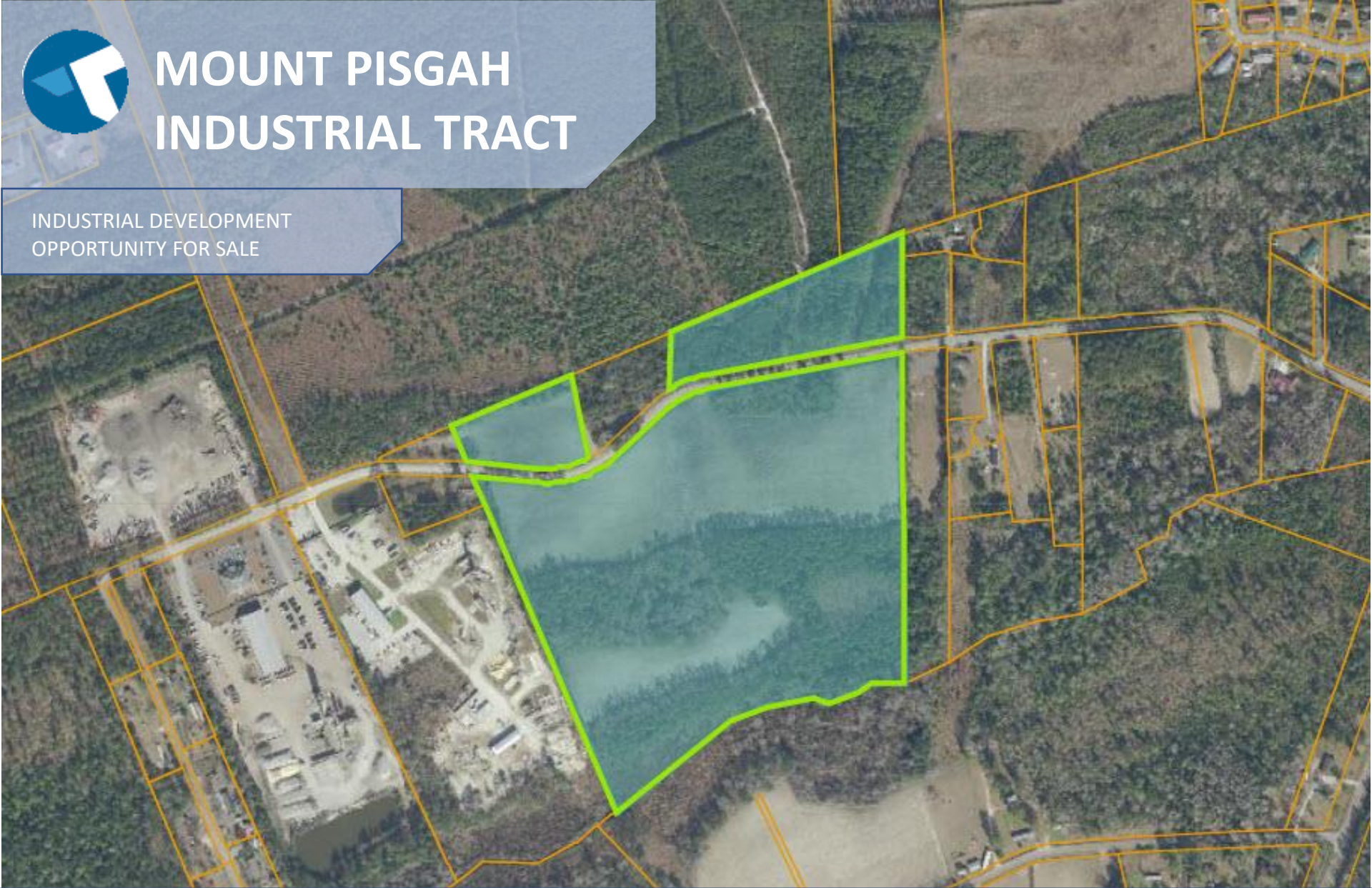




# MOUNT PISGAH INDUSTRIAL TRACT

INDUSTRIAL DEVELOPMENT  
OPPORTUNITY FOR SALE



For additional information, please contact:

**Adam Cates, CCIM**  
Senior Advisor

(m) 843.333.4190  
[acates@traddcommercial.com](mailto:acates@traddcommercial.com)

