

# SALE

## 20 ACRES, US HWY 501 & ROLEIGHN RD

4960 U.S. 501 Conway, SC 29526



### PROPERTY DESCRIPTION

20 acre tract with 805 ft frontage on Hwy 501 located at the corner of US Hwy 501 and Roleighn Rd, 1 mile south of the Hwy 501 / SC-22 (Conway Bypass) interchange. Two curb cuts on Hwy 501. MA1 Zoning (Horry County). Prime location for an industrial park in close proximity to the planned rural civic center/equestrian center on approx. 500 acres. Public sewer will be extended to Roleighn Rd, and Roleighn Rd will be paved from Hwy 501 beyond the rear property line of the subject property in conjunction with the development of the adjacent tract to the north (Bayview subdivision).

### LOCATION DESCRIPTION

Located 1 mile from SC-22 (Conway Bypass and the proposed connection to SELL- Southern Evacuation Lifeline), 5 miles from preferred route for I-73/74, 18 miles to SC-31 (Carolina Bays Pkwy), 37 miles to SC-9 (Longs), and 46 miles to I-95. Nearby developments include the proposed Horry County Civic Arena/Equestrian Center (500 acres), proposed Palmetto Lakes RV Resort (400 acres), and several large residential developments. Conway is the county seat of Horry County.

### OFFERING SUMMARY

Sale Price:	\$3,000,000
Lot Size:	20 Acres
Frontage:	805 ft - US Hwy 501
Traffic Count:	21,600 ADT

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	7,531	24,666	61,656
Total Population	19,285	64,503	158,192
Average HH Income	\$85,226	\$82,077	\$86,621

**Drew Parks**  
(843) 455-0216  
drewparks@seacoastrealty.com



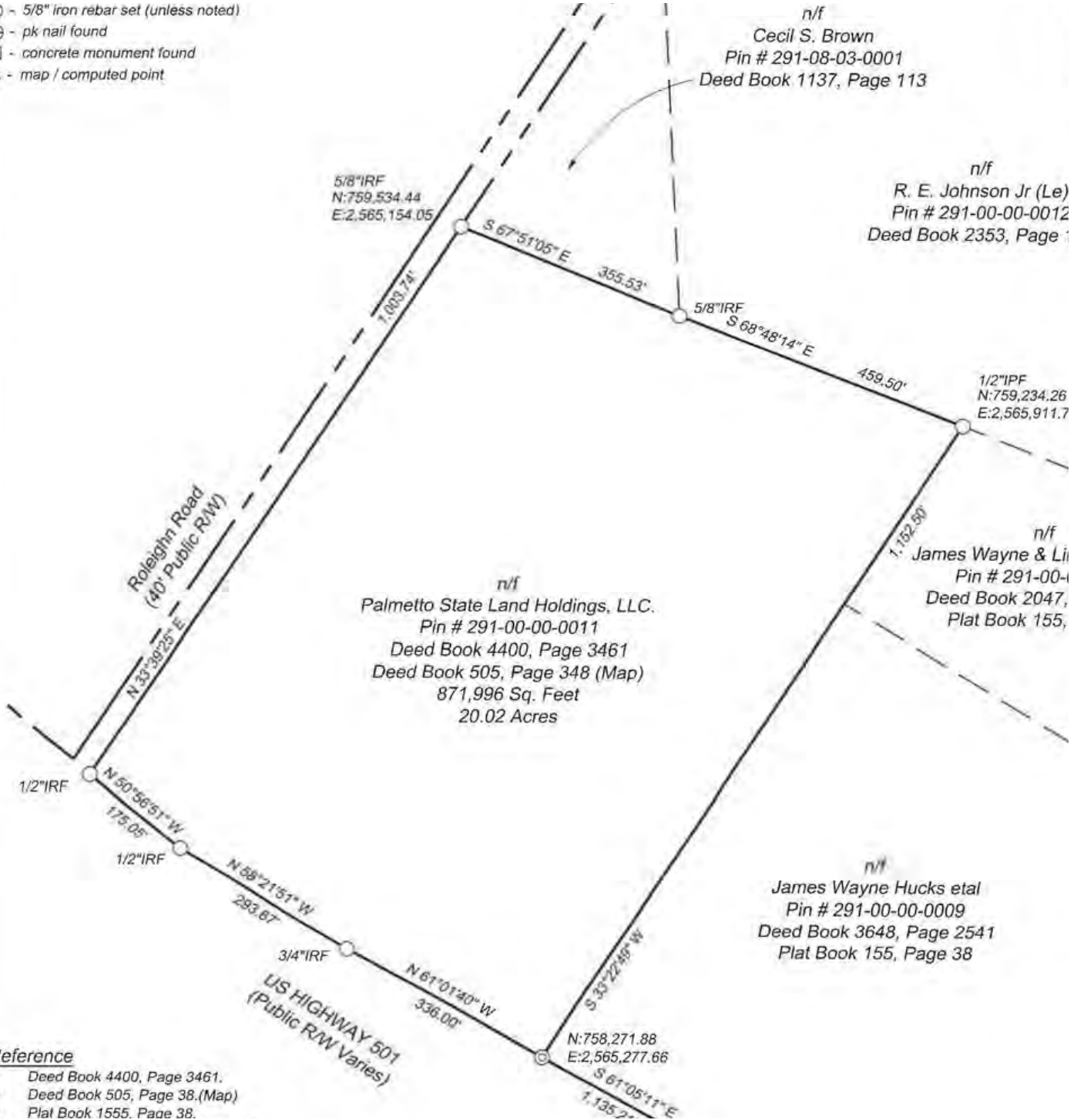
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COMMERCIAL**  
SEA COAST ADVANTAGE

