



# COMMERCIAL OUTPARCELS

## US HIGHWAY 501

Conway, South Carolina

### HISTORY

Conway, one of the oldest towns in South Carolina, was founded in 1732. The county seat of Horry County, Conway is part of the Myrtle Beach metropolitan area and home to Coastal Carolina University.

US Highway 501 is the primary artery connecting inland road system to nearby resort districts of the greater Myrtle Beach area. As the gateway to these areas, Conway, SC has long served as the primary bedroom community. A short distance to the locale, secondary roads El Bethel Road together with Cultra Rd. provide convenient access between US Highway 501 & SC Highway 378. Each intersection is signalized. These two road systems then proceeding to US Highway 701 and onward to Country Club Drive forming an inner belt loop for Conway. This connection provides a link to all major retail, school and recreational areas as well as all major inland and resort road connectors.

Area retail includes Aldi as well as Wal-Mart regional center. Complementary retail and restaurant facilities are within walking distance. Nearly 1,100 housing units have been constructed within recent years with others in the planning stages, all are within .60 miles of this planned development. Each grade level of public school is situated within 3 miles.

Entrance to Collins Walk, a 161 unit Lennar townhome community scheduled for May 2022. Sale predicated upon off-site improvements being installed by others.

### AREA DATA

- 44,518 Population
- 51,850 Average Income
- Proposed Traffic Signal Access
- 34,800 + Traffic Count

### OFFERING

Parcel 1	*	1.46 acres	*	\$1,500,000
Parcel 3	*	.98 acres	*	\$950,000
Parcel 5	*	.78 acres	*	\$350,000

### CONTACT:

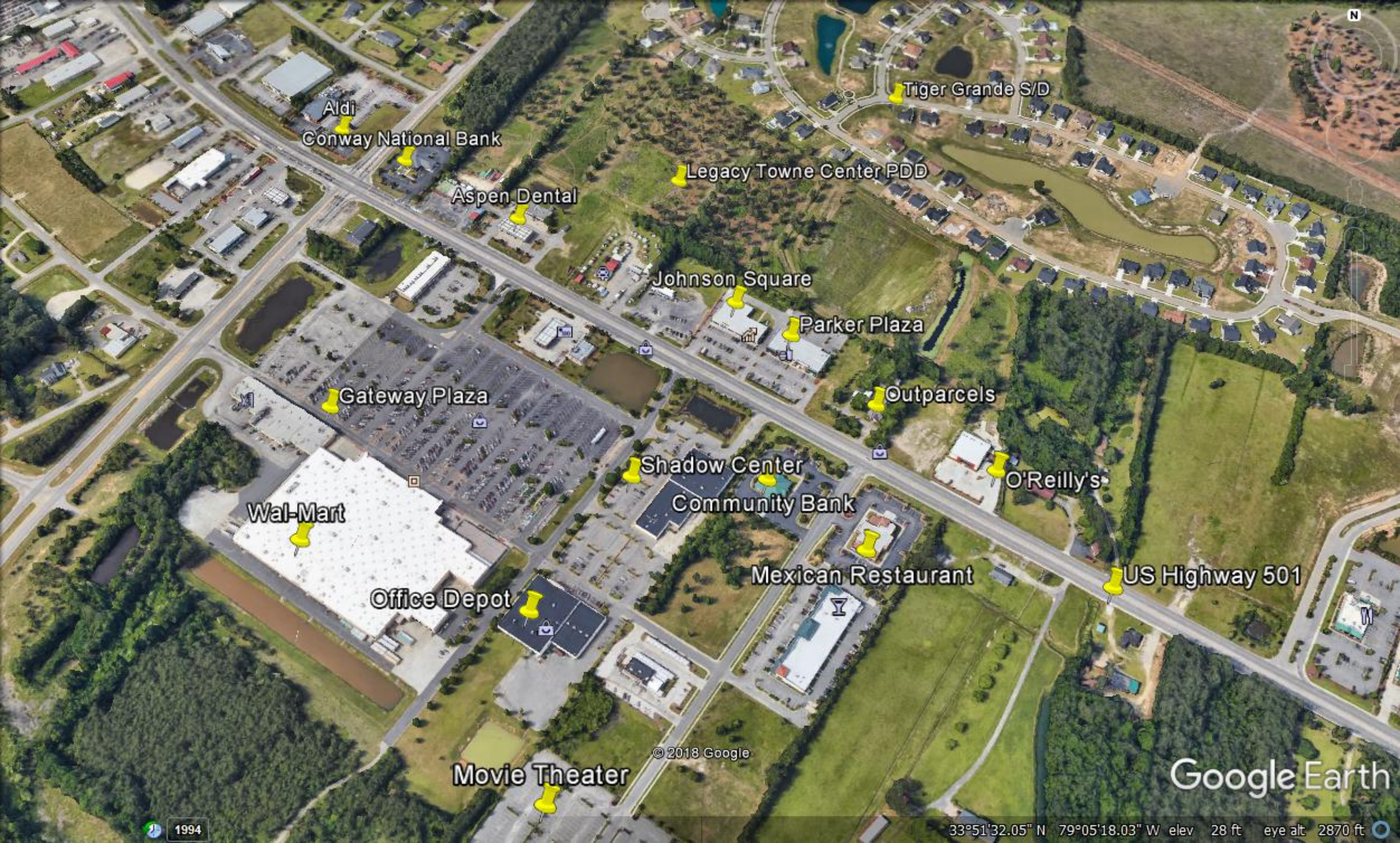
T. Van Davenport  
Managing Partner

1.843.222.8153 Cell  
[tvandavenport@hbsprings.com](mailto:tvandavenport@hbsprings.com)

**H. B. Springs Co. Commercial Real Estate**  
2511 Oak Street  
Myrtle Beach ~ SC ~ 29578

(843) 448-7653  
[www.hbsprings.com](http://www.hbsprings.com)





