

TBD

HWY 501 FOR SALE

TBD Hwy 501 Business
Conway, SC 29526



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TBD

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Conway, SC 29526



TBD

HWY 501 FOR SALE

PROPERTY INFORMATION

Purchase Price
\$1,575,000.00

Property Address
TBD Hwy 501 Business
Conway, SC 29526

Land Size
7.00 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .



MAREK PROPERTY
ADVISORS



PROPERTY OVERVIEW

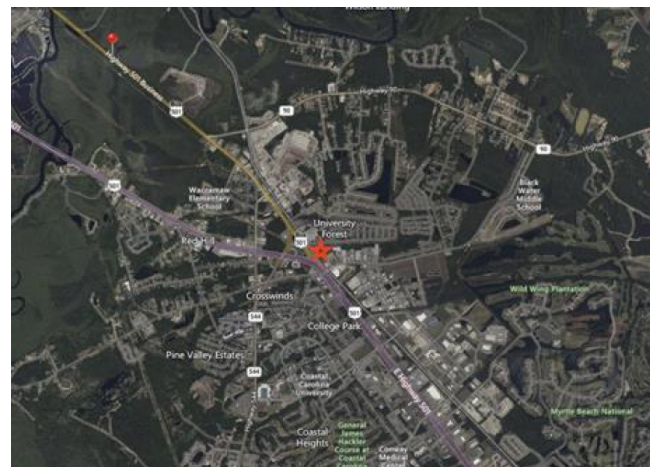
Great development opportunity! This 7-acre corner lot comes with complete engineering firm design plans for four warehouse buildings. Utilities, water, and sewer are available either on-site or nearby. The property was previously two separate lots, now combined into a single tax parcel. A survey is also included. The buyer has flexibility in development, as long as it aligns with the city council's aesthetic standards. The lot is zoned Highway Commercial, allowing a wide range of commercial uses, including sports facilities. A completed Phase 1 study is available. The parcel is in excellent condition for development. Buyers should verify the total acreage.

