

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 35,300.

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:	35,300 ADT
APN:	38213010018

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

Senior Broker Associate
(843) 455-0216
drewparks@seacoastrealty.com

Addison Parks

Comm Sales Associate
(304) 305-3018
addisonparks@seacoastrealty.com



**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

LEASE

COMMERCIAL CORNER_HWY 544 NEAR CCU

TBD Hwy 544 Conway, SC 29526



Drew Parks

Senior Broker Associate
(843) 455-0216

drewparks@seacoastrealty.com

Addison Parks

Comm Sales Associate
(304) 305-3018

addisonparks@seacoastrealty.com



**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

LEASE

COMMERCIAL CORNER_HWY 544 NEAR CCU

TBD Hwy 544 Conway, SC 29526

L1	S 06°49'54" W	8.04'
L2	S 36°12'34" E	27.23'
L3	S 08°52'31" W	30.40'
L4	N 79°07'51" E	13.88'
L5	S 57°01'17" E	30.36'
L6	N 82°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 85°11'38" 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	44.16'
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	8.63'
L19	N 80°23'08" W	27.53'
L20	N 61°16'06" W	9.70'
L21	N 79°02'43" W	28.66'
L22	N 83°27'47" W	53.78'
L23	N 31°28'31" W	12.33'
L24	S 06°59'23" W	49.96'

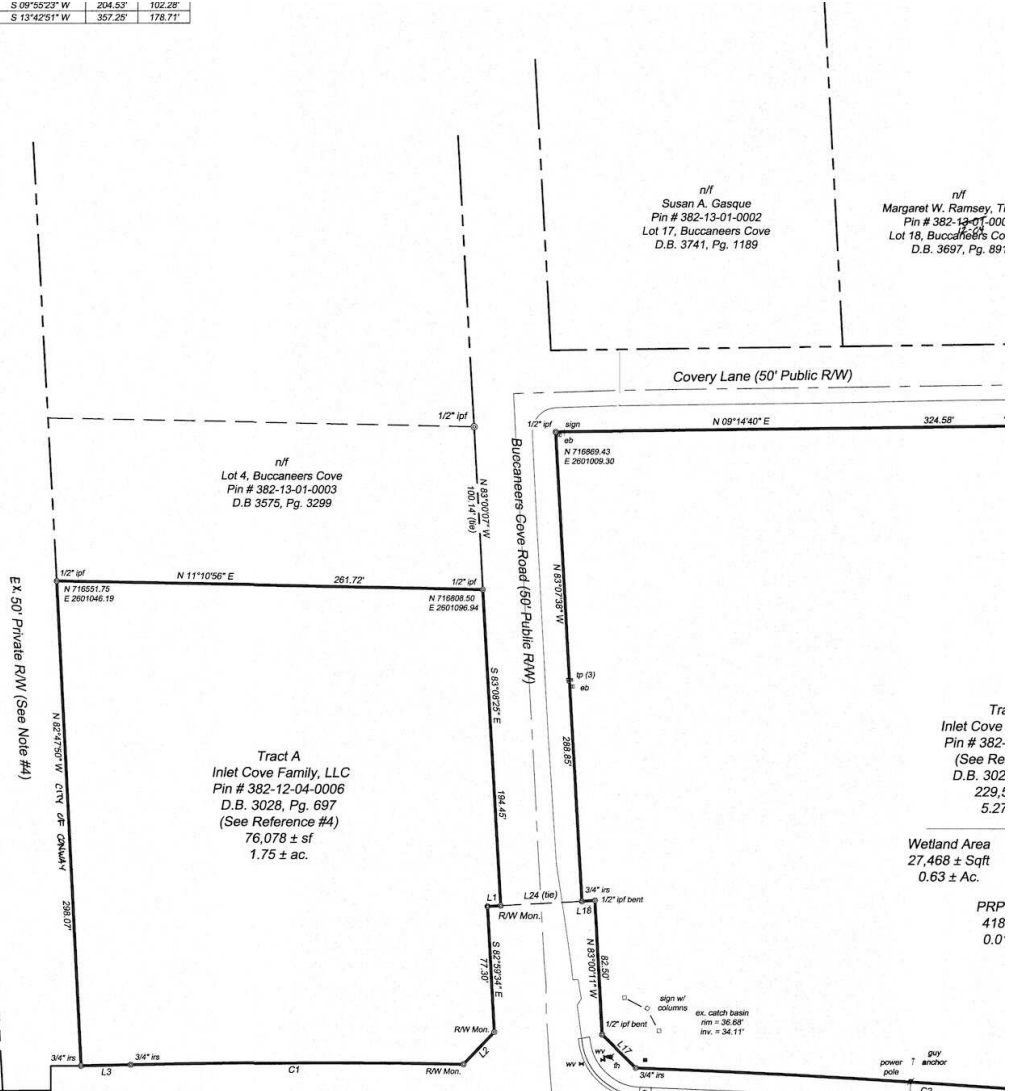
LINE	BEARING	DISTANCE
L25	S 74°37'35" E	4.23'
L26	S 15°17'09" W	36.88'
L27	S 16°15'35" W	27.06'
L28	N 52°24'05" W	19.97'
L29	N 19°39'13" W	11.69'
L30	N 60°09'37" W	26.05'
L31	N 60°17'10" W	33.45'
L32	N 70°35'13" W	52.85'
L33	N 65°46'06" W	36.23'
L34	N 50°22'05" W	46.90'
L35	N 77°42'05" W	32.07'

