



MULTI-FAMILY DEVELOPMENT TRACT FOR SALE

Chapman Tract Of Conway

MEDLEN PARKWAY TRACT B CONWAY, SC 29526



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OFFERING SUMMARY

Sale Price:	\$800,000
Available SF:	
Lot Size:	11.83 Acres
Price / Acre:	\$67,625
Zoning:	High Density Residential (R3) City of Conway, SC.

PROPERTY OVERVIEW

OFFERED FOR SALE: Is this Multi-Family Development Tract, located on Medlen Parkway in Conway, SC. The site is in close proximity to all the Shopping, Schools, and Recreational Areas of Conway, SC.

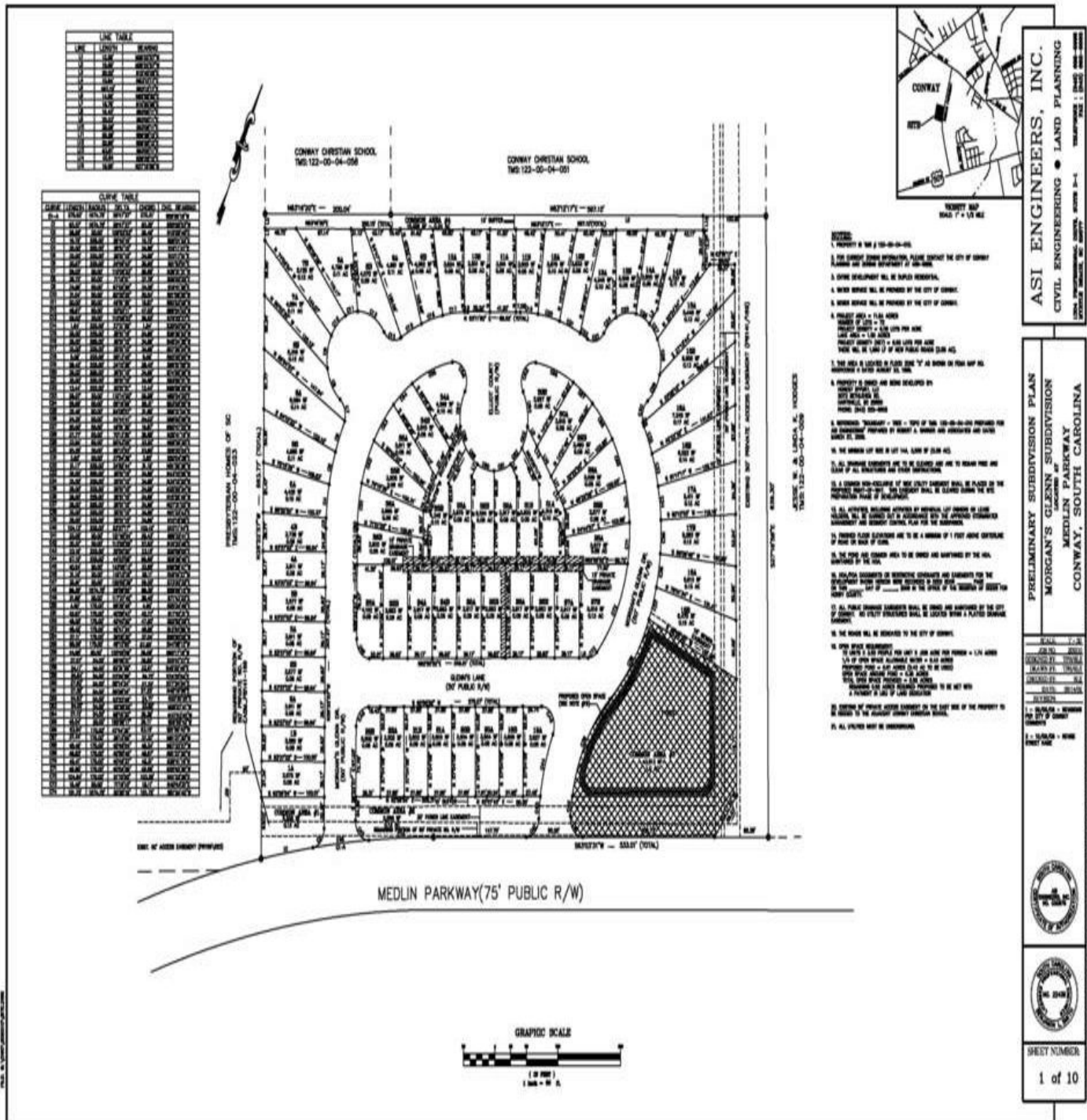
PROPERTY HIGHLIGHTS

- Approximately 11.83 Acres.
- Approximately 810' of Frontage on Medlen Parkway.
- Identified as PIN# 33800000003, County of Horry, SC.
- Annual Real Estate Taxes 2020: \$25, County of Horry, SC.
- Average Daily Traffic Count-26,000, Highway 501 (Source: SCDOT 2019).
- There is an existing 50 Foot private access easement to Conway Christian School.