TBD

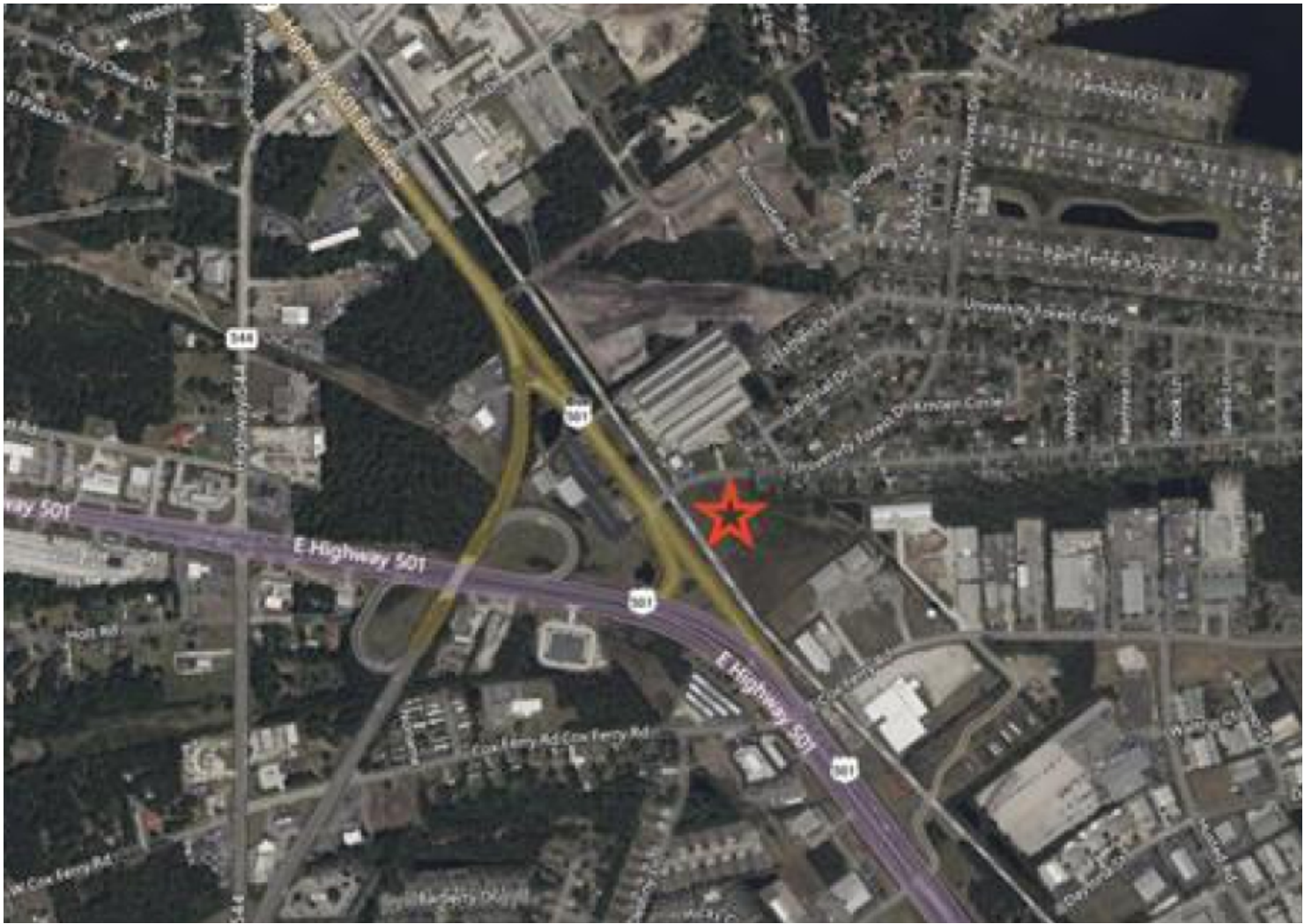
HWY 501 FOR SALE

**TBD Hwy 501 Business
Conway, SC 29526**

PROPERTY PHOTOS

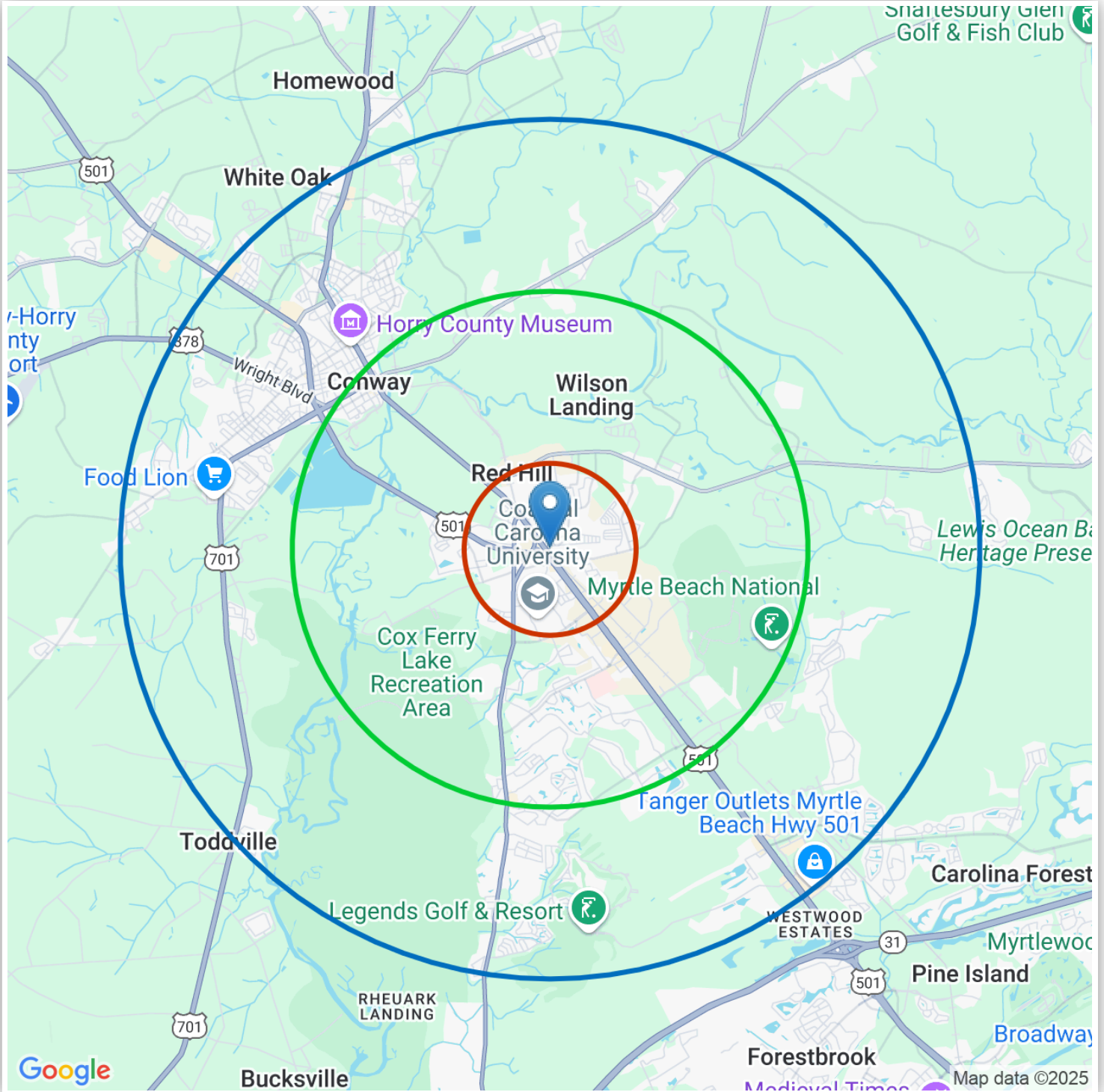


PROPERTY PHOTOS



TBD HWY 501 FOR SALE

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)

Community Profile



7,975
Population
Total

2.92%
Population
Growth

2.64
Average
HH Size

23.6
Median
Age

60.1
Diversity
Index

\$53,562
Median HH
Income

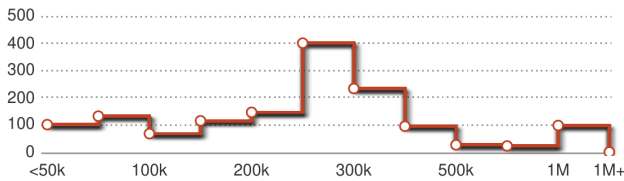
\$269,750
Median Home
Value

13.45%
Under 18

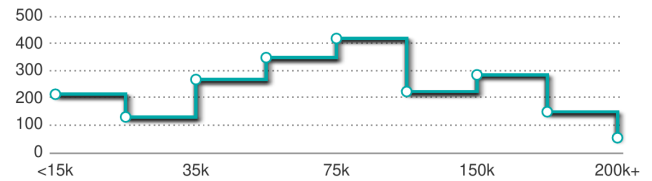
73.35%
Ages 18
to 65

13.19%
Aged 66+

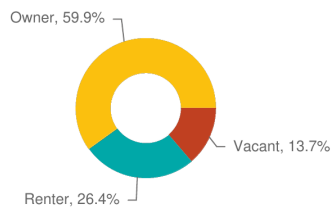
HOME VALUE



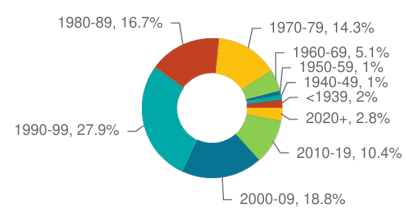
HOUSEHOLD INCOME



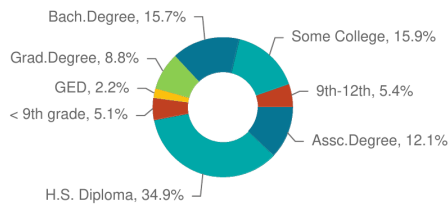
HOME OWNERSHIP



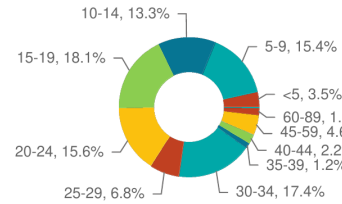
HOUSING: YEAR BUILT



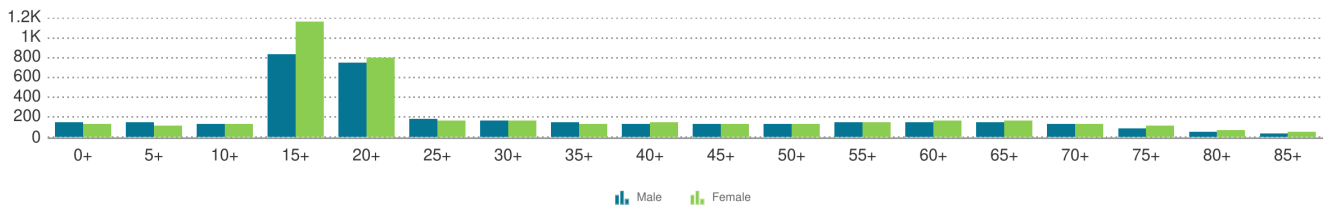
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)

