



MYRTLE BEACH COMMERCIAL REAL ESTATE

RE-DEVELOPMENT SITE

AGENT: Gerrie F. Watson, CCIM LISTING TYPE Commercial/Re-Development Site
ADDRESS: 1801 Main Street, Conway, SC 29526 (Hwy. 701 North)
CITY OR COUNTY: City of Conway
SIZE: 84 ACRES -
OF UNITS: 1 BLDG. SQ. FT.: 6,354 sq. ft. plus shed
DESCRIPTION OF PROPERTY: Building with 6,354 sq. ft. and 2 lots. TMS # 123-09-12-008 and 123-09-12-009. 306' road frontage on high traffic Main Street (Hwy.701) in Conway city limits.
SALE PRICE: \$275,000 TERMS: Cash, conventional
TAXES: \$4497.08 ZONING: Highway Commercial
OWNERS REASON FOR SELLING: Owners feel the highest and best use of site is re-development for Convenience Store/ Fast Food, etc.
COMMENTS: Perfect cornered location for a Convenience Store or Fast Food Restaurant. Land and building only. 2 lots with 306' road frontage on high traffic Main Street (Hwy. 701 North) in Conway city limits.
SHOWING INSTRUCTIONS: Call Gerrie Watson, CCIM - 843-424-9965 for showing instructions. **

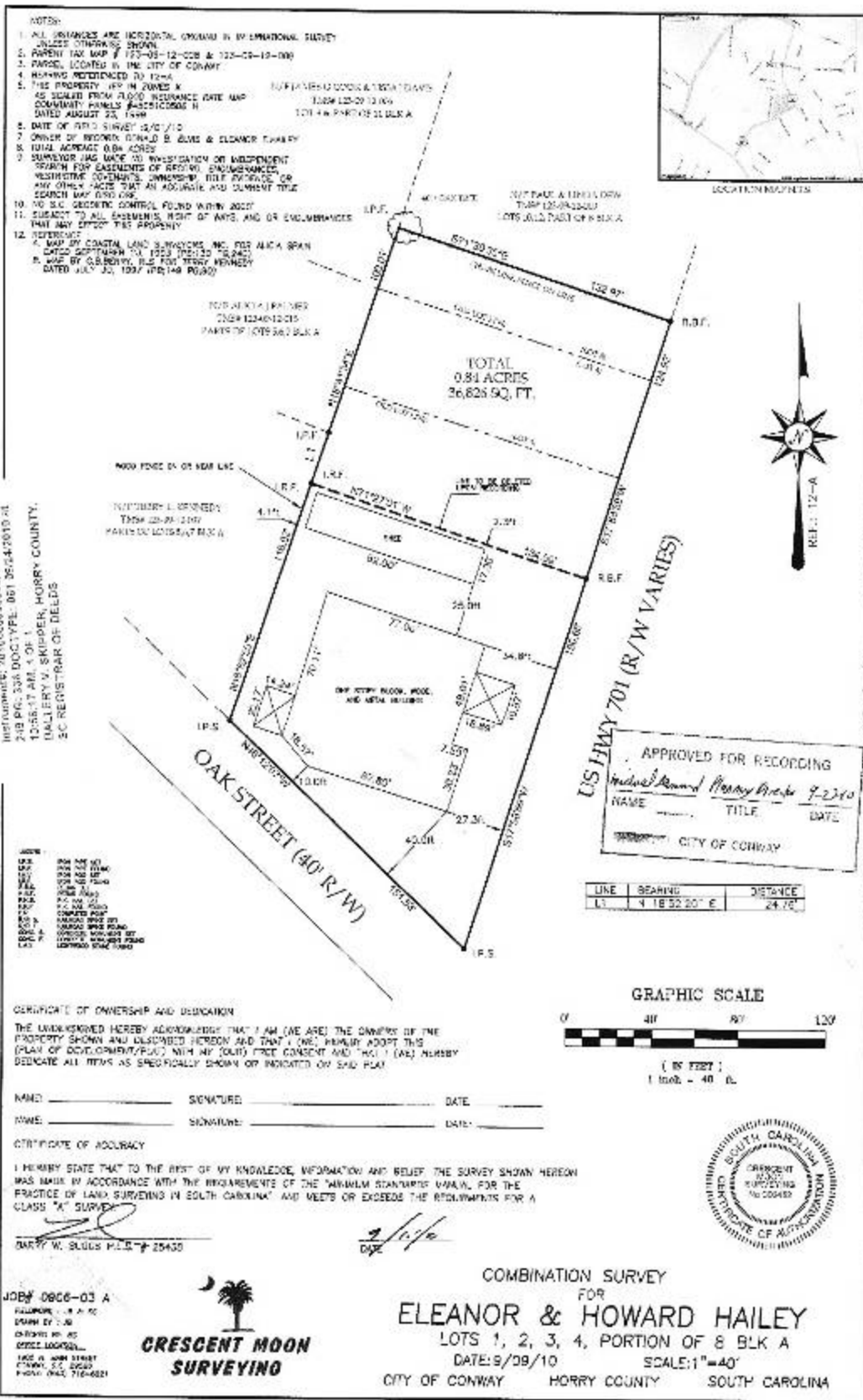
Marketed exclusively by Gerrie F. Watson, CCIM



