B</b> Inlet Cove Family, LLC Pin # 382-12-04-0006 (See Reference #4) D.B. 3028, Pg. 697 229,599 ± sqft 5.27 ± ac.
<b>Wetland Area</b> 27,468 ± sqft 0.63 ± ac.	<b>Upland Area</b> 201,713 ± sqft 4.63 ± ac.
<b>PRPW Area</b> 418 ± sqft	

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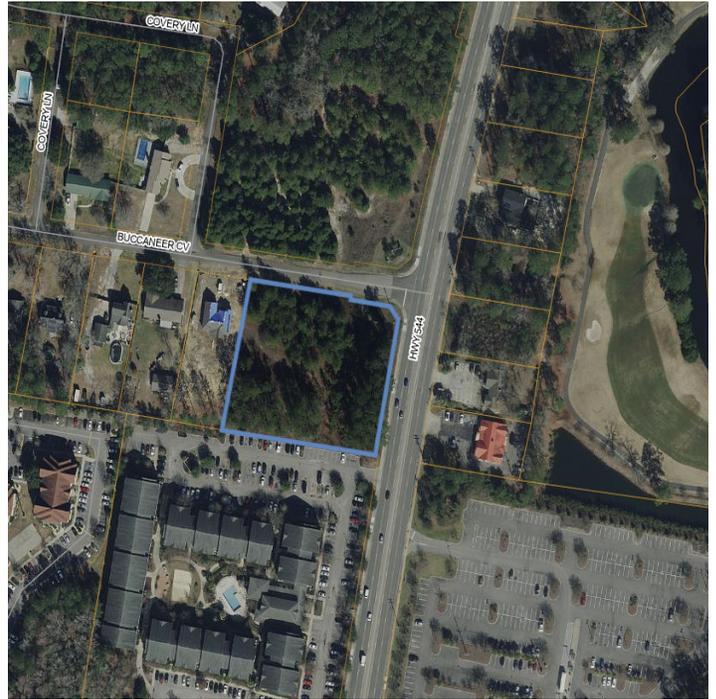
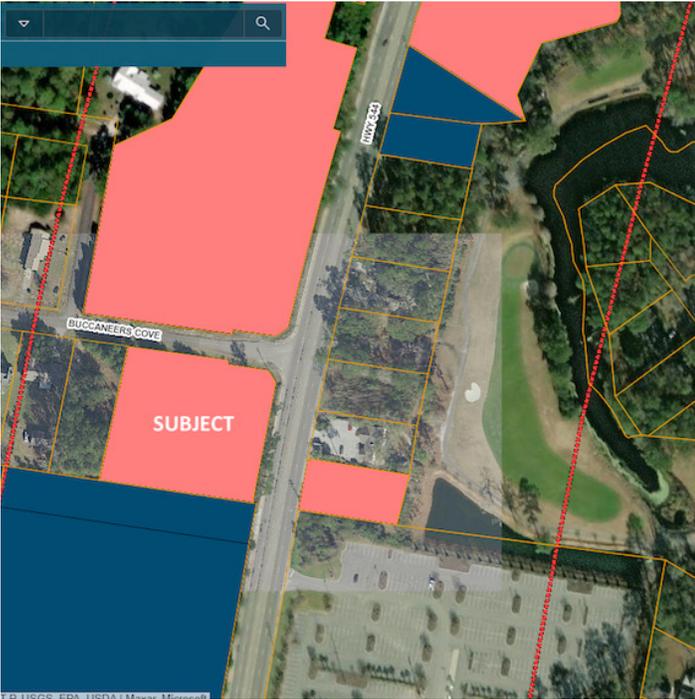


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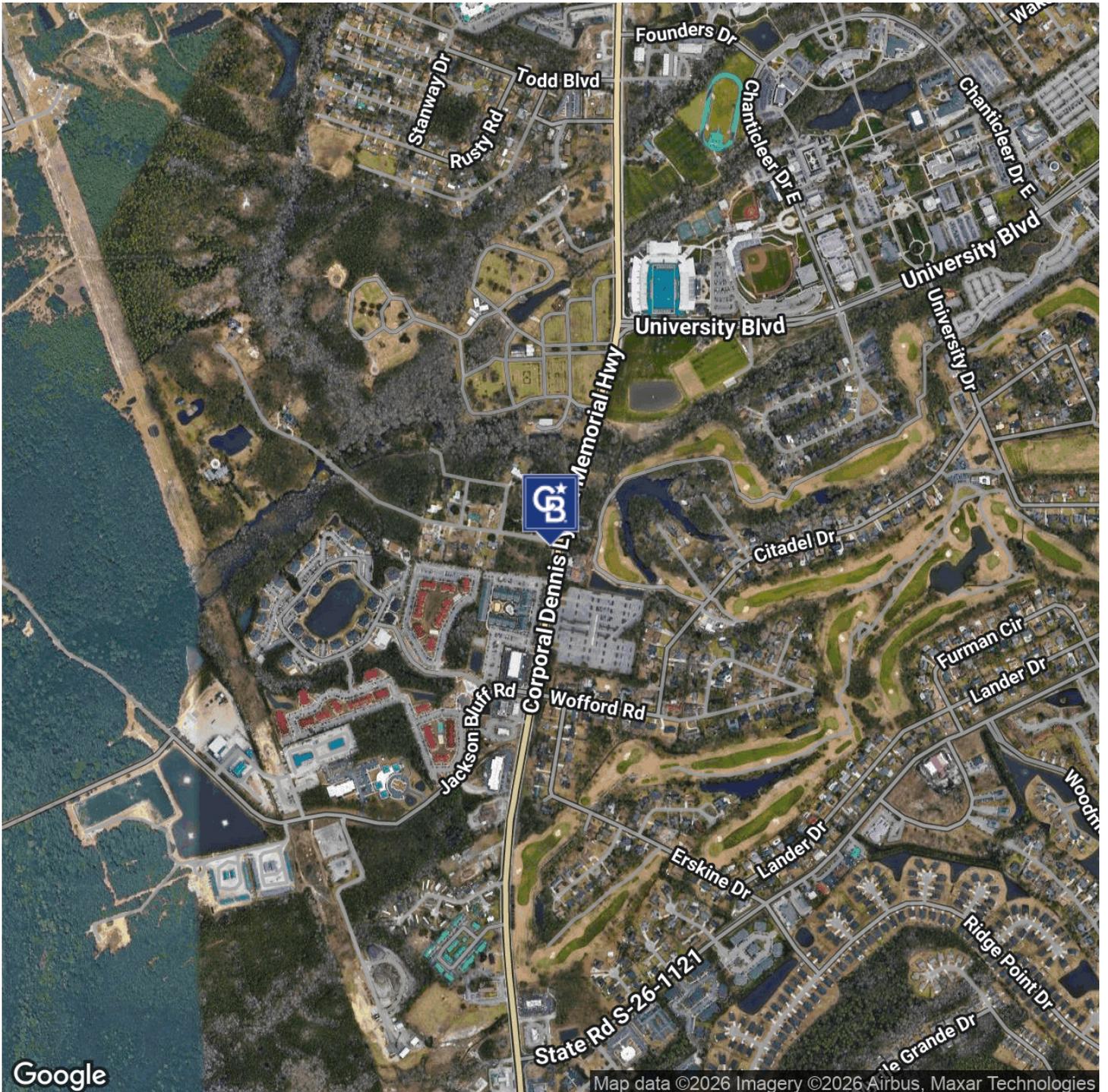