Community Profile



23,549
Population
Total

2.11%
Population
Growth

2.37
Average
HH Size

28.2
Median
Age

57.2
Diversity
Index

\$57,370
Median HH
Income

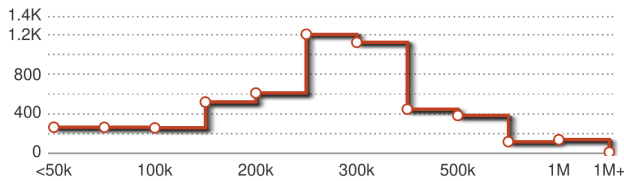
\$281,255
Median Home
Value

12.7%
Under 18

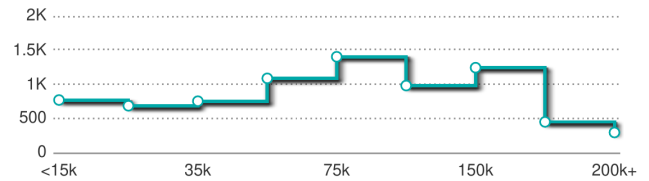
66.33%
Ages 18
to 65

20.97%
Aged 66+

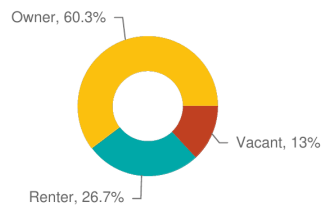
HOME VALUE



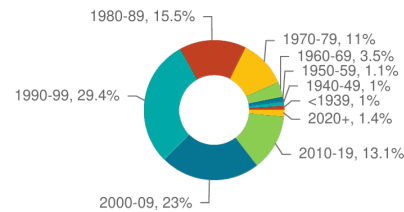
HOUSEHOLD INCOME



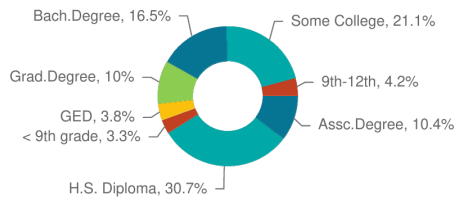
HOME OWNERSHIP



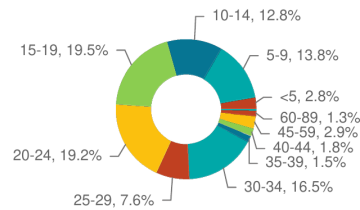
HOUSING: YEAR BUILT



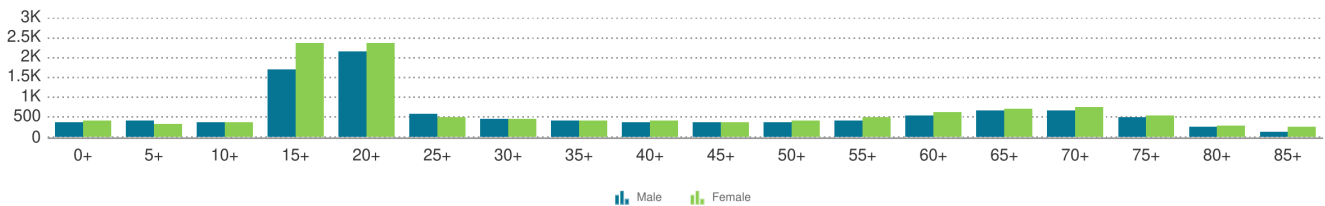
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