Aldi  
Conway National Bank

Aspen Dental

Legacy Towne Center PDD

Tiger Grande S/D

Johnson Square

Parker Plaza

Gateway Plaza

Outparcels

Wal-Mart

Shadow Center  
Community Bank

O'Reilly's

Office Depot

Mexican Restaurant

US Highway 501

Movie Theater

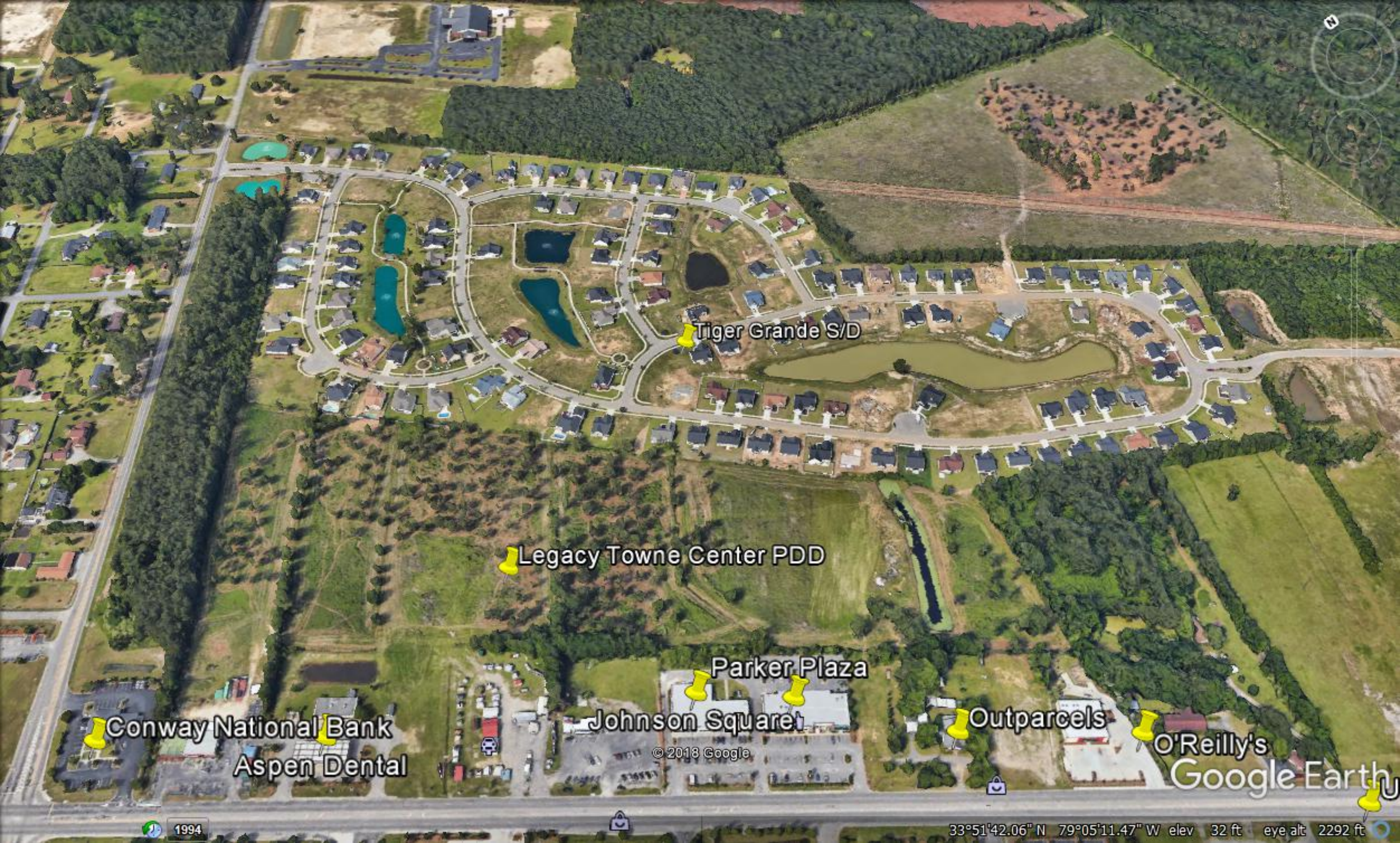
© 2018 Google

Google Earth

1994

33°51'32.05" N 79°05'18.03" W elev 28 ft eye alt 2870 ft





Tiger Grande S/D

Legacy Towne Center PDD

Parker Plaza

Johnson Square

Outparcels

O'Reilly's

Conway National Bank

Aspen Dental

Google Earth

© 2018 Google

33°51'42.06" N 79°05'11.47" W elev 32 ft eye alt 2292 ft

1994





Parker Plaza

Outparcels

Image Landsat / Copernicus  
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

© 2018 Google

Google Earth

1994

33°51'31.84" N 79°05'12.73" W elev 34 ft eye alt 441 ft