MYRTLE BEACH COMMERCIAL REAL ESTATE

843-424-9965

Email: info@GerrieWatsonCCIM.com Website: www.GerrieWatsonCCIM.com



TMS # 123-09-12-008 and 009
 .84 ACRE - 306' ROAD FRONTAGE ON MAIN STREET (HWY. 701)
 LOTS 1,2,3,4, PORTION LOT 8 BLOCK A
 ZONED: HIGHWAY COMMERCIAL





1801 HWY. 707, CONWAY, SC 29526

AERIAL VIEW

Note: Lines are Approximate

MAYOR
Alyse C. Lawson

MAYOR PRO-TEM
Jean M. Timbes



COUNCIL MEMBERS
Thomas J. "Tom" Anderson II
Vivian E. Chestnut
William M. Goldfinch IV
Irby L. Koon
Larry A. White

January 26, 2010

Mr. and Mrs. Howard Hailey:
162 Carolina Drive
Loris, SC 29569

Dear Mr. and Mrs. Hailey:

At their January 25, 2010 meeting, the Conway City Council gave final approval to the request to rezone approximately 0.9 acres of property at 1801 Main Street (TMS # 123-09-12-008) and 1815 Main Street (TMS # 123-09-12-009) from Neighborhood Commercial (NC) to Highway Commercial (HC).

Please feel free to contact me if you have any further questions.

Sincerely,


Michael Leinwand
Planning Director

*Highway Commercial Use for
Property owned by Stoward & Leanne Bailey*

City of Conway Zoning Ordinance: Article 4: Use Regulations

1-10-2010

*approved by Planning
Dept.*

4.1810 Permitted Uses

Adult Day Care Facilities	Funeral homes; mortuaries
Alcoholic beverage stores	Gift shops
Antique stores	Governmental Offices
Appliance sales & service	Grocery stores
Armories	Hardware stores
Art studios	Higher Educational Facilities
Assembly halls; gymnasiums	Hobby shop; craft stores
Auto accessory sales	Hotels; motels; bed and breakfasts
Automated teller machines	Ice cream shops
Automotive sales & service	Jewelry stores
Baked goods stores	Leather shops
Banks; Financial Institutions	Library; Museum
Barber shops	Maternity shops
Beauty shops	Medical facilities; offices; laboratories
Bingo Establishments (Amended 11-22-04 Ord.#ZA2004-11-22(C))	Miniature golf, lighted and non-lighted golf courses; driving ranges
Boat sales & service	Musical instrument shops
Book stores	Newstands
Bowling alleys	Nutrition; health food stores
Bridal; formal wear shops	Office equipment & supplies
Building supply; equipment sales	Optical; hearing centers
Cafes; restaurants	Paint; wall paper; floor covering stores
Candy; Confectionary stores	Parking lots
Car washes; detailing facilities	Pet stores
Charitable Institutions (no overnight accommodations)[amended 11-27-06 Ord ZA2006-11-27(C)]	Pet Groomer (no overnight boarding or veterinary services [Amended 6-26-06 Ord. # ZA 2006-06-26(F)])
Civic clubs	Photography; film developing studios
Clothing stores	Professional offices
Computer; electronics; sales & service	Real estate offices
Convenience stores	Record stores
Copying centers; Print shops	Religious Institutions
Dance studios	Rental car agencies
Department; Discount stores	Service stations
Drug store; pharmacy	Shoe stores
Dry cleaning; Laundromats	Sign Shops
Educational facilities	Skating rinks
Employment agencies	Stationary shops
Fabric shops	Tailors; Seamstress
Farm equipment sales & service	Taverns; Bars
Flea Markets (amended 8/10/09 ZA#2009-08-09(B))	Theaters (indoor only)
Florists	Trade, Vocational Schools
Furniture stores; show rooms	Transportation facilities (bus, train, taxi)
Fitness centers; gyms	Travel Agencies
Frame shops	Video rental stores
Furniture repair; upholstery shops	