owner(s) of the property
his plan of development /
state all items as specifically

Date: 8-1-17
Date: 08-01-17
Date: 8-1-2017

of record.
to parcel of record.
ood
/99. Flood
ly.
adjoining
plot.

final signature
considered as
cerning the
ect the use



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
Upland Area 201,713 ± Sqft
0.63 ± Ac. 4.63 ± Ac.

PRPW Area
418 ± Sqft

Drew Parks
Senior Broker Associate
(843) 455-0216
drewparks@seacoastrealty.com

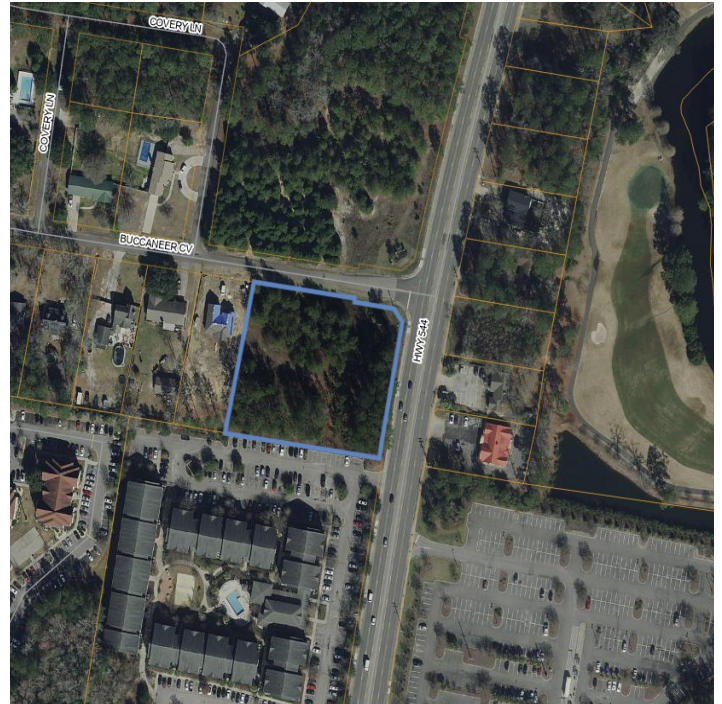
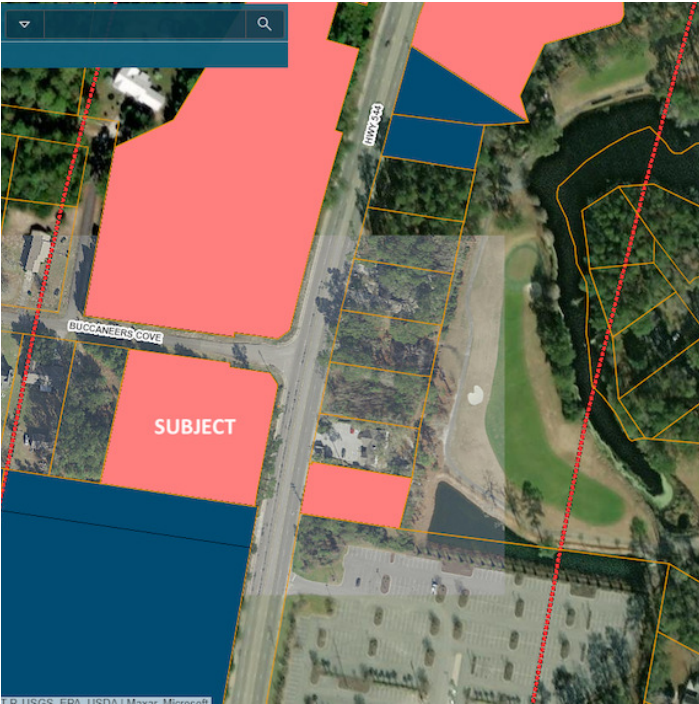
Addison Parks
Comm Sales Associate
(304) 305-3018
addisonparks@seacoastrealty.com



