

CONWAY, SC 29526

# 6483 HIGHWAY 378



Tideland Commercial



## OFFERING SUMMARY

Sale Price: \$175,000

Available SF:

Lot Size: 4.09 Acres

Zoning: CFA

Market: Conway

Price / SF: \$0.98

## PROPERTY OVERVIEW

4.09 acres of prime land available with endless potential and great visibility. The site is easily accessible from both Hwy 378 and Pee Dee Hwy. This is a heavy traveled vacation corridor by commuters making their way to Myrtle Beach and beyond. Lowest price per acre off of Hwy 378. Amazing potential and plenty of frontage!  
File # 2060

## PROPERTY HIGHLIGHTS

- -4.09 Acres
- -Intersection of Pee Dee & Hwy 378
- -Lowest Price Per Acre in the Hwy 378 vicinity
- -Heavily Traveled Thoroughfare
- -Located next to Future Dollar General
- -Great Location!

**LAND  
FOR SALE**

**SHEENA ROTE**

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# 6483 HIGHWAY 378



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## SALE PRICE

**\$175,000**

## LOCATION INFORMATION

|                  |  |
|------------------|--|
| Street Address   | 6483 Highway 378                           |
| City, State, Zip | Conway, SC 29526                           |
| County/Township  | Horry                                      |
| Market           | Conway                                     |
| Cross Streets    | Pee Dee Hwy (State Rd S-26-24) and Hwy 378 |

## LAND

|                |     |
|----------------|-----|
| Number Of Lots | 1   |
| Irrigation     | Yes |
| Water          | Yes |
| Telephone      | Yes |
| Cable          | Yes |

## PROPERTY DETAILS

|                  |               |
|------------------|---------------|
| Property Type    | Land          |
| Property Subtype | Retail        |
| Zoning           | CFA           |
| Lot Size         | 4.09 Acres    |
| APN#             | 134-00-01-105 |
| Corner Property  | Yes           |
| Waterfront       | Yes           |

## PARKING & TRANSPORTATION

|                |     |
|----------------|-----|
| Street Parking | Yes |
|----------------|-----|