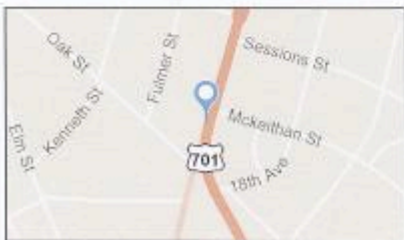
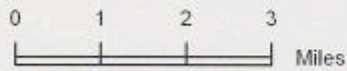
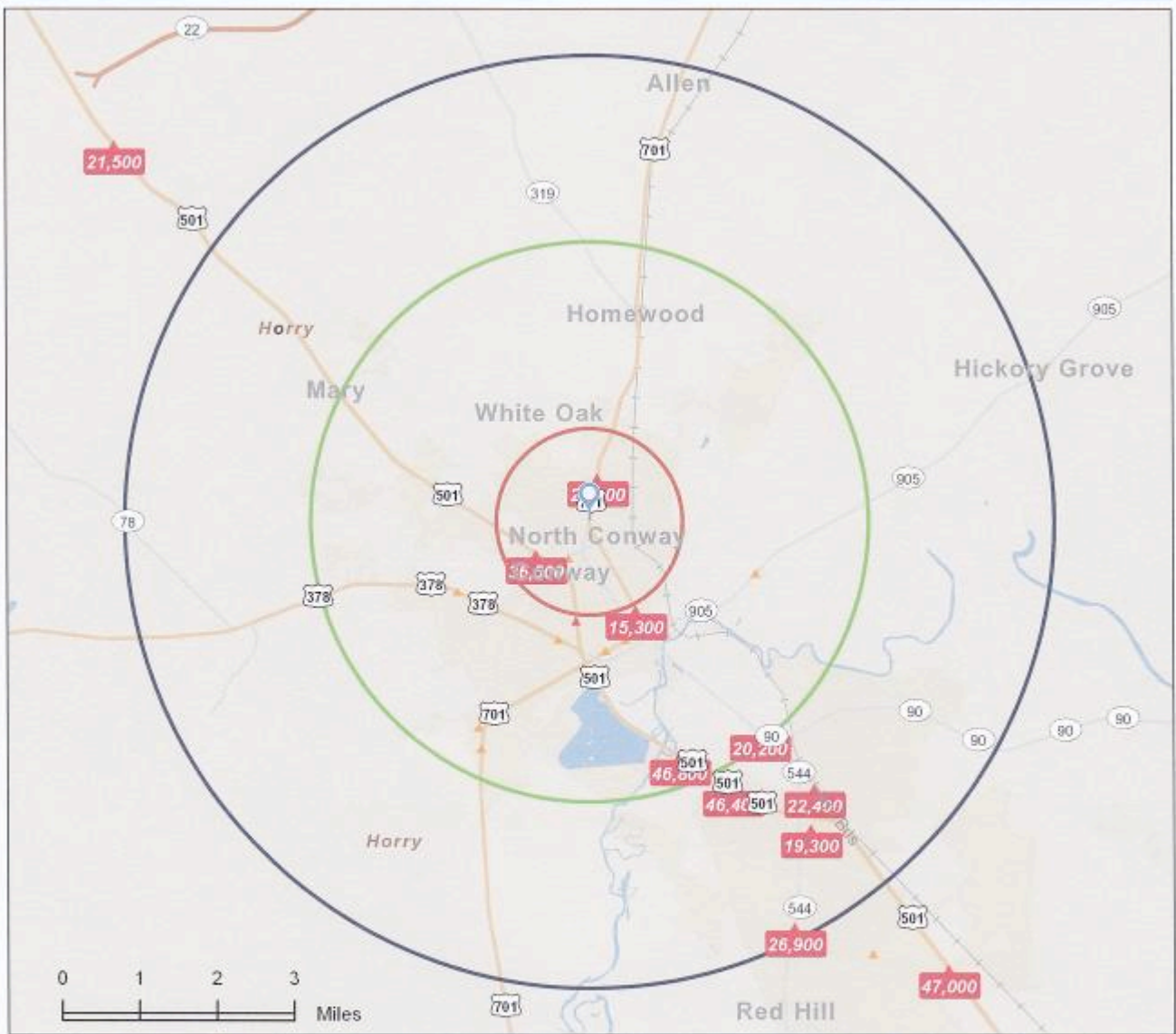
[Amended 6-26-06 Ord. # ZA 2006-06-26 (F)]



Traffic Count Map

1801 Main Street
1801 Main St, Conway, SC, 29526
Ring: 1, 3, 5 Miles

Prepared by Gerrie Watson
1801 Main Street
Latitude: 33.853019
Longitude: -79.057512



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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May 30, 2012

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