Community Profile



59,642
Population
Total

2.76%
Population
Growth

2.41
Average
HH Size

40.4
Median
Age

54.7
Diversity
Index

\$60,116
Median HH
Income

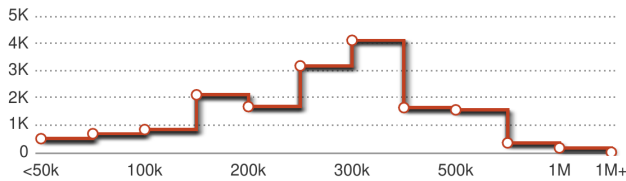
\$291,004
Median Home
Value

16.74%
Under 18

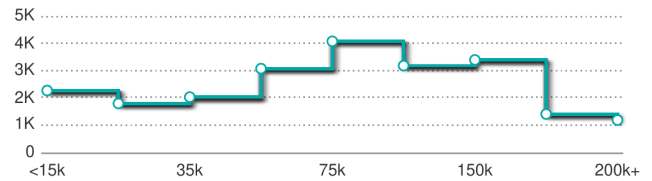
59.19%
Ages 18
to 65

24.07%
Aged 66+

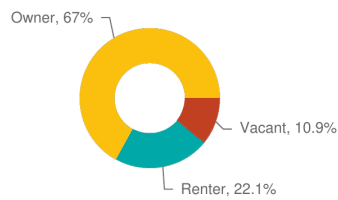
HOME VALUE



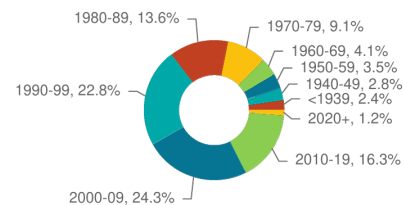
HOUSEHOLD INCOME



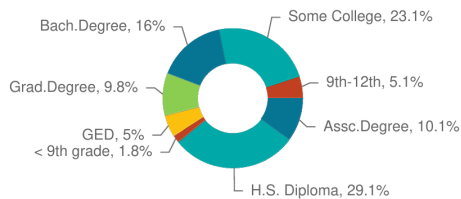
HOME OWNERSHIP



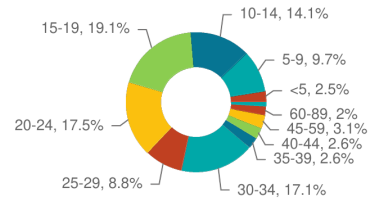
HOUSING: YEAR BUILT



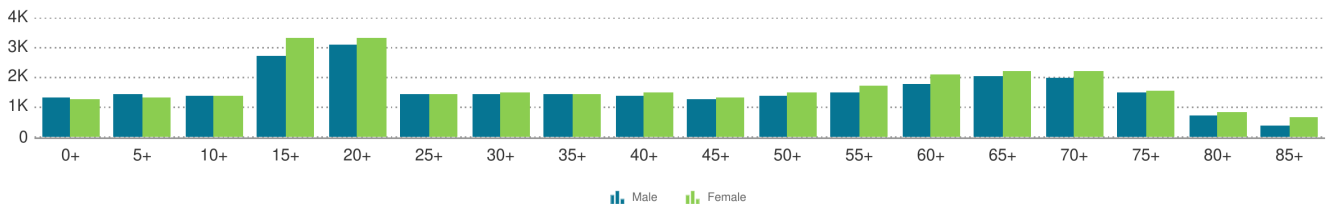
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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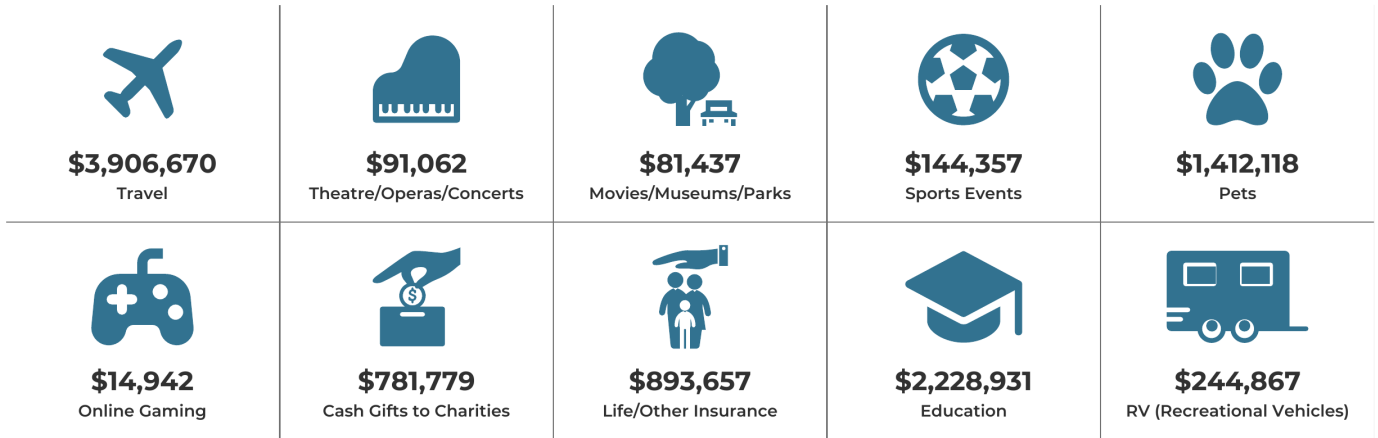
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 1 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

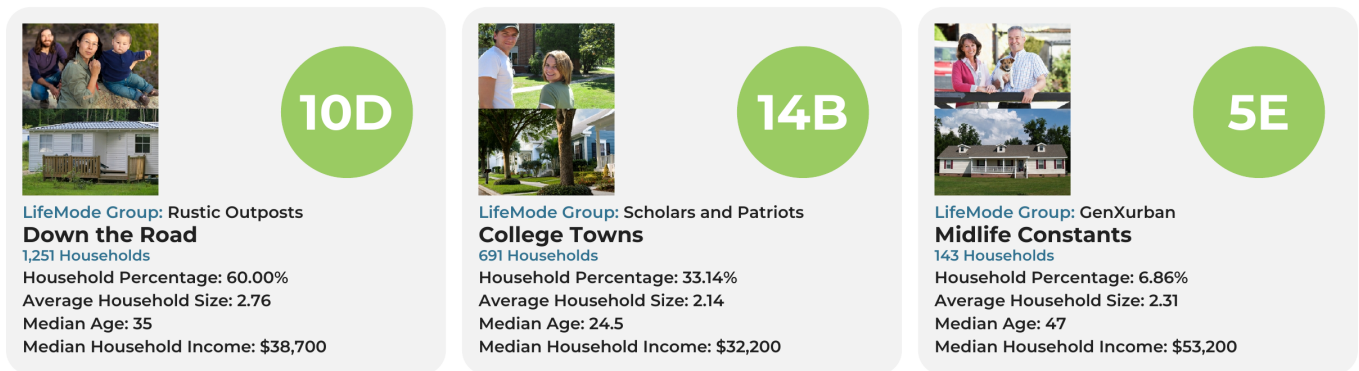
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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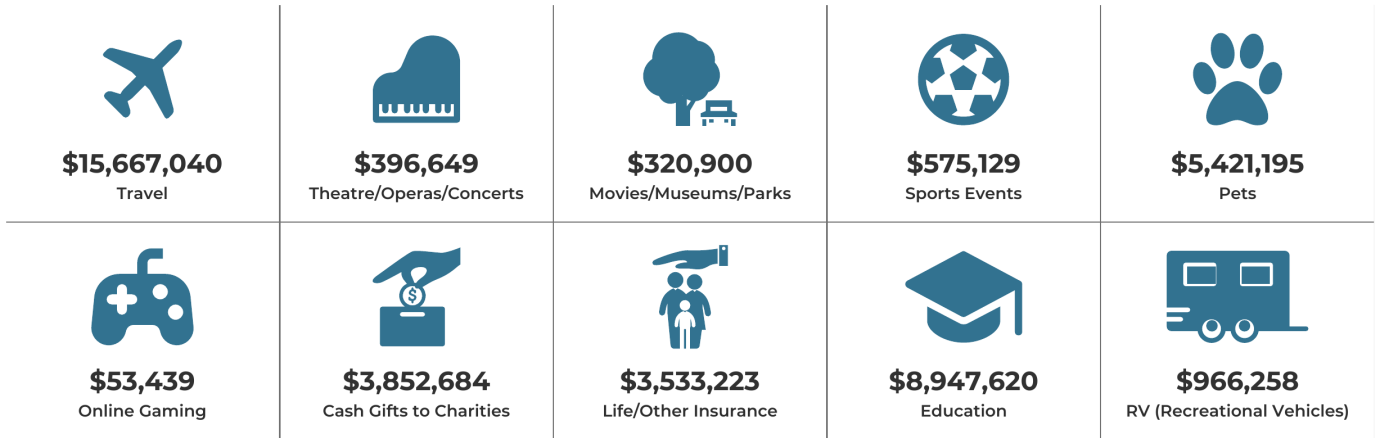
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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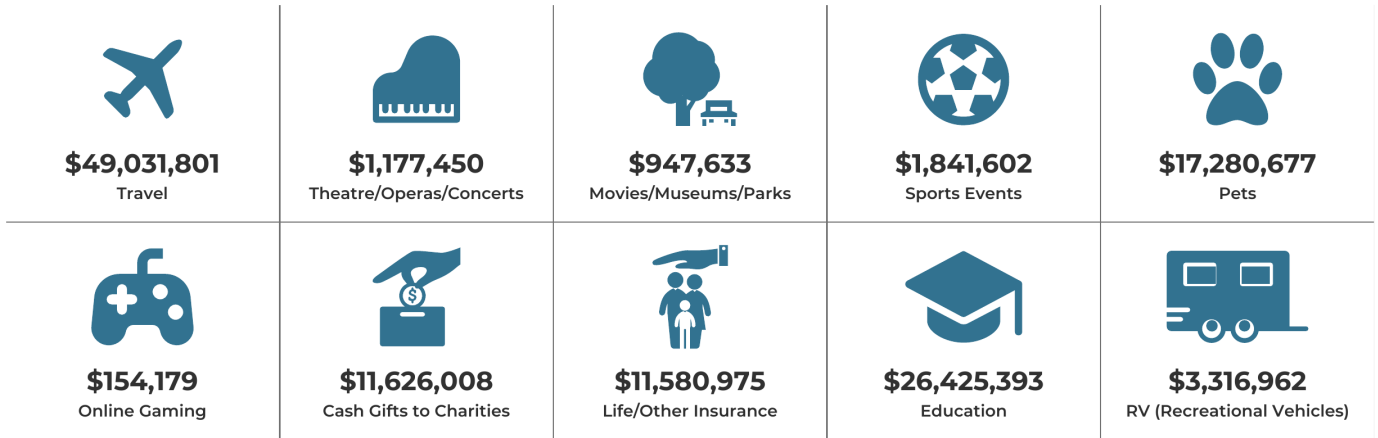
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

