

FOR SALE



# MYRTLE RIDGE DRIVE

Myrtle Ridge Dr & Lakeside Crossing Dr • Conway, SC

DEVELOPMENT PARCELS - COMMERCIAL LAND





## LOT 1

+/- 1.10 Acres    +/- 150' frontage    \$395,000  
9,700 SF Office / Warehouse Complex  
*(Preliminary Engineering Plans Yield)*

## LOT 2

+/- 1.06 Acres    +/- 150' frontage    \$375,000  
10,800 SF Office / Warehouse Complex  
*(Preliminary Engineering Plans Yield)*

## LOT 3

+/- 1.08 Acres    +/- 162' frontage    \$475,000  
7,800 SF Office / Warehouse Complex  
*(Preliminary Engineering Plans Yield)*



## HIGHLIGHTS

Well positioned development parcels situated central to US Highway 501 and SC Highway 544.

Myrtle Ridge Dr. is a high traffic secondary corridor with multiple traffic signal accesses to all major road systems serving both coastal, resort and inland areas.

All utilities available, site clear.

Zoning: Commercial PUD

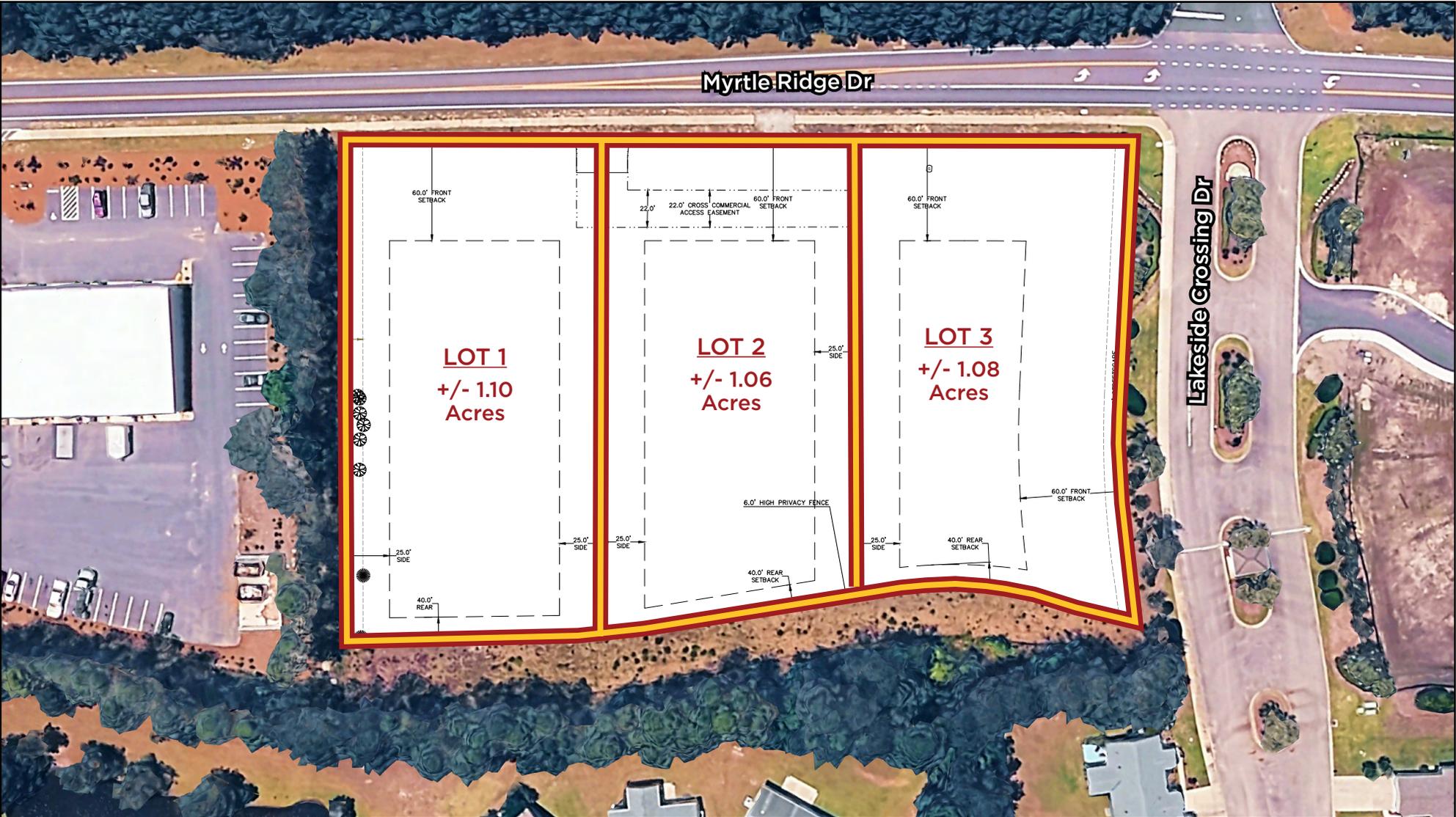
Setback Data: Front (60'), Side (25'), Rear (40')

