



MULTI-FAMILY LAND FOR SALE

Wild Wing-Fountain Tract

WILD WING BOULEVARD CONWAY, SC 29526



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CONWAY, SC 29526



OFFERING SUMMARY: MULTI-FAMILY DEVELOPMENT LOT

Sale Price:	\$1,035,000
Lot Size Approximately:	5.59 Acres
Zoning:	PD- Planned Development District, City of Conway, SC.

[FOR ZONING MAP \(CLICK HERE\)](#)

[FOR COPY OF ZONING CODE \(CLICK HERE\)](#)

PROPERTY OVERVIEW

OFFERED FOR SALE: This Tract consists of approximately 5.59 Acres. The Property lies within the City Limits of Conway, SC. The site is located just off of Highway 501 and is in very close physical proximity to Coastal Carolina University (11,000 Students), Horry Georgetown Technical College (9,000 Students), and the Conway Hospital (210 Beds). The land is part of the Planned Unit Development known as the Wild Wing PUD.

PROPERTY HIGHLIGHTS

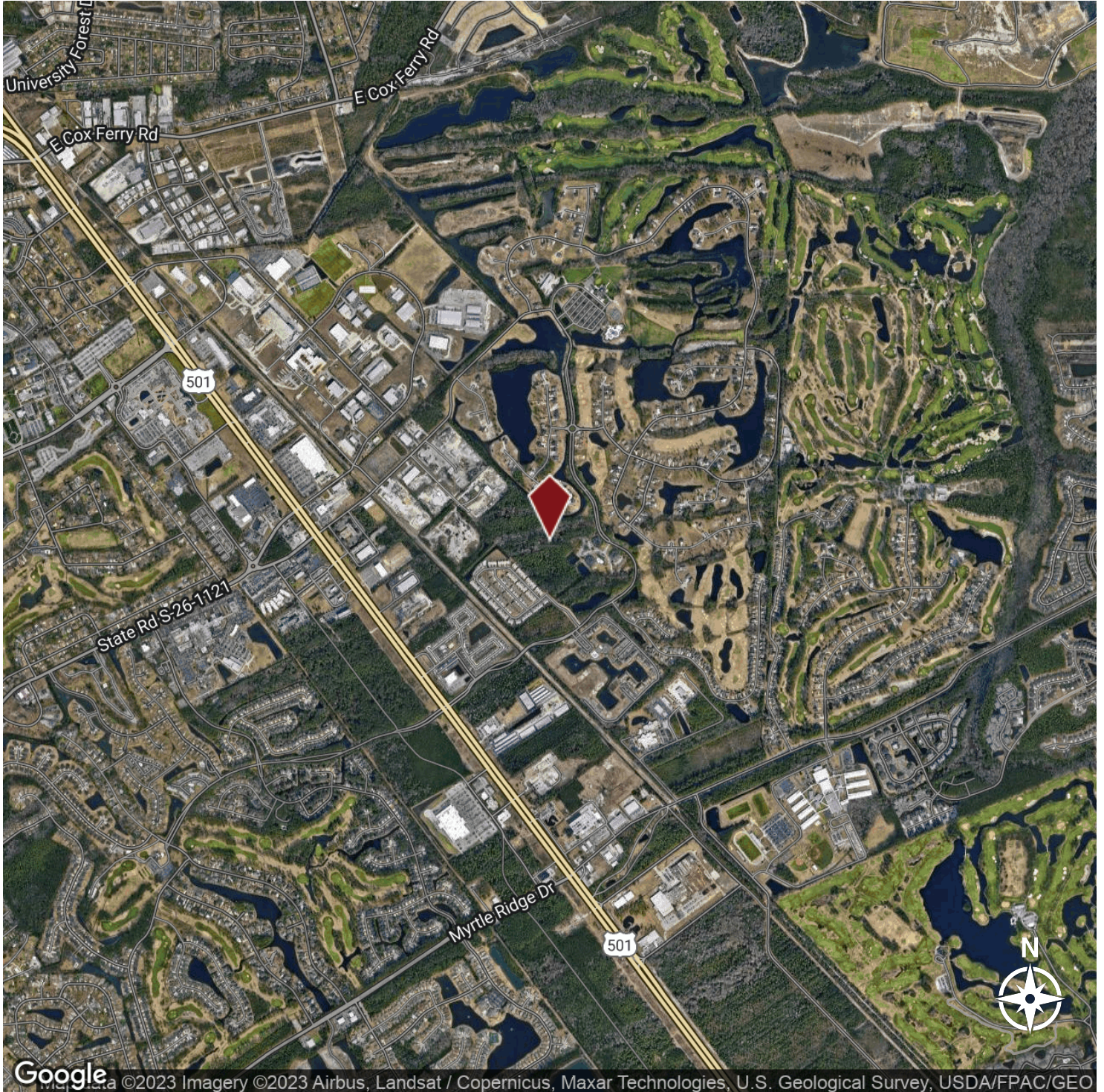
- Approximately 5.59 Acres
- 69 Units Multi-Family Development
- Average Traffic Count: 53,100 Highway 501) Source SCDOT 2019)
- Identified as a Portion of: PIN #38300000321, City of Conway, County of Horry, SC.
- **WILD WING PLANNED UNIT DEVELOPMENT:** Wild Wing PUD consists of over 1,100 Acres of Prime Real Estate along U.S. Highway 501 in Conway, SC. The PUD consists of 27 Holes of Championship Golf, Commercial, Single Family and Multi-Family Communities, and over 180 Acres of Freshwater Lakes.
- **MULTI-FAMILY DEVELOPMENT DESIGN STANDARDS:** Multi-Family development may be permitted and all Minimum Development Standards are met with respect to setbacks, minimum building distances, maximum heights, buffers, parking, landscaping, and other conditions of the Conway Technical Review Committee.
- Maximum Building Height: 40 Feet
- Yard Setbacks: Front of 10 Feet, Side of 10 Feet, Back of 10 Feet
- Exterior Property Line Buffers of 25 Feet

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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.