## UTILITIES & AMENITIES

|       |     |
|-------|-----|
| Power | Yes |
|-------|-----|

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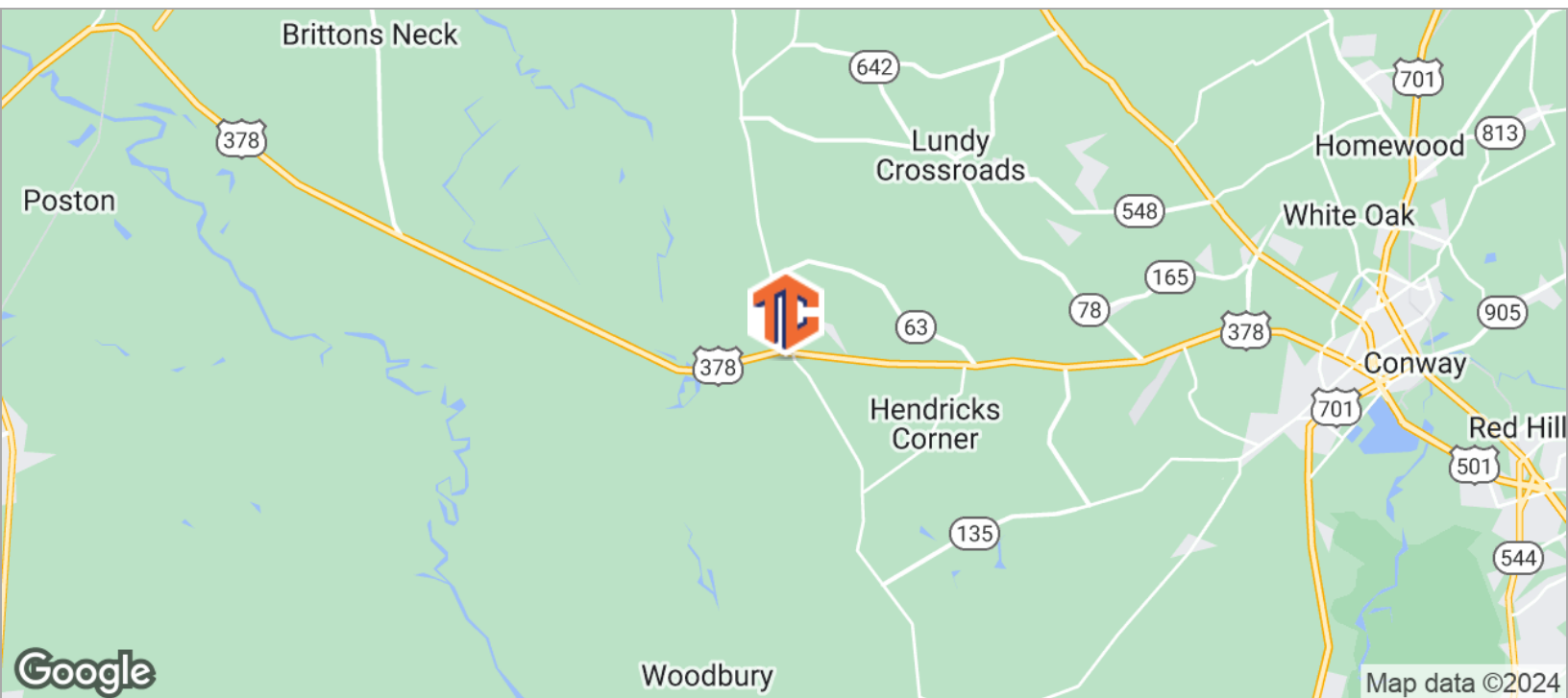
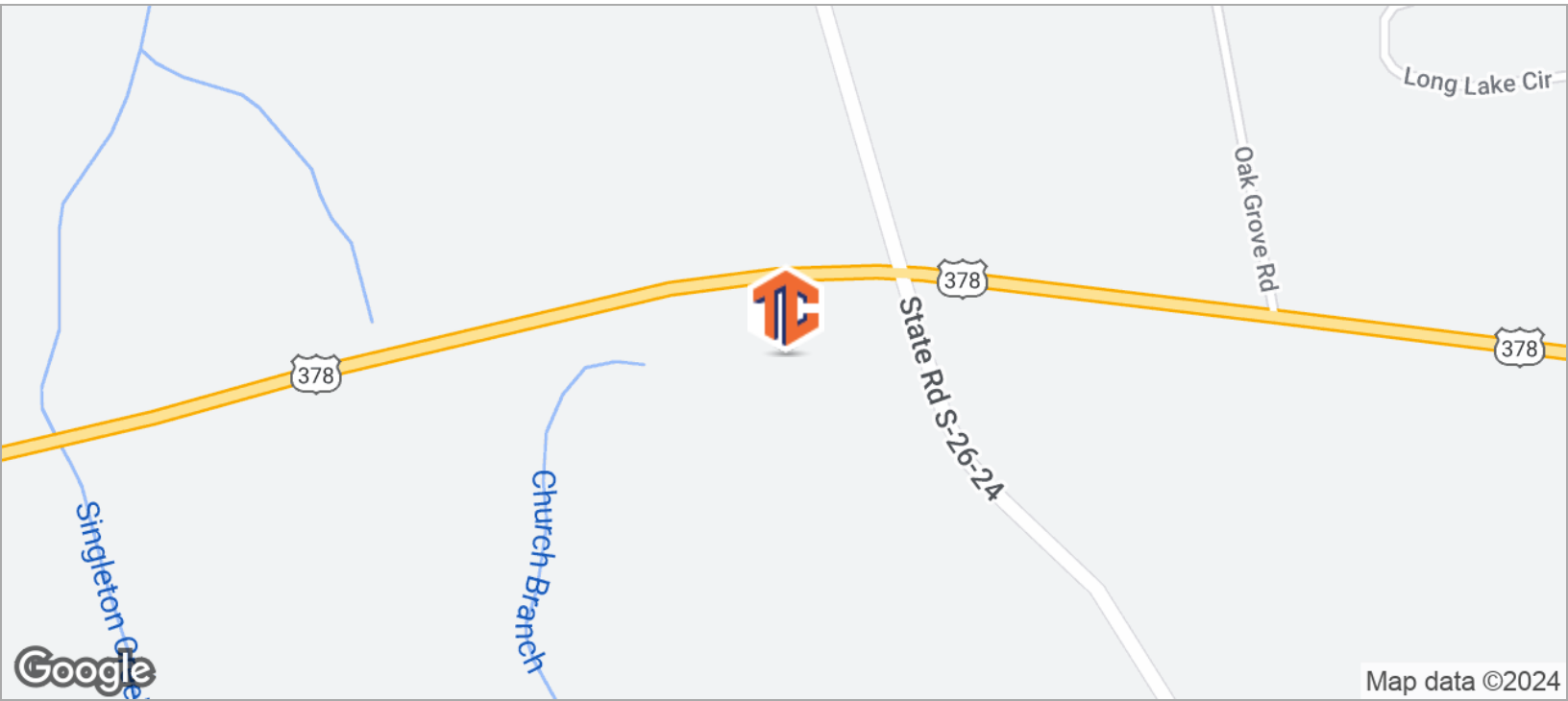
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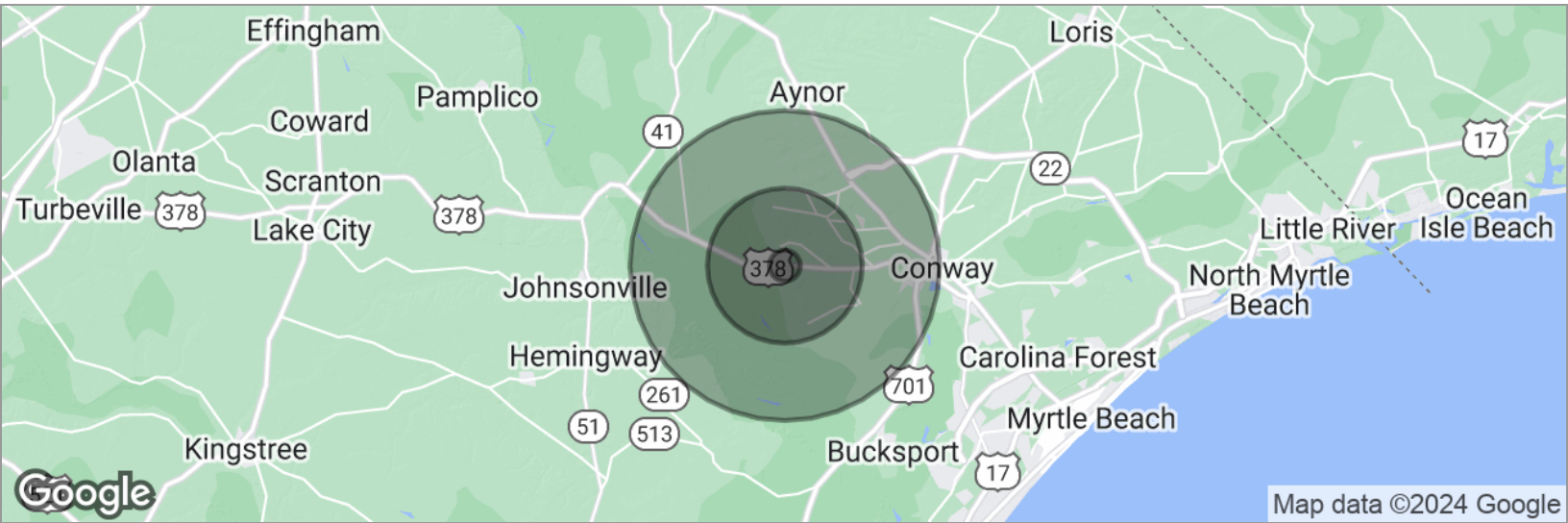