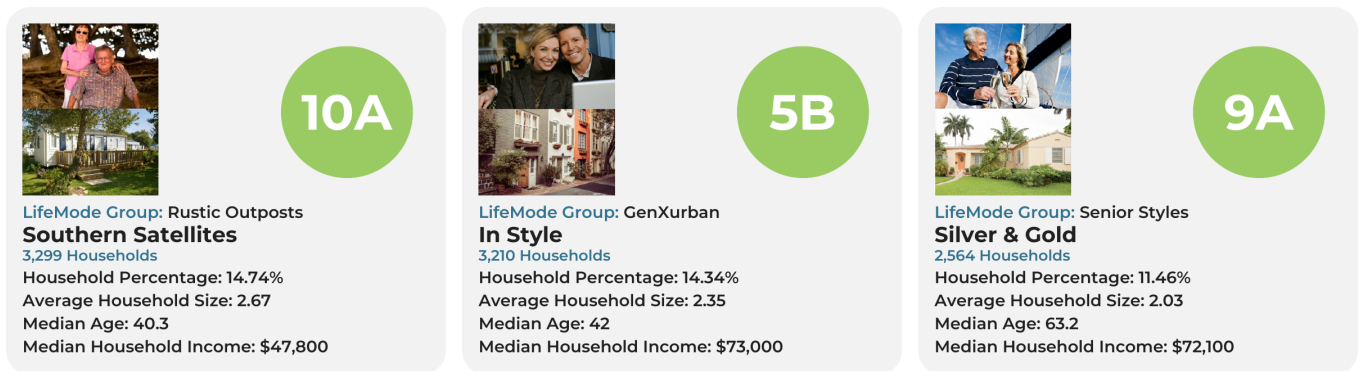
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

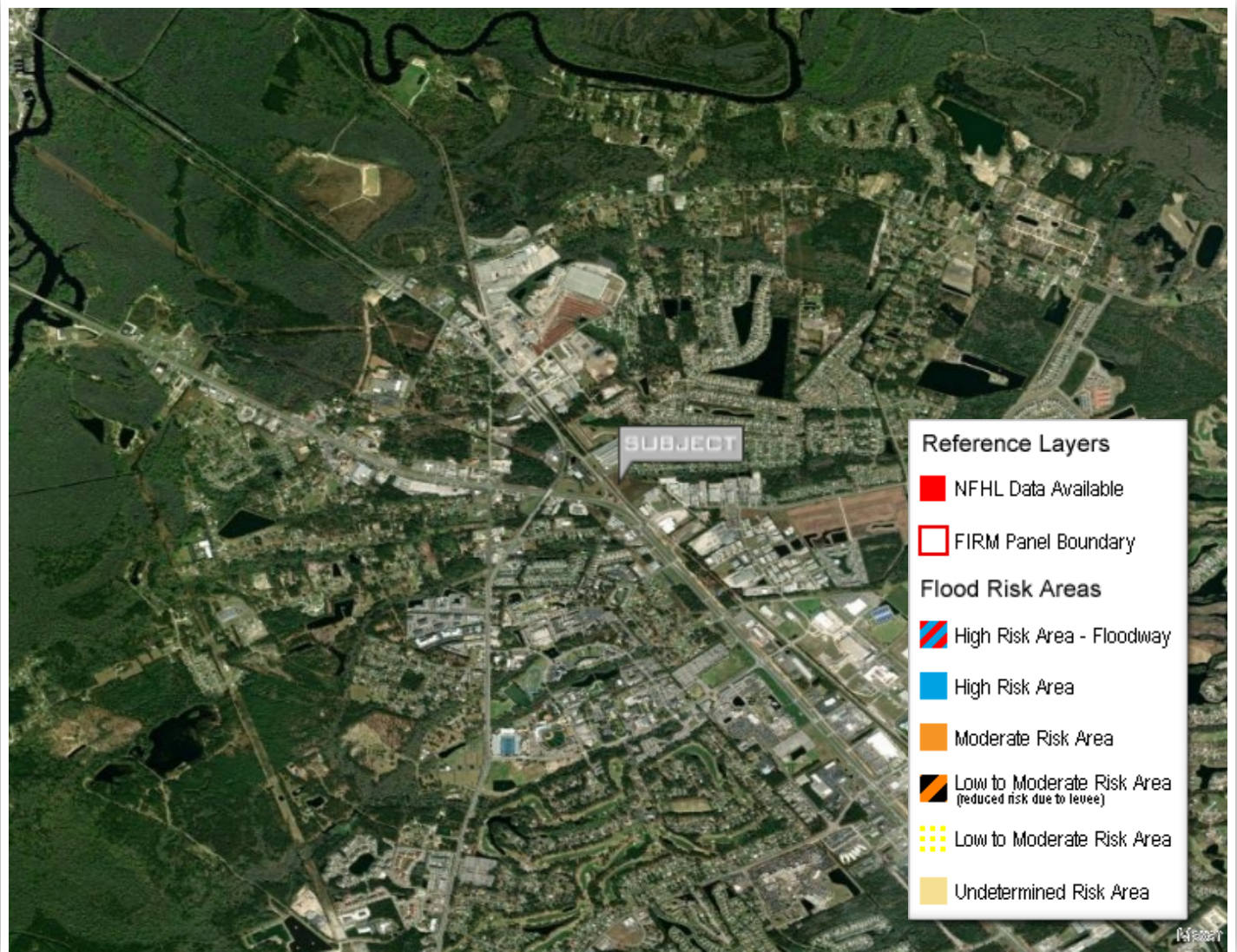
Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)