*For more information, please contact:*

**T. Van Davenport** • 843.222.8153 • [tvandavenport@hbsprings.com](mailto:tvandavenport@hbsprings.com)

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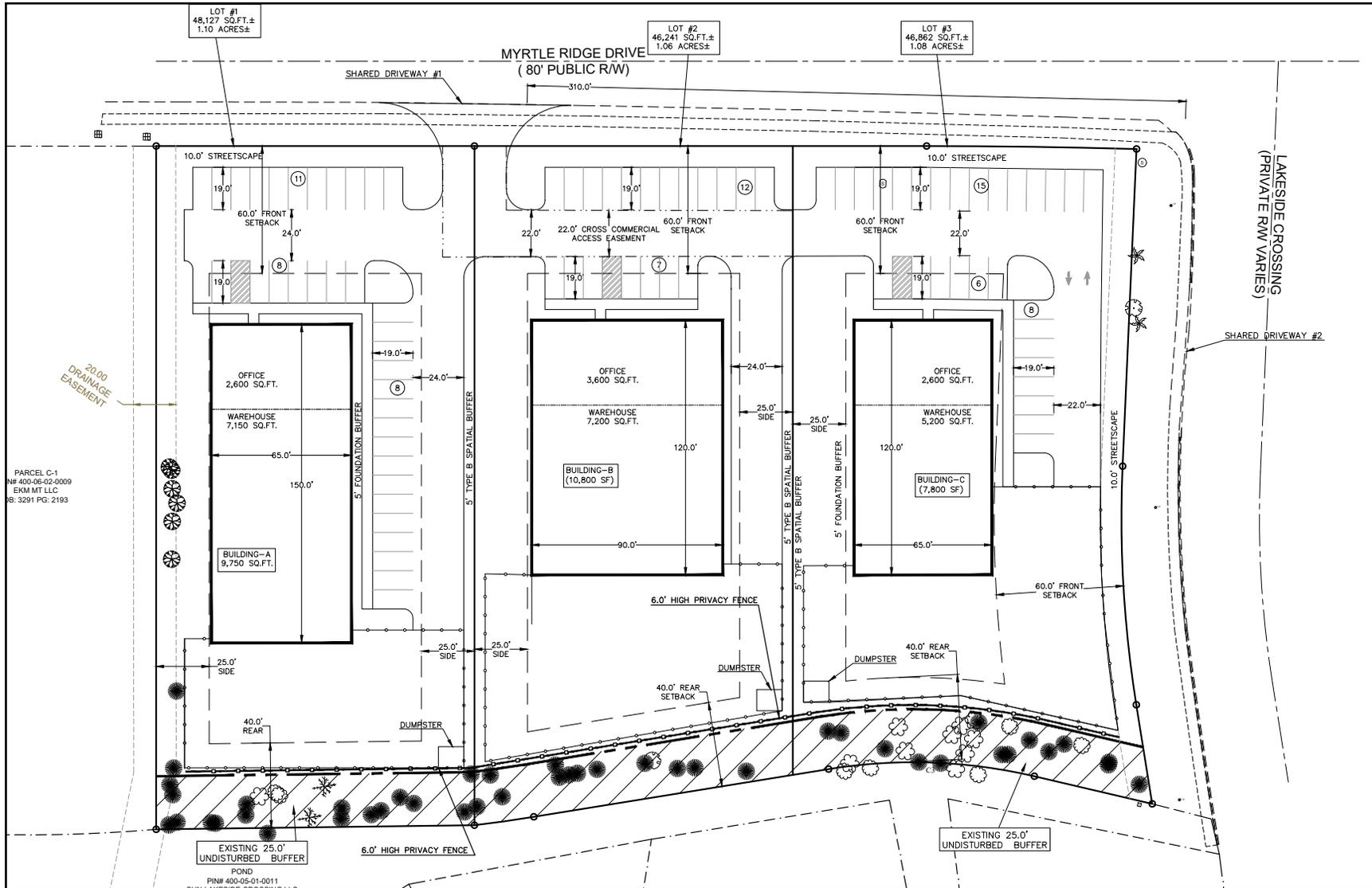