LEASE

COMMERCIAL CORNER_HWY 544 NEAR CCU

TBD Hwy 544 Conway, SC 29526



Drew Parks
Senior Broker Associate
(843) 455-0216
drewparks@seacoastrealty.com

Addison Parks
Comm Sales Associate
(304) 305-3018
addisonparks@seacoastrealty.com



**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

LEASE

COMMERCIAL CORNER_HWY 544 NEAR CCU

TBD Hwy 544 Conway, SC 29526



Google

Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

Drew Parks
Senior Broker Associate
(843) 455-0216
drewparks@seacoastrealty.com

Addison Parks
Comm Sales Associate
(304) 305-3018
addisonparks@seacoastrealty.com

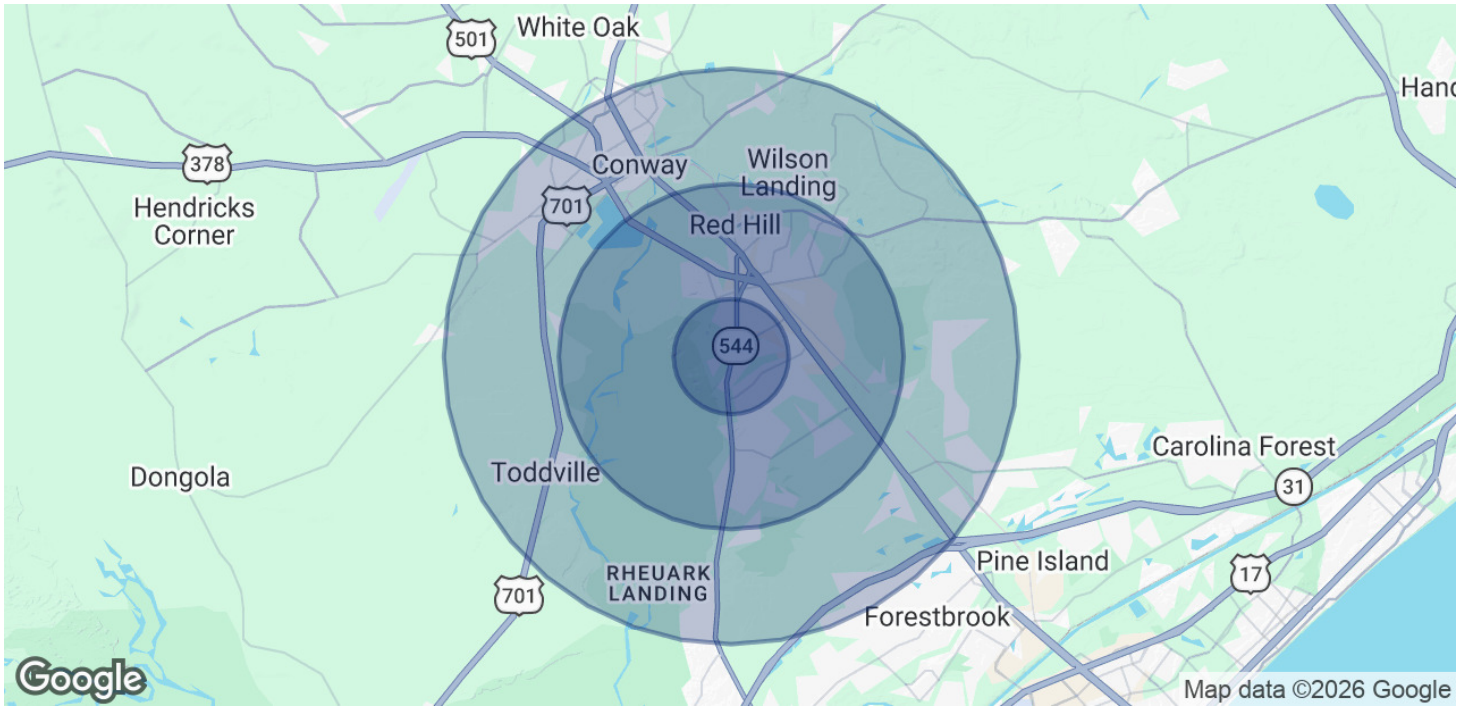


**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE

LEASE

COMMERCIAL CORNER_HWY 544 NEAR CCU

TBD Hwy 544 Conway, SC 29526



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)

Drew Parks

Senior Broker Associate
(843) 455-0216
drewparks@seacoastrealty.com

Addison Parks

Comm Sales Associate
(304) 305-3018
addisonparks@seacoastrealty.com



**COLDWELL BANKER
COMMERCIAL**
SEA COAST ADVANTAGE