LOCATION RISK ANALYSIS

Flood Risk Analysis
FEMA Map Last Updated:1969-12-31



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LOCATION RISK ANALYSIS

Flood Hazard Designations

FEMA Map Last Updated: 1969-12-31

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

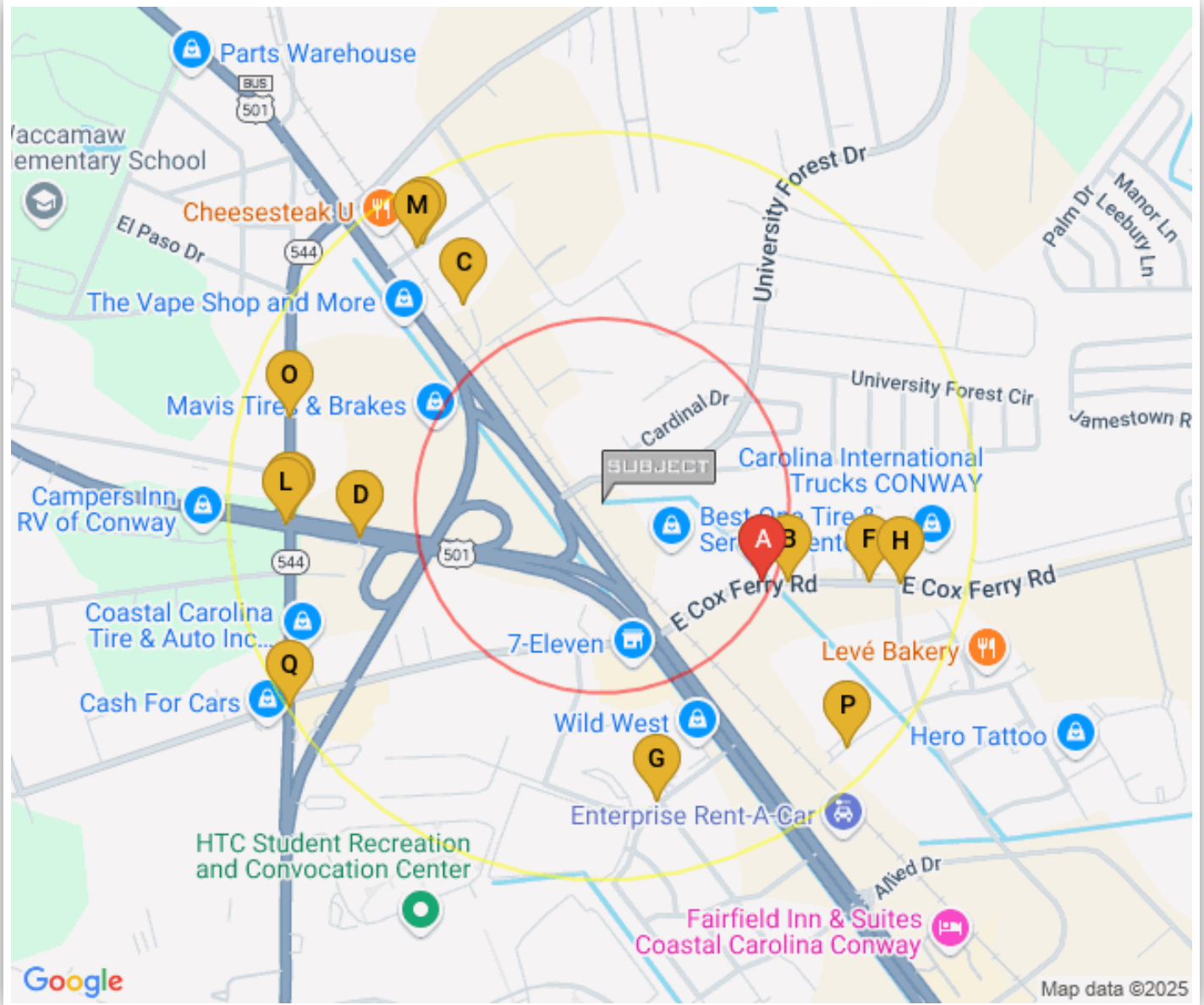


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LOCATION RISK ANALYSIS

ENVIRONMENTAL RISK ANALYSIS



LOCATION RISK ANALYSIS

Locations within 0.25 mile of Subject

BAUSCH LINNEMANN SOUTH CAROLINA LLC Latest Update: 28-Mar-2014

Site Type: STATIONARY **Address:** 201 E COX FERRY
County: HORRY **Facility Detail Report:** [110043556005](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO			

