

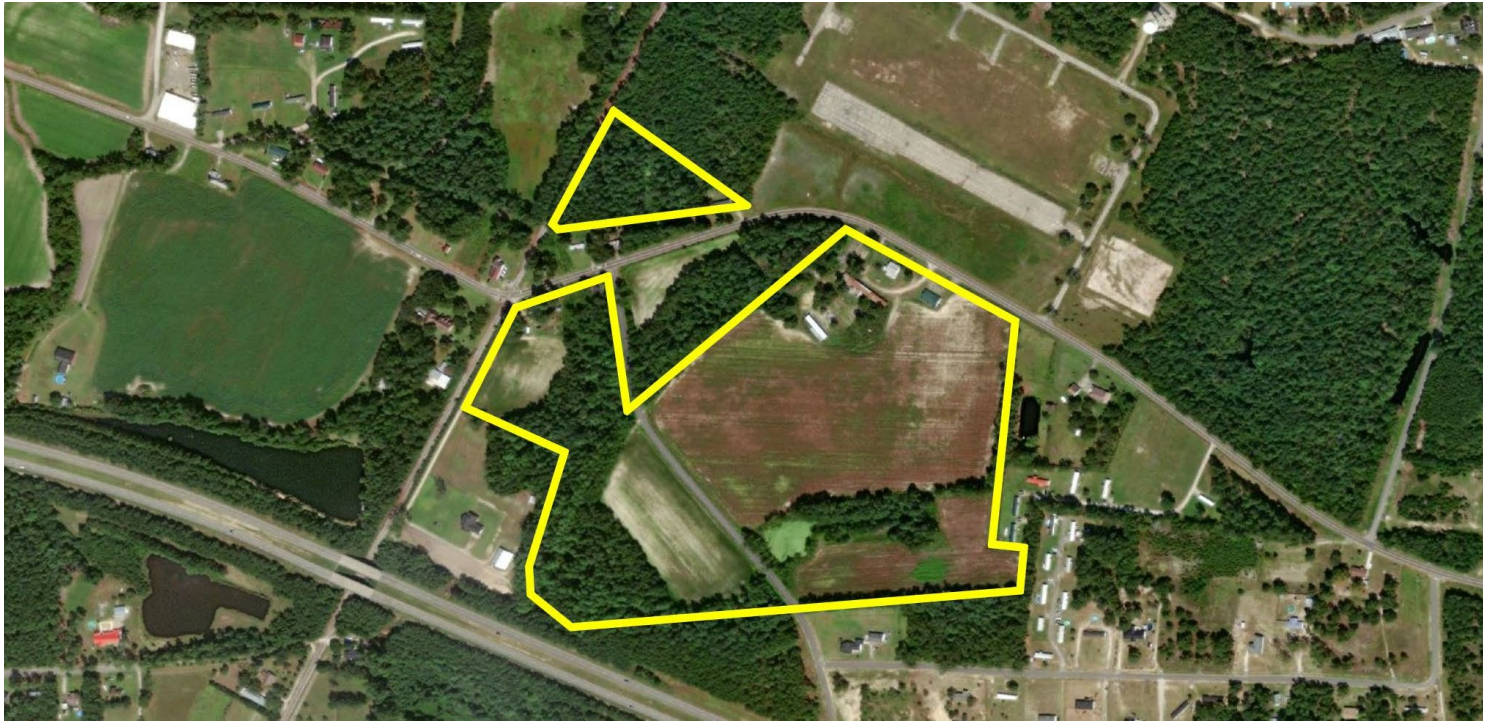
ASCOTT VALLEY INDUSTRIAL PARK



palmetto
sites

4971 Adrian Hwy, Conway, Horry County, SC 29526
Coordinates: 33.946456, -79.011289

Checked for Readiness



This property has earned a Palmetto Site designation, gathering information to be able to answer development questions on: Property ownership and control; Site Characteristics; Utility Status; and Due Diligence Reporting. Site and utility information were gathered in Q1 2022 and should be reverified for prospect use.

TOTAL ACREAGE:	49.2
DEVELOPABLE ACREAGE:	46.4 acres
MAX BUILDING SIZE:	450,000 sq ft
OWNED/CONTROLLED BY:	Horry County
DISTANCE FROM INTERSTATE:	47 miles (I-95)
RAIL ACCESS:	RJ Corman
ZONING:	Agricultural

The labor shed data reflects a draw from the greater Myrtle Beach area. Furthermore, due to proximity to the coast, historic and projected population growth in the region is extremely high. Likewise, due to demographic growth, occupational projections are much more favorable, though key workers are in high demand. Given general geographic positioning away from the interstate, there is opportunity for projects (e.g., light assembly with smaller distribution footprint) who don't want to compete with big box distribution.

LOCAL WORK FORCE

Within 45 miles

POPULATION:	694,548
PROJECTED GROWTH:	6.85%
LABOR FORCE:	342,068
MEDIAN INCOME:	\$49,976

UTILITY INFO

ELECTRIC:	34 kV and 115 kV lines on-site
NATURAL GAS:	Nearest infrastructure located approximately three (3) miles from the property
WATER:	8-inch line adjacent to the property; line has 800,000 GPD total capacity; system has 11 MGD excess capacity
WASTEWATER:	8-inch gravity main adjacent to the property; line has 300,000 GPD excess capacity; system has 100,000 GPD excess capacity. Pump station required to serve the site.
TELECOM:	Fiber is readily available



South Carolina
Department of Commerce
Just right for business.