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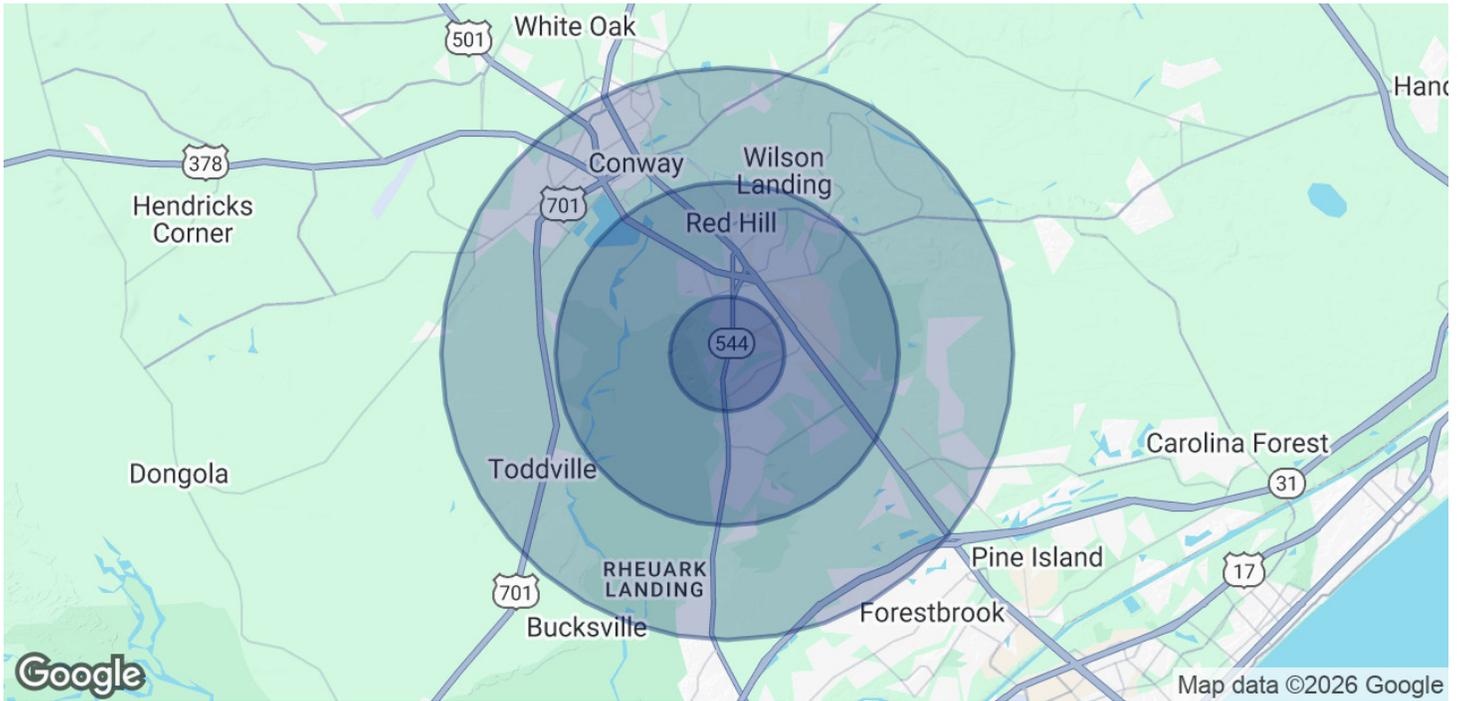
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,564	26,695	59,482
Average Age	31.3	40.7	42.3
Average Age (Male)	31.3	40.2	41.4
Average Age (Female)	31.3	41.2	43.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,379	9,273	22,341
# of Persons per HH	3.8	3.0	2.5
Average HH Income	\$75,176	\$77,749	\$79,499
Average House Value	\$308,867	\$299,369	\$324,115

2020 American Community Survey (ACS)

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