Locations within 0.50 mile of Subject

PENSKE TRUCK LEASING CO LP Latest Update: 09-Aug-2010

Site Type: STATIONARY **Address:** 213 E COX FERRY RD
County: HORRY **Facility Detail Report:** [110038910881](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO	facility contact	MICHAEL COSTANZA	

FRANK & SON INC Latest Update: 09-Jan-2015

Site Type: STATIONARY **Address:** 180 SANDERSON DRIVE
County: HORRY **Facility Detail Report:** [110012165183](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
AIR MINOR	AIRSAFS		GEORGE E SANDERSON	
AIR MINOR	AIRSAFS		GEORGE E SANDERSON	
STATE MASTER	SC-EFIS		SANDERSON, GEORGE SANDY E	



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LOCATION RISK ANALYSIS

AWS - EXPRESS STOP #3150

Latest Update: 29-Dec-2014

Site Type: STATIONARY
 County: HORRY
 Country: UNITED STATES

Address: 1390 HWY 501 E
 Facility Detail Report: [110008555072](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS			

PANTRY 3150 DBA EXPRESS STOP

Latest Update: 29-Dec-2014

Site Type: STATIONARY
 County: HORRY
 Country: UNITED STATES

Address: 1390 HWY 501 E
 Facility Detail Report: [110017176660](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS			

WHITE CAP LTD

Latest Update: 09-Aug-2010

Site Type: STATIONARY
 County: HORRY
 Country: UNITED STATES

Address: 269 E COX FERRY RD
 Facility Detail Report: [110037442988](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO	senior ehs manager	MARK LAUBACH	

CAROLINA LAKES

Latest Update: 29-Dec-2014

Site Type: STATIONARY
 County: HORRY
 Country: UNITED STATES

Address: 1025 CAROLINA RD UNIT Z 5
 Facility Detail Report: [110019994675](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS			



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LOCATION RISK ANALYSIS

WADE LOTT INC

Latest Update: 26-Apr-2005

Site Type: STATIONARY
County: HORRY
Country: UNITED STATES

Address: 289 E COX FERRY RD
Facility Detail Report: [110017329005](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS			

WILCO 949

Latest Update:

Site Type: STATIONARY
County: HORRY
Country: UNITED STATES

Address: HWY 501 & HWY 544
Facility Detail Report: [110020998045](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS			

HESS # 40866

Latest Update:

Site Type: STATIONARY
County: HORRY COUNTY
Country:

Address: 1365 HWY 501 E
Facility Detail Report: [110064835932](#)

Interest Type	Source	Contact Role	Contact Name	Phone
FORMAL ENFORCEMENT ACTION	ICIS			

SPEEDWAY 4595

Latest Update:

Site Type: STATIONARY
County: HORRY
Country: UNITED STATES

Address: 1365 HIGHWAY 501 EAST
Facility Detail Report: [110069457439](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO			



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LOCATION RISK ANALYSIS

RED HILL STATION

Latest Update:

Site Type: STATIONARY
County: HORRY
Country: UNITED STATES
Address: 1364 HWY 501 EAST
Facility Detail Report: [110017187275](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS			

CONCRETE SUPPLY CO., LLC - CONWAY

Latest Update:

Site Type: STATIONARY
County: HORRY COUNTY
Country:
Address: 151 OLE WOODWARD RD
Facility Detail Report: [110070556436](#)

Interest Type	Source	Contact Role	Contact Name	Phone
TRI REPORTER	TRIS			

BUILDERS FIRSTSOURCE CORPORATE OFC MILLWORK DIV

Latest Update: 01-Jun-2004

Site Type: STATIONARY
County: HORRY
Country: UNITED STATES
Address: 150 OLE WOODWARD AVENUE
Facility Detail Report: [110011588326](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS		DEAL, C B	

C A TIMBES INCORPORATED

Latest Update: 22-Mar-2004

Site Type: STATIONARY
County: HORRY
Country: UNITED STATES
Address: 289 HIGHWAY 544
Facility Detail Report: [110017190485](#)



LOCATION RISK ANALYSIS

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS		TIMBE JR, CHARLES A	



B3C FUEL SOLUTIONS LLC

Latest Update:

Site Type: STATIONARY
County: HORRY
Country: UNITED STATES
Address: 108 DAYTONA ST
Facility Detail Report: [110070633467](#)

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO		JEREMY BARROW	



SCOTCHMAN 118

Latest Update: 24-Aug-2009

Site Type: STATIONARY
County: HORRY
Country: UNITED STATES
Address: 510 HWY 544
Facility Detail Report: [110017333571](#)

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	SC-EFIS			



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LOCATION RISK ANALYSIS

Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Disclaimer

This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way.