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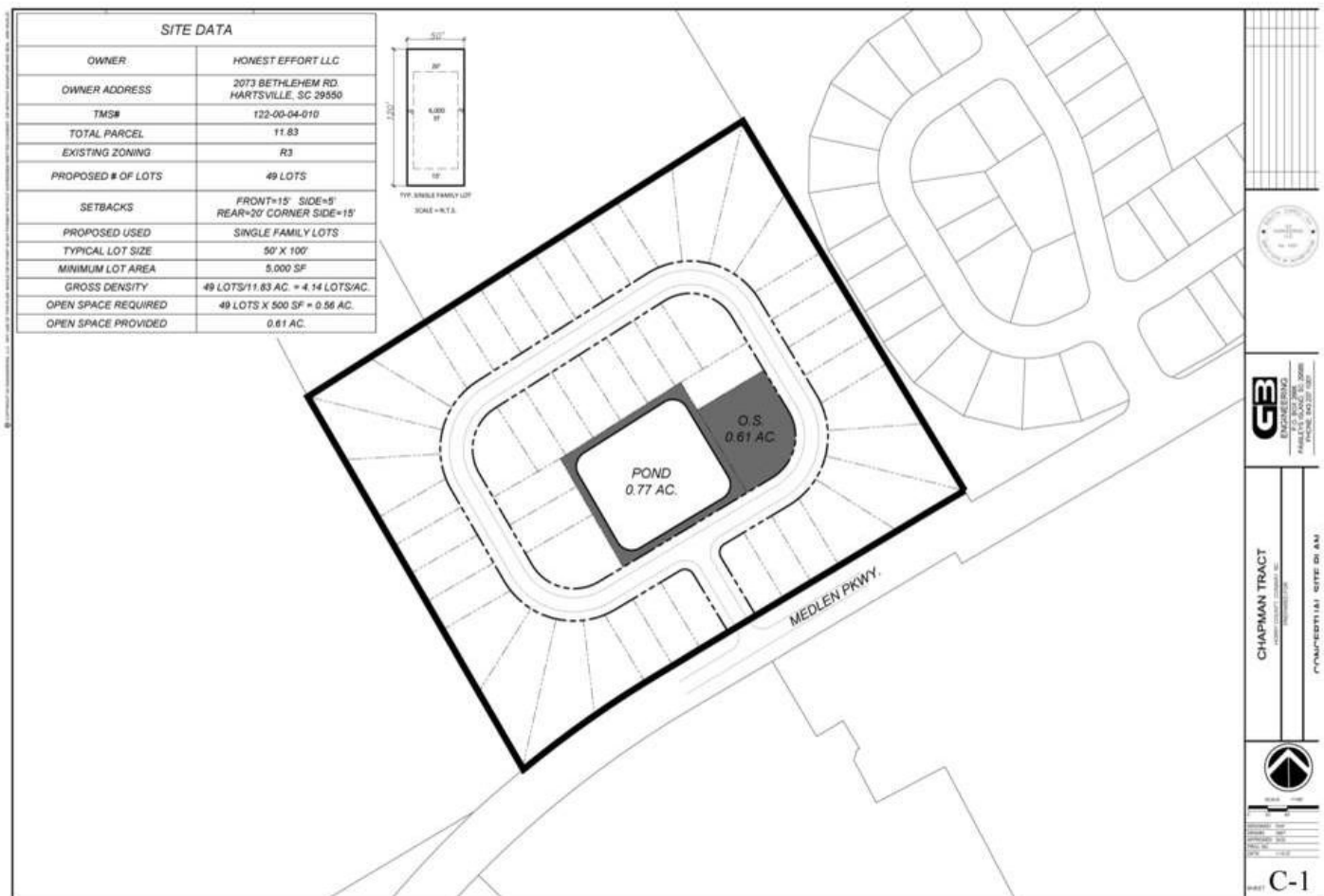
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