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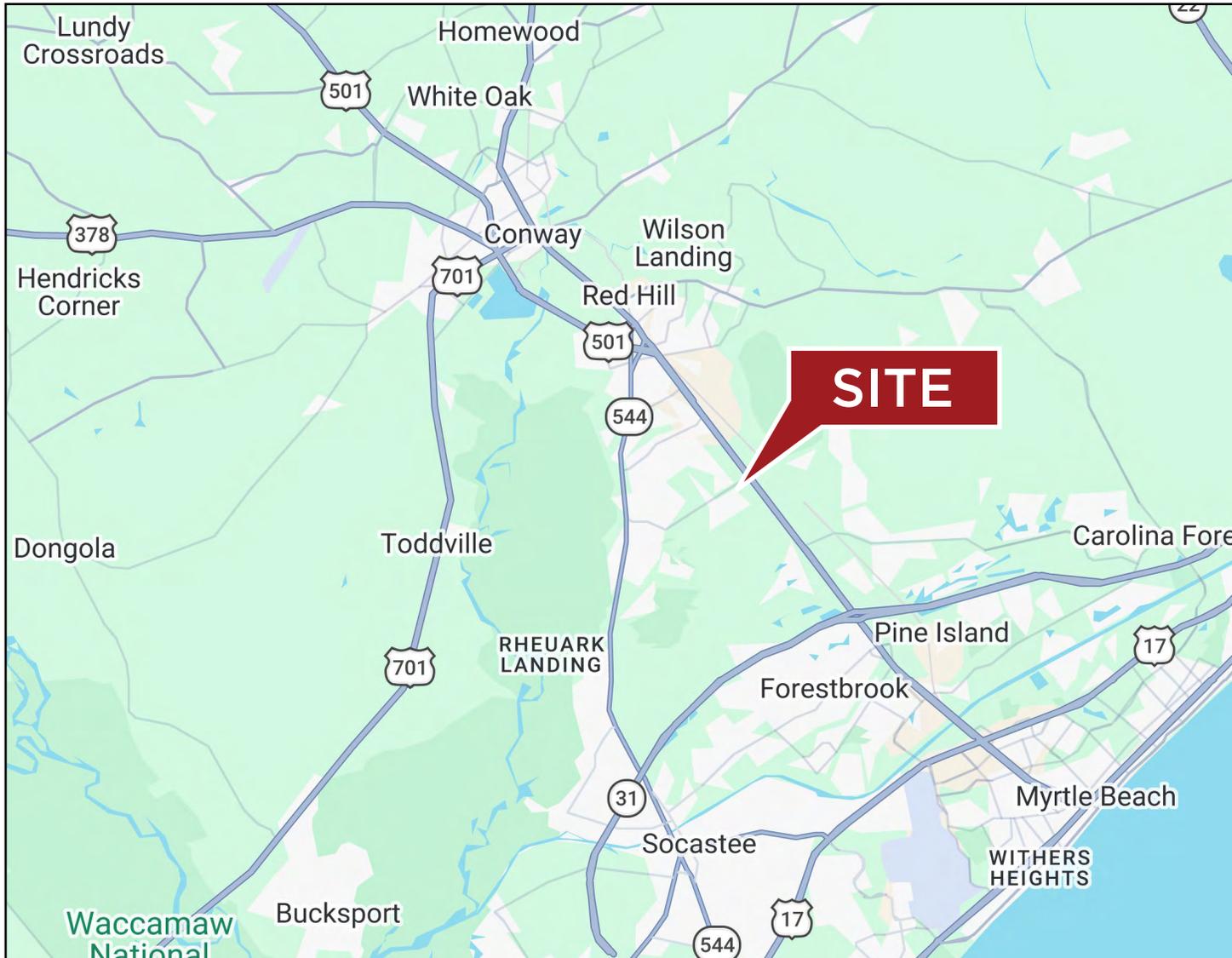