**Heyes Goldfinch, CCIM**  
Senior Advisor

(m) 843.222.2523  
[hgoldfinch@traddcommercial.com](mailto:hgoldfinch@traddcommercial.com)



PROPERTY SPECIFICATIONS

<b>ADDRESS</b>	TBD Mount Pisgah Cemetery Road, Conway, SC
<b>MARKET</b>	Conway
<b>TOTAL ACRES</b>	Parcel A = 2.28 Parcel B = 4.92 Parcel C = 9.05
<b>FRONTAGE FEET</b>	Parcel A = 430' Parcel B = 430' Parcel C = 830'
<b>ZONING</b>	MA-2
<b>EXISTING INFRASTRUCTURE</b>	Utilities on Mount Pisgah Cemetery Road
<b>MUNICIPALITY</b>	Horry County
<b>PRICE</b>	Parcel A = \$205,200 Parcel B = \$442,800 Parcel C = \$814,500



**MULTIPLE PARCELS  
ACCOMMODATE USERS OF  
VARYING SIZE**

**MOUNT PISGAH INDUSTRIAL TRACT**

**ABOUT MOUNT PISGAH INDUSTRIAL TRACT**

The Mount Pisgah Industrial Tract offers 16.25 acres on with conceptual plans offering 3 parcels for industrial use. Parcels range from 2.28 to 9.05 acres, all with ingress from Mount Pisgah Cemetery Road. Each parcel offers over 400’ frontage, sufficient frontage to allow for multiple access points for each parcel. Zoned MA-2(General Manufacturing and Industrial District), this ordinance allows most manufacturing and industrial uses. Parcels are priced at \$90,000 per acre with the ability to subdivide to accommodate user needs.

**LOCATED FOR MAXIMUM SERVICE AREA**

Located 2 miles south of the Highway 22/Highway 701 Interchange, this property is positioned to service residential and commercial populations in Western Horry County growth markets to include Conway, Aynor, and Loris, while providing ease of access to coastal communities along the Atlantic Oceanfront. Highway 22 serves as a limited-access Conway Bypass that connects Aynor to the Arcadian Shores area of Myrtle Beach. This area is in the immediate path of progress, with residential zoning and subdivisions in various stages of approval along the Highway 319 and Highway 701 corridors.