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## BOUNDARY SURVEY

4960 U.S. 501 Conway, SC 29526

- ⊙ - 5/8" iron rebar set (unless noted)
- ⊗ - pk nail found
- ⊠ - concrete monument found
- △ - map / computed point



**Reference**

1. Deed Book 4400, Page 3461.
2. Deed Book 505, Page 38.(Map)
3. Plat Book 1555. Page 38.

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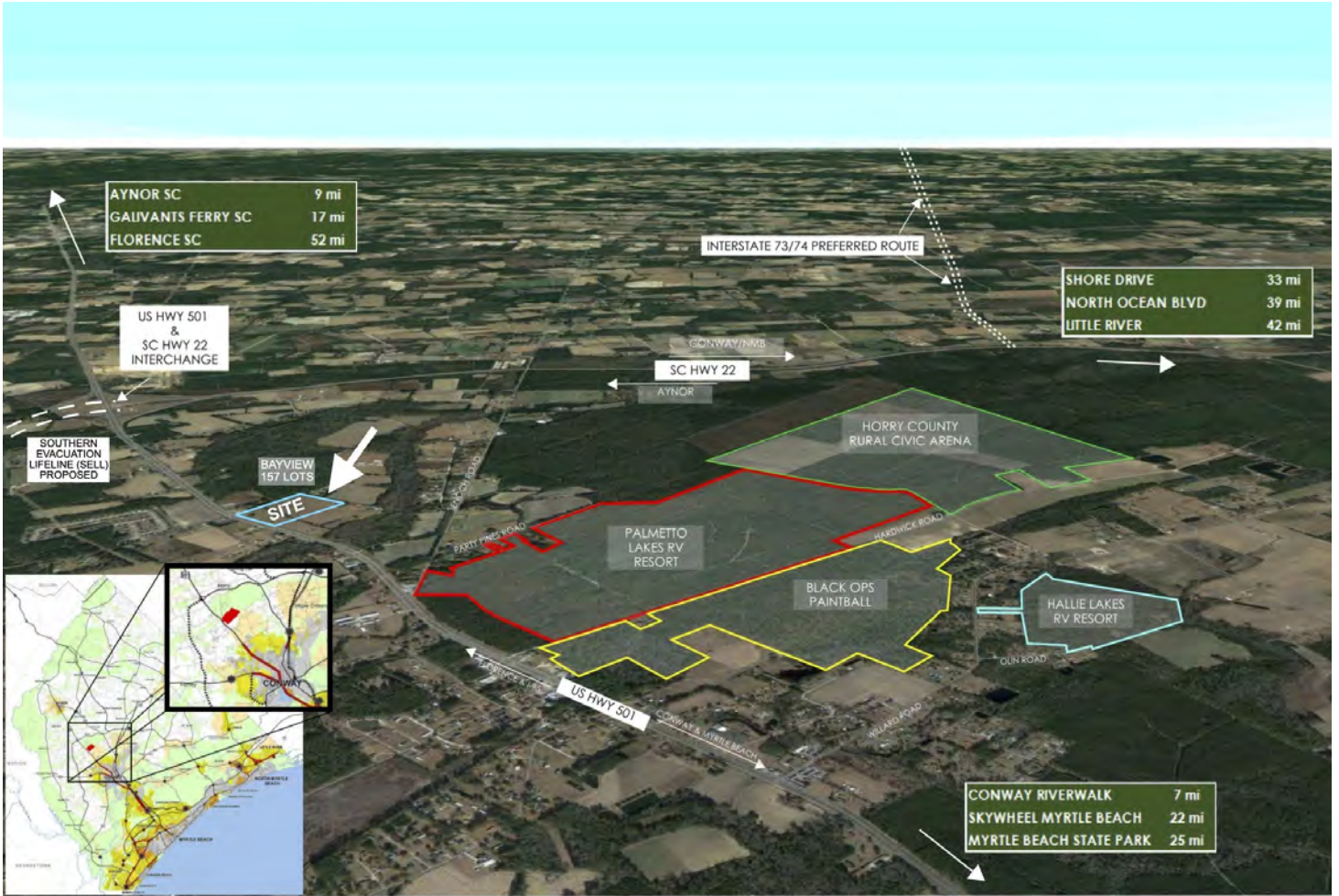