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## DEMOGRAPHICS

Conway, SC is among the fastest growing municipalities in South Carolina.

In 2022, Conway, SC had a population of 25,121 people with a median age of 34 and a median household income of \$48,161. Between 2021 and 2022 the population of Conway, SC grew from 22,001 to 25,121, a 14.2% increase and its median household income grew from \$44,976 to \$48,161, a 7.08% increase.

Major industries contributing to this immediate area include Coastal Carolina University, Horry Georgetown Technical College, Lowes, Wal-Mart, Conway Hospital, professional medical park and the nearby Carolina Forest community.

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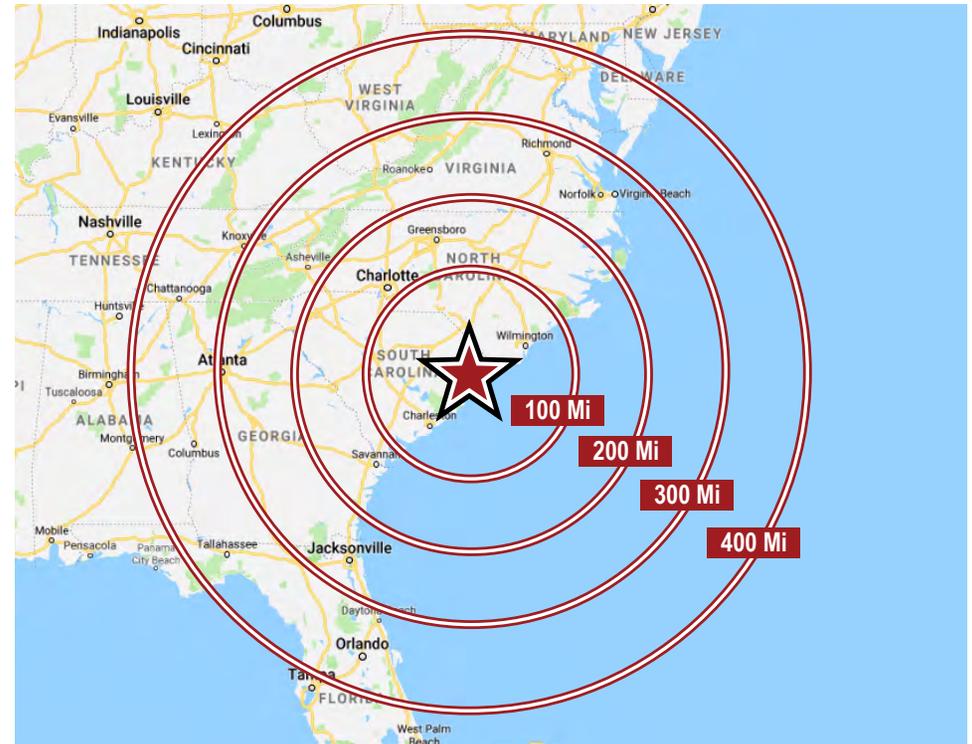
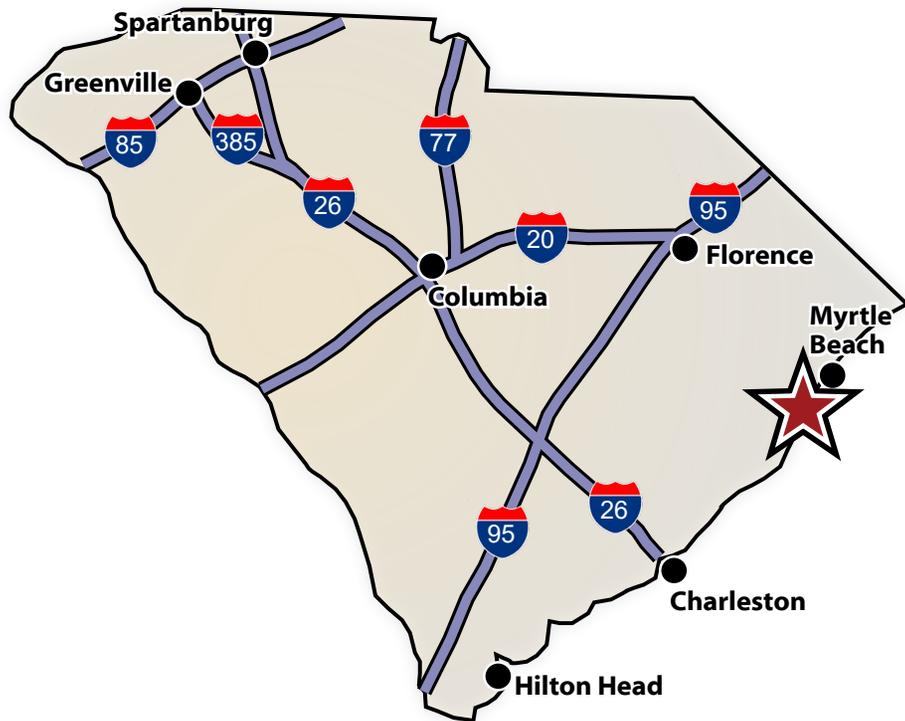