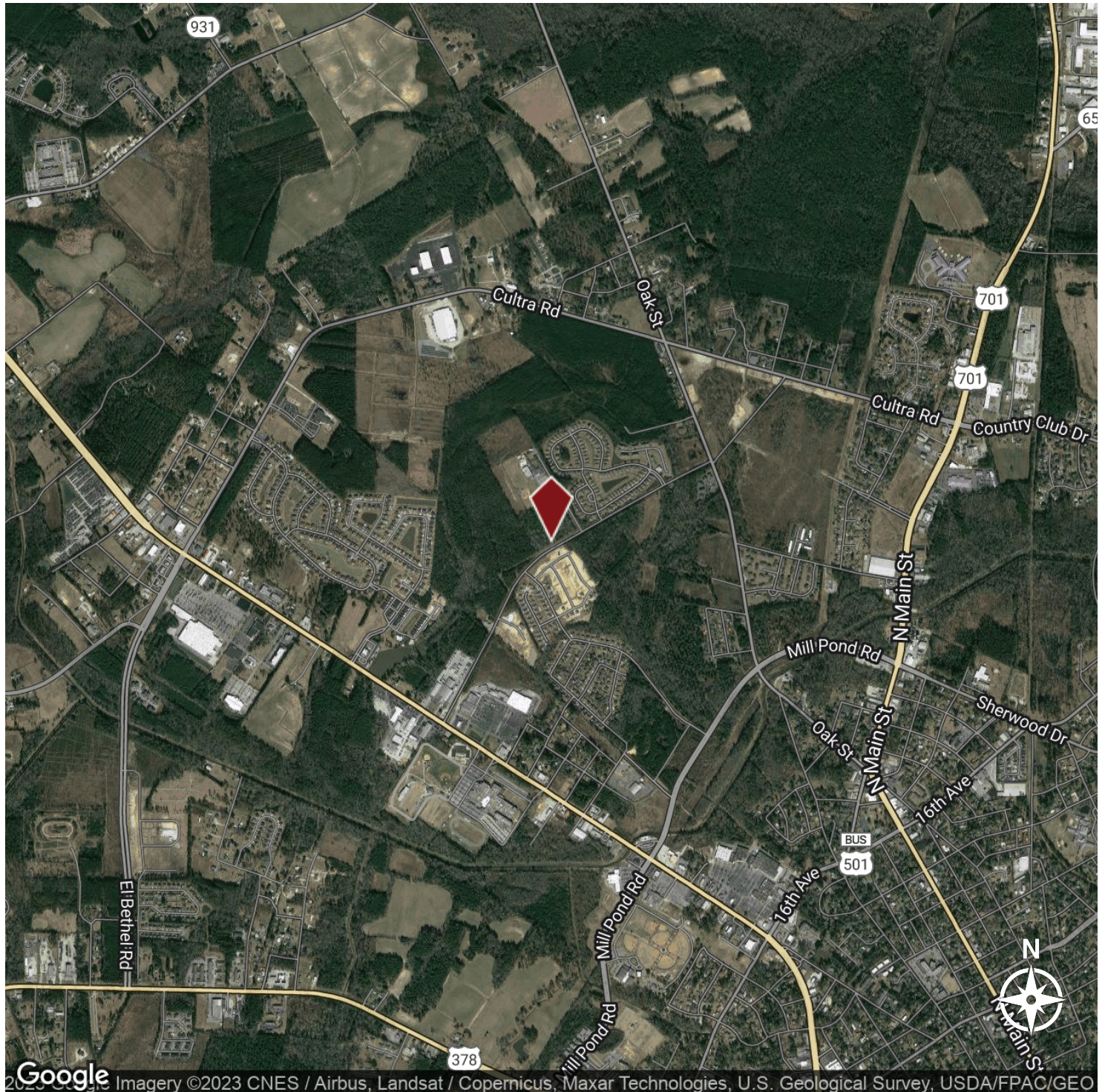
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Conway, South Carolina