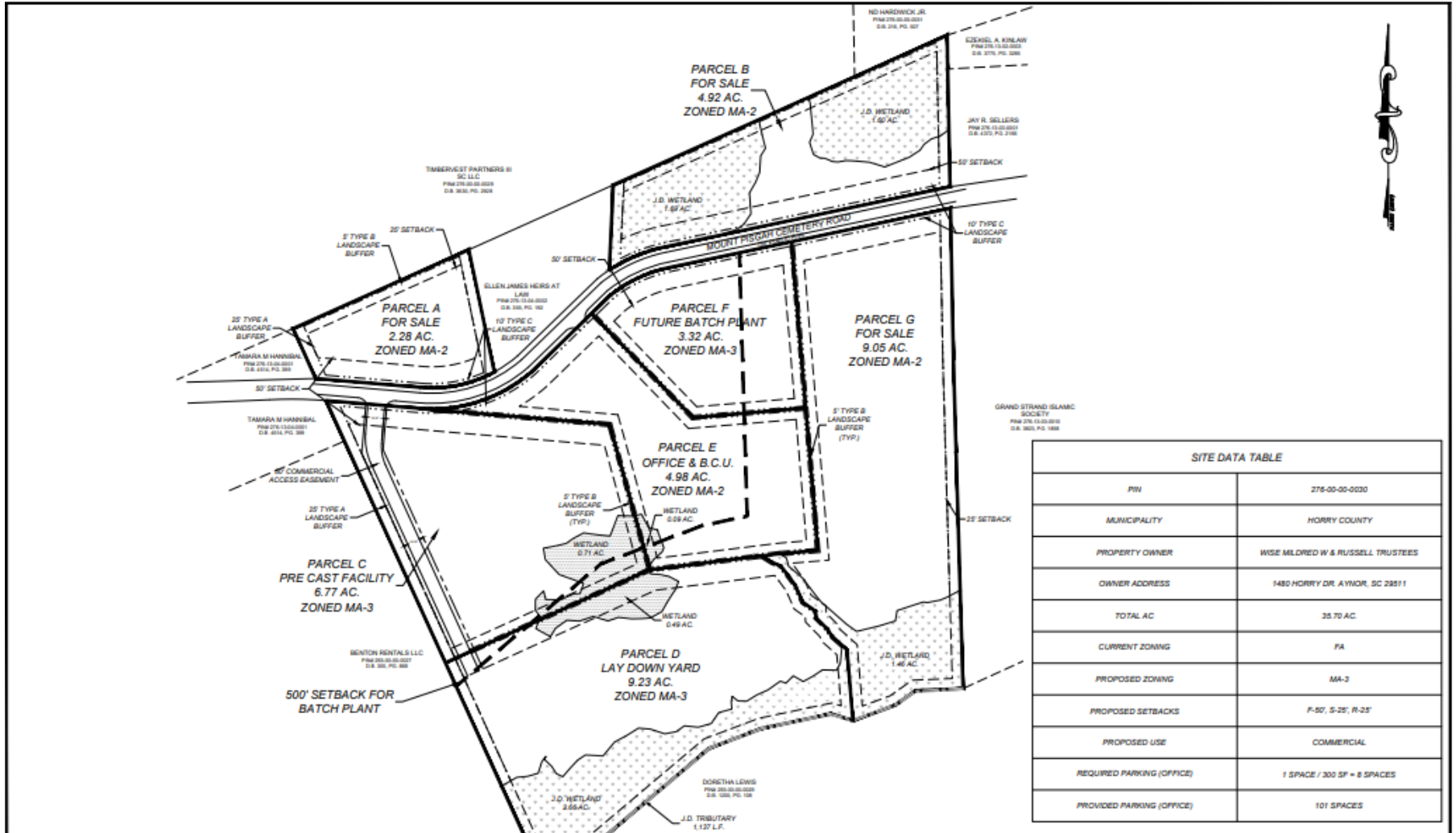
**DISTANCE TO ACTIVITY CENTERS**

ACTIVITY CENTER	DRIVE TIME	ACTIVITY CENTER	DRIVE TIME
CONWAY	8 minutes	HIGHWAY 90	20 minutes
AYNOR	20 minutes	HIGHWAY 31 – CAROLINA BAYS PARKWAY	21 minutes
LORIS	20 minutes	HIGHWAY 17 BYPASS – MYRTLE BEACH	25 minutes
HIGHWAY 905	15 minutes	NORTH MYRTLE BEACH	35 minutes



# CONCEPTUAL SUBDIVISION PLAN ALLOWS FOR PARCEL SIZE FLEXIBILITY

# MOUNT PISGAH INDUSTRIAL TRACT



SITE DATA TABLE	
PIN	276-00-0020
MUNICIPALITY	HORRY COUNTY
PROPERTY OWNER	WISE MLORED W & RUSSELL TRUSTEES
OWNER ADDRESS	1480 HORRY DR. AYYOR, SC 29511
TOTAL AC	35.70 AC
CURRENT ZONING	FA
PROPOSED ZONING	MA-3
PROPOSED SETBACKS	F-50', S-25', R-25'
PROPOSED USE	COMMERCIAL
REQUIRED PARKING (OFFICE)	1 SPACE / 300 SF = 8 SPACES
PROVIDED PARKING (OFFICE)	101 SPACES

PROJECT:	22019
DATE:	08/11/2022
SCALE:	1" = 100'
DESIGNED BY:	DMT
DRAWN BY:	DMT
CHECKED BY:	DMG

CONCEPTUAL SITE PLAN  
OF  
PIN# 27600000030  
35.70 AC.  
CONWAY, HORRY COUNTY, SOUTH CAROLINA  
PREPARED FOR  
BENTON RENTALS, LLC



**DIAMOND SHORES SURVEYING, LLC**  
315 MAIN STREET, UNIT 11  
CONWAY, SC 29026  
843.488.2900  
OFFICE@DIAMONDSHORES.NET