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## DRIVE TIMES IN SOUTH CAROLINA

MYR Intl. Airport	24 Min	Florence	1 Hr 11 Min
Port of Georgetown	57 Min	Charleston	2 Hr 1 Min
I-95	1 Hr 4 Min	Columbia	2 Hr 26 Min
I-20	2 Hr 5 Min	Hilton Head	3 Hr 37 Min
I-77	2 Hr 15 Min	Spartanburg	3 Hr 45 Min
I-26	2 Hr 26 Min	Greenville	3 Hr 52 Min



## DRIVE TIMES TO MAJOR U.S. CITIES

Wilmington, NC	1 Hr 47 min	Jacksonville, FL	5 Hr 29 Min
Fayetteville, NC	2 Hr 15 Min	Norfolk, VA	5 Hr 34 Min
Raleigh, NC	3 Hr 8 Min	Atlanta, GA	5 Hr 50 Min
Charlotte, NC	3 Hr 40 Min	Knoxville, TN	6 Hr 45 Min
Savannah, GA	3 Hr 52 Min	Washington DC	6 Hr 55 Min
Augusta, GA	3 Hr 55 Min	Orlando, FL	7 Hr 33 Min
Richmond, VA	5 Hr 7 Min	Birmingham, AL	7 Hr 58 Min

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