Tree-lined streets, historic homes and churches, a revitalized business district, and the wondrous Waccamaw River are what makes Conway such a charming town. Conway has much to offer visitors as well, including walking tours, riverboat cruises, antique shops, restaurants and cafes, the Horry County Museum, and numerous historic landmarks. Originally named Kingston, Conway was created in 1734 as part of Royal Governor Robert Johnson's Township Scheme.

Downtown

A short drive from the Grand Strand (about 15 miles from the Atlantic), the downtown area of this historic river town is home to a unique array of shopping, dining, and scenic views. A drive through the town will take visitors down streets built around live oaks that are protected by a tree-ordinance designed to preserve its "Oldest Citizens." Several historical markers also dot the downtown landscape, providing curious visitors with an idea of the area's past. Unlike Myrtle Beach, the best way to get the most out of your time here is probably by foot, as the main attractions of downtown Conway are confined to a few blocks in each direction. Parking is free, so choose a spot and make your way to Main Street, which is the best starting point for any self-guided tour.

Shopping

Conway offers many different shopping experiences. Coastal Centre, with anchor department stores like Belk and Goody's, offers an abundant selection of quality fashions. The Bay Village Shopping Center features Badcock Home Furnishing, SunCom as well as other shops. Other centers include Waccamaw Square, Food Lion Plaza, Myrtle Ridge Shopping Center and The Gateway Plaza, which features a twenty-four hour Wal-Mart Supercenter, Burk's Outlet and an Office Depot as well as other shops.

Downtown Conway is an active participant in the Main Street USA Program, an economic revitalization program based on the preservation of the unique character and appeal of historic downtowns. Since the program's inception in 1985, downtown Conway has experienced a resurgence of the qualities which have traditionally made downtowns so popular: quality of merchandise, wide selections, reasonable prices and friendly people. The downtown area provides shopping from antiques to fashion wear, gifts to crafts, and galleries to novelty shops.

Eating and Drinking

Conway eateries receive rave reviews from area residents and visitors alike. With many choices of bakeries, restaurants, cafes, fast-food and buffets, you certainly will not go hungry. Enjoy mesquite, wood-fired steaks and fresh local seafood on an outdoor patio, overlooking the black, mirror like waters of the Waccamaw River, or dine in the cozy warmth of a bakery-café, where the smells of fresh baked breads and tempting desserts take you back to your grandmother's kitchen. Feast on a smorgasbord of delicacies from country cooking to seafood treats or delight in eclectic cuisine cooked in front of your eyes while enjoying a favorite cocktail. Spend a romantic evening, just the two of you, in a candle-lit bistro or take the whole family out for good food, fast, with a little character as well. Several chains, both fast-food and sit-down style restaurants or buffets, are represented in Conway and are easily accessible. Dining in Conway is truly a feast for the senses...the choices are waiting to be discovered.

Attractions

In Conway, one of our most famous attractions is The Boardwalk. It brings over 1,000 people each year. Discover the treasures of our county by taking in an exhibit at the Horry County Museum. Take in a live theatre production in the Old Main Street theater or Coastal Carolina University's Wheelwright Auditorium. And while in town, enjoy the huge moss-draped live oaks standing along avenues where vehicular traffic yields the right-of-way as the huge trees stand defiantly in the middle of the street or just out from the curbs.

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