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## SURROUNDING AREA

4960 U.S. 501 Conway, SC 29526



### PALMETTO LAKES RV RESORT & SURROUNDING AREA

**THOMAS & HUTTON**  
Engineering | Surveying | Planning | GIS | Consulting

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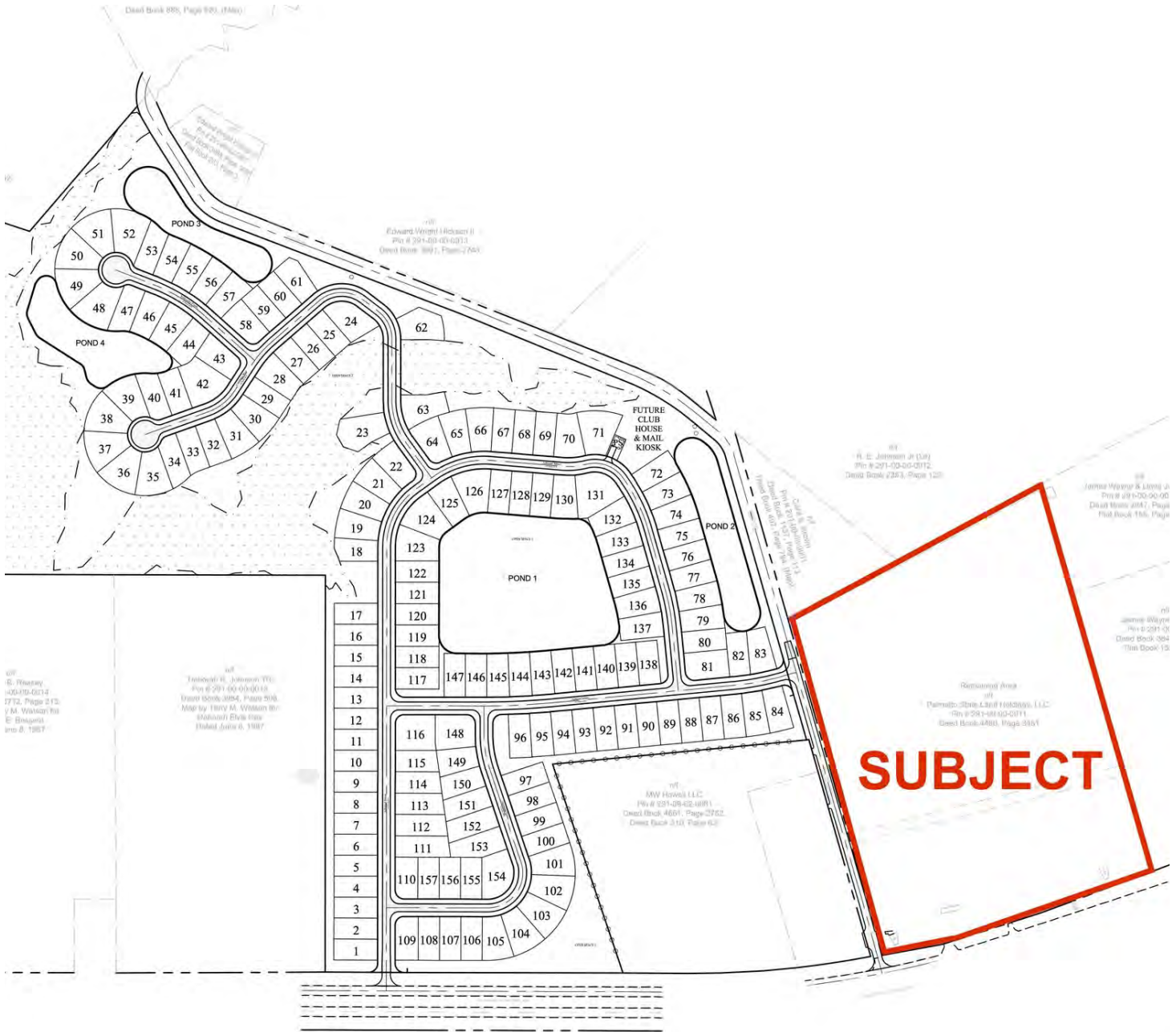