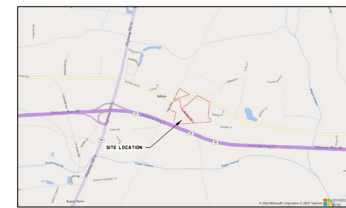
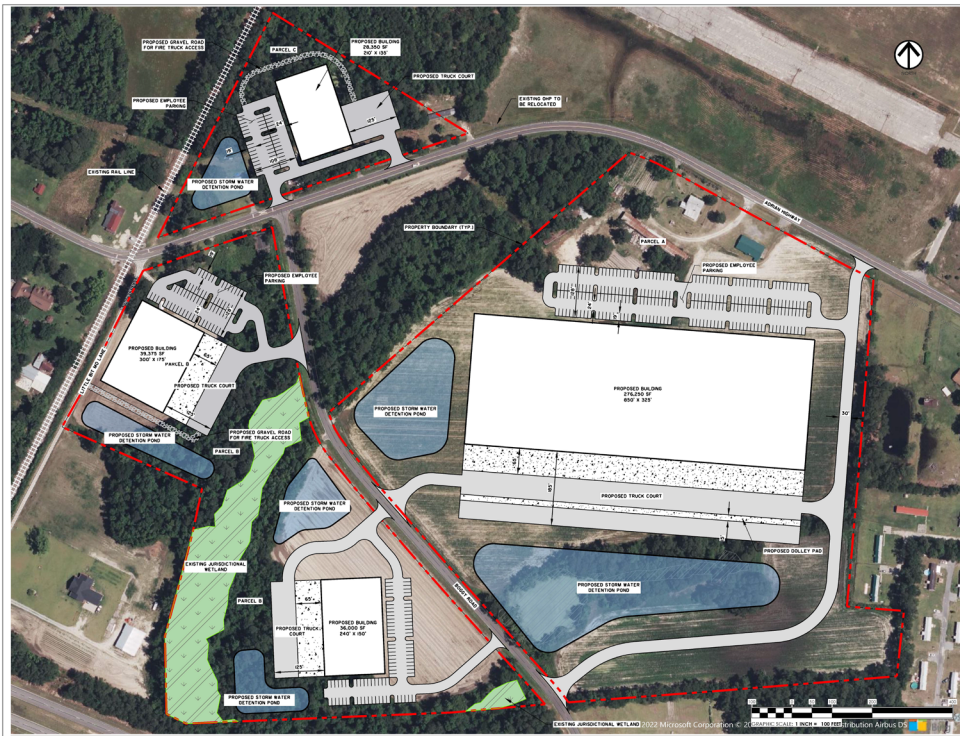
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LOCATION MAP
1" = 500'

SITE DATA TABLE	
PARCEL A	
PROPOSED BUILDING FOOTPRINT	450,000 SF
PROPOSED EMPLOYEE PARKING	340 STALLS
PARCEL ACREAGE	±29.66
IMPERVIOUS AREA	±778,029 SF
STORM WATER DETENTION POND AREA	±23,292 SF
PARCEL B	
PROPOSED BUILDING FOOTPRINT	39,375 SF
PROPOSED EMPLOYEE PARKING	07 STALLS
PARCEL ACREAGE	±5.32
IMPERVIOUS AREA	±271,526 SF
STORM WATER DETENTION POND AREA	±60,345 SF
PARCEL C	
PROPOSED BUILDING FOOTPRINT	28,650 SF
PROPOSED EMPLOYEE PARKING	47 STALLS
PARCEL ACREAGE	±4.09
IMPERVIOUS AREA	±72,595 SF
STORM WATER DETENTION POND AREA	±6,260 SF
NOTE: CONCEPT PLAN IS SCHEMATIC IN NATURE. PARCEL A EXISTING POND TO BE FILLED.	
ASPHALT PAVEMENT	
HEAVY-DUTY CONCRETE	



CONCEPTUAL LAYOUT - STANDARD BUILD ASCOTT VALLEY

HORRY COUNTY, SC
JUNE 15TH, 2022



www.thomashutton.com

The map/plan is a general plan of the development which is for discussion purposes only. It does not constitute an offer of any real estate. It is subject to change without notice and without liability to the maker. Dimensions, boundaries and portion locations are for illustrative purposes only and are subject to the accurate survey and property records. COPYRIGHT © 2022 THOMAS & HUTTON

DUE DILIGENCE

Phase I Environmental Site Assessment:	December 17, 2021 (Phase I) January 31, 2022 (Limited Phase II)	Phase I ESA identified one recognized environmental concern (two underground storage tanks and piping to the former fuel island.) Limited Phase II was completed. Full reports available for review.
Cultural Resource Identification Survey:	July 2022	Investigation concluded that no NRHP-listed or eligible resources are located at the property. No further archaeological investigations were recommended for the project area. See report for full details.
Boundary Survey:	November 10, 2021	Boundary Survey can be provided upon request, which captures easements and site conditions.
Protected Species Assessment:	June 16, 2022	Study found twenty (20) protected species listed for Horry County, but no species were observed during 2022 evaluation. Development is expected to have no effect on the species. See report for full details.
Report of Preliminary Geotechnical Exploration:	August 9, 2022	Ten (10) soil borings conducted during the geotechnical exploration resulted in the recommendation of Seismic Site Class D.
Wetlands Delineation:	December 15, 2021	Wetlands Delineation completed on 48.7 acres found 2.3 acres jurisdictional wetland areas, and 1.11 acres of non-jurisdictional wetlands.
US Army Corp of Engineers Jurisdiction Determination Letter:	February 23, 2022	Delineation Concurrence obtained that concurred with the findings of the Wetlands Delineation.

The due diligence summary above is based on a cursory review of the property conditions and research conducted by others. Summary is made with SSG's opinion of what a typical prospect/consultant would like to have completed on the property, and what SSG considers is a common sense approach to due diligence. The Palmetto Sites Program is not a certification program, and SSG does not assume liability associated with future real estate transactions or development.



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