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| POPULATION          | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total population    | 501       | 7,528     | 27,056    |
| Median age          | 32.9      | 34.2      | 35.3      |
| Median age (Male)   | 33.4      | 33.8      | 33.5      |
| Median age (Female) | 33.5      | 35.1      | 36.5      |
| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
| Total households    | 179       | 2,740     | 10,274    |
| # of persons per HH | 2.8       | 2.7       | 2.6       |
| Average HH income   | \$49,805  | \$50,466  | \$47,613  |
| Average house value | \$156,152 | \$146,612 | \$147,795 |

\* Demographic data derived from 2020 ACS - US Census

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## **SHEENA ROTE**

Senior Advisor

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## **PROFESSIONAL BACKGROUND**

Sheena Rote is a Senior Advisor for Tideland Commercial, where she has been actively involved in the sale and leasing of office, retail/restaurant, medical, industrial, multi-family and land brokerage transactions as well as site selection. During her time as a Realtor, she has facilitated transactions in all facets of the Leasing, Development and Commercial Real Estate Industry. Sheena's success in real estate has been attributed to her responsiveness, firm negotiation skills, integrity, knowledge of the local market, creative marketing strategies and unparalleled customer service and commitment to client satisfaction. Sheena and the Tideland Commercial team are dedicated to putting 100% into every transaction, no matter the size, from our valued Local Clients to our national Corporate Clients.

For the past 18 years she has made her home in Myrtle Beach, SC where she is currently a resident of the Grande Dunes area.

## **EDUCATION**

Sheena holds a Master's Degree from Webster University in Management and Leadership as well as a B.A. in Political Science from Coastal Carolina University. Sheena is currently working on her CCIM designation.

## **MEMBERSHIPS & AFFILIATIONS**

Sheena has a passion for making a difference which has compelled her to become involved with several worldwide charity organizations on a global scale, including the Laureus Foundation. She is also an active member of the Grand Strand Junior League, Chicora Rotary Club, National Association of Realtors®, Grand Strand Young Professionals, Coastal Power Woman's Network, and the Woman's Small Business Association. Sheena is also a member of the SVN Hospitality, Leasing, Storage, Multi-family, Restaurant and Land Product Councils.

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