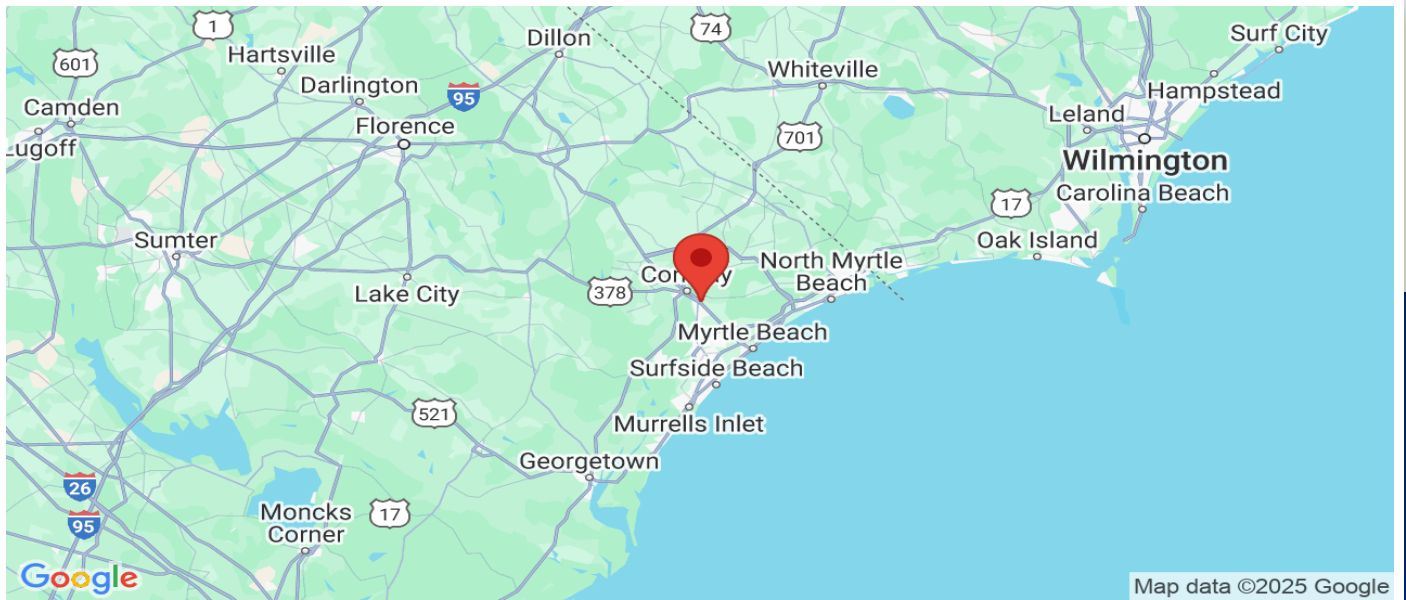
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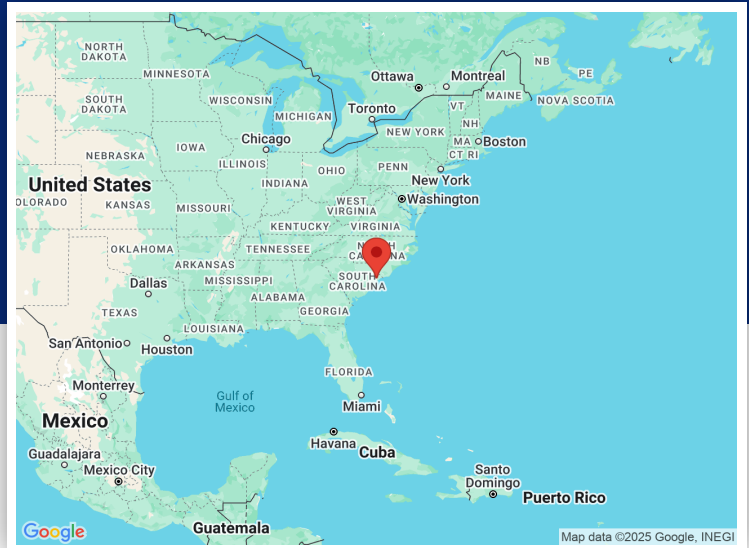
AREA LOCATION MAP



TBD

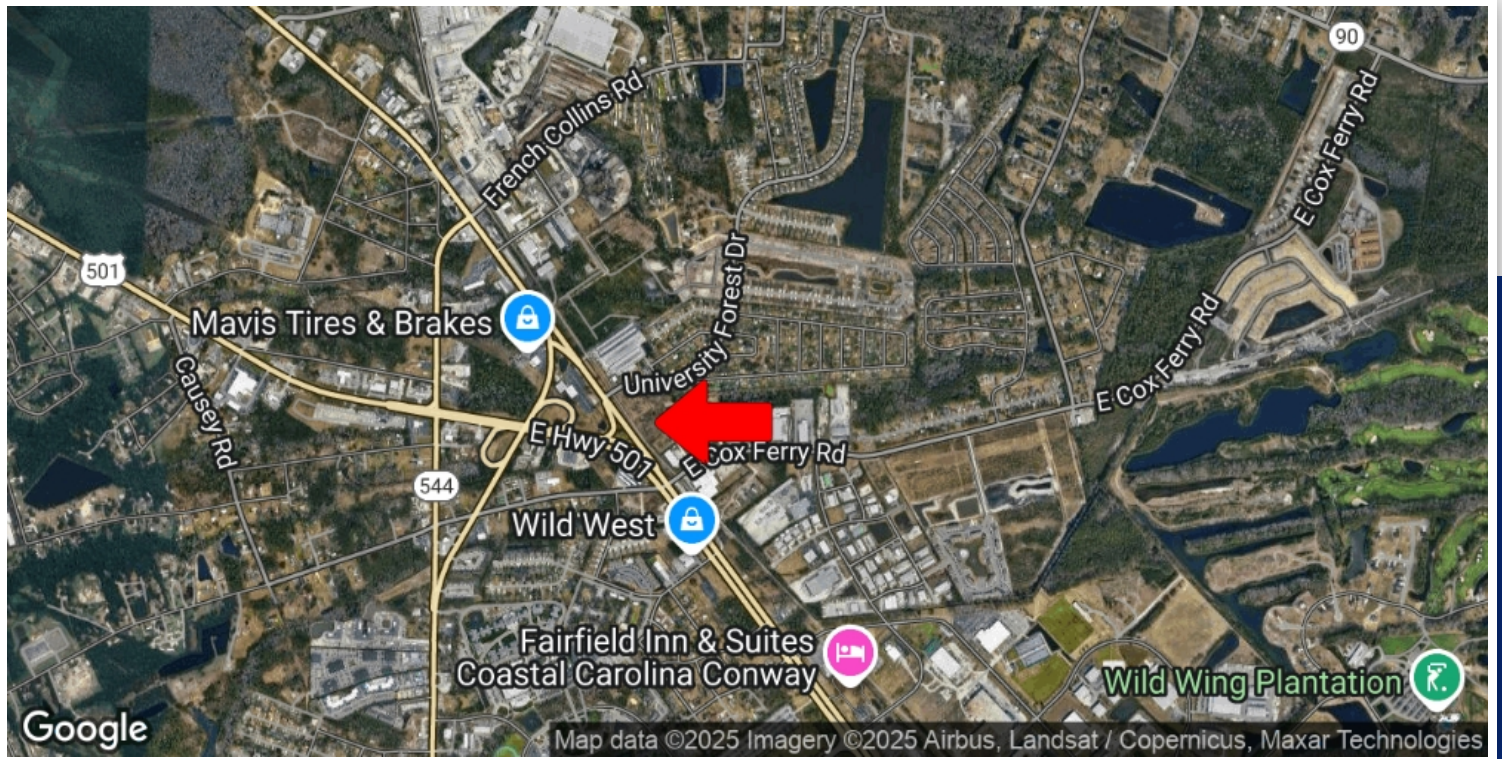
HWY 501 FOR SALE

**TBD Hwy 501
Business
Conway, SC, 29526**



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AERIAL ANNOTATION MAP



TBD

HWY 501 FOR SALE

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Conway, SC, 29526



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