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## SURROUNDING AREA

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**SUBJECT**

OVERALL P



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## ZONING MAP

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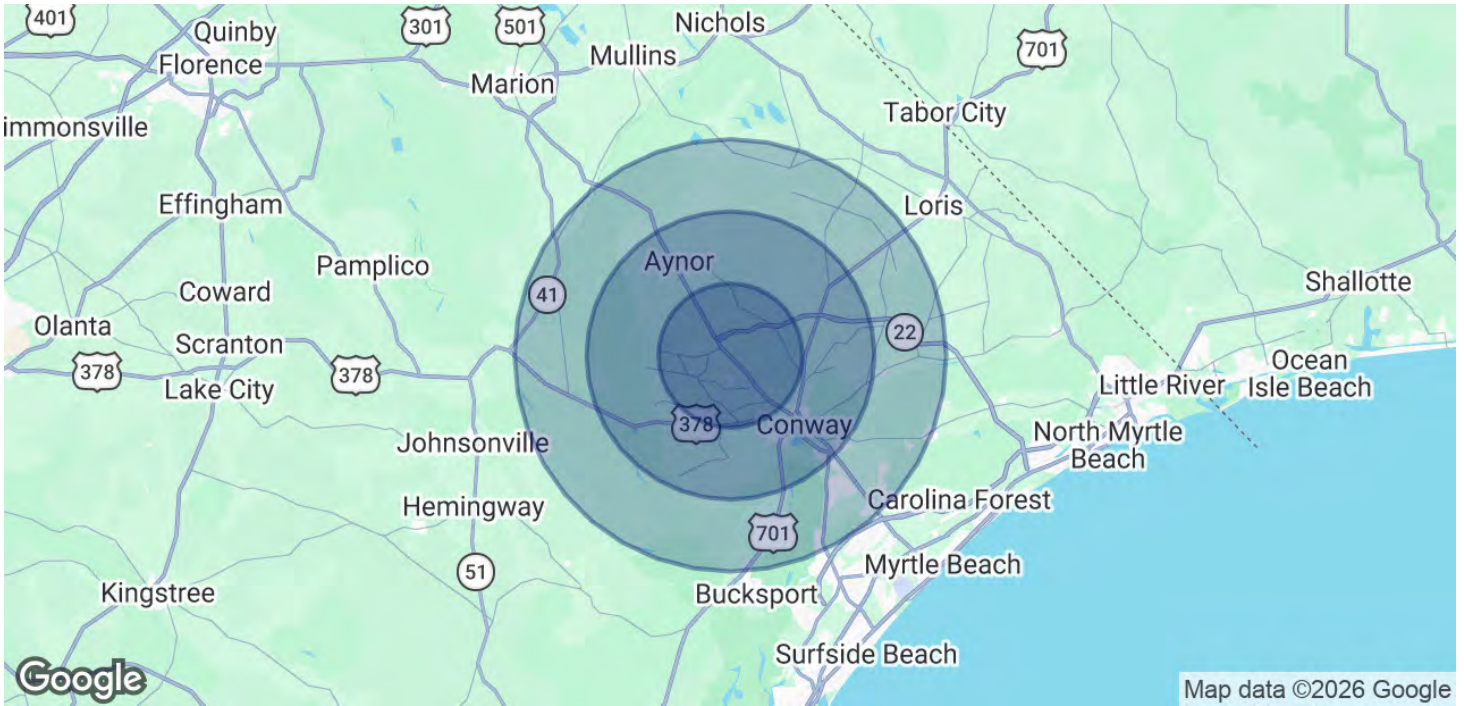


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4960 U.S. 501

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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	19,285	64,503	158,192
Average Age	42	41	43
Average Age (Male)	41	40	42
Average Age (Female)	43	42	43

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	7,531	24,666	61,656
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$85,226	\$82,077	\$86,621
Average House Value	\$252,314	\$257,551	\$272,431

Demographics data derived from AlphaMap

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