NOT FOR RECORDING



REGIONAL ROAD SYSTEM ALLOWS  
MINUTES COMMUTE TO MAJOR  
AREA POPULATION CENTERS

## MOUNT PISGAH INDUSTRIAL TRACT

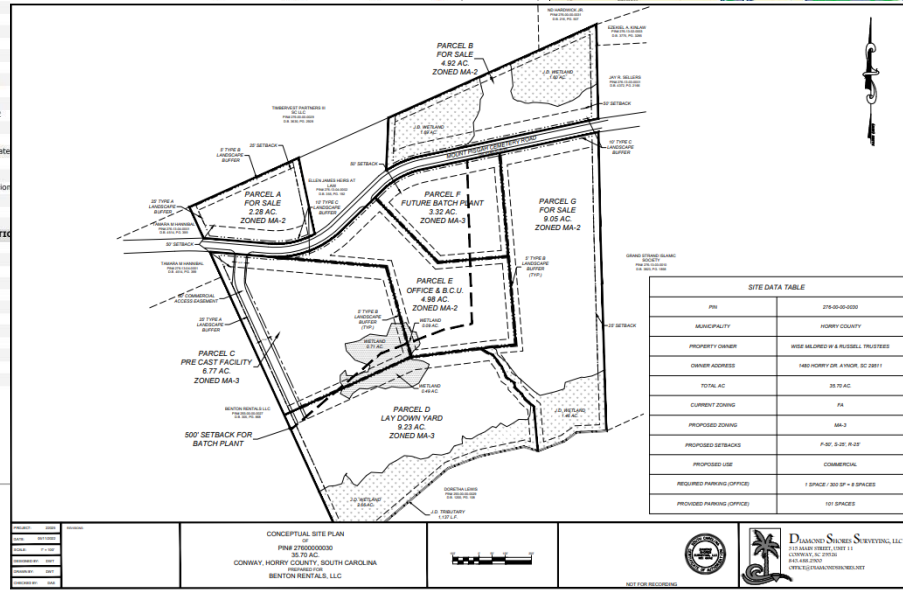
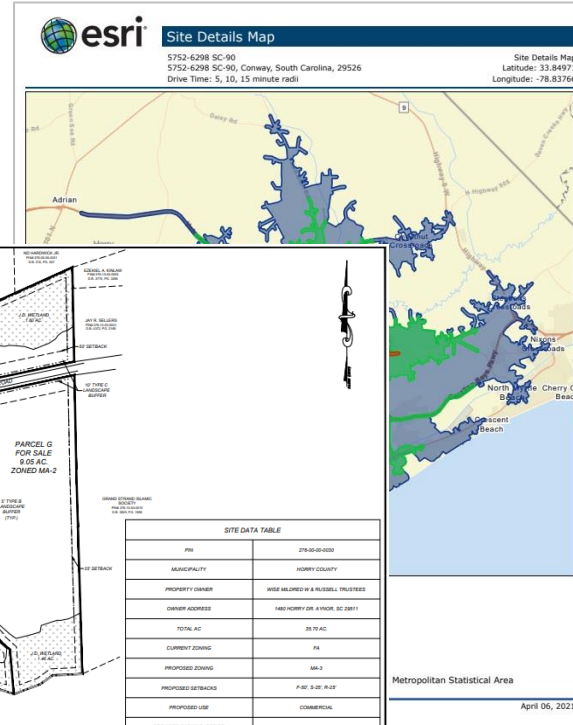




# DEMOGRAPHIC AND SITE DESIGN MATERIALS AVAILABLE

# MOUNT PISGAH INDUSTRIAL TRACT

esri ACS Population Summary				
5752-6298 SC-90, Conway, South Carolina, 29526			Prepared by Esri	
Drive Time: 5 minute radius			Latitude: 33.84944 Longitude: -78.83723	
TOTALS	2014 - 2018 ACS Estimate	Percent	MOE(±)	Reliability
Total Population	1,447		283	■
Total Households	574		125	■
Total Housing Units	619		126	■
POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT				
Total	1,408	100.0%	273	■
Enrolled in school	281	20.0%	141	■
Enrolled in nursery school, preschool	11	0.8%	21	■
Public school	4	0.3%	19	■
Private school	7	0.5%	20	■
Enrolled in kindergarten				
Public school				
Private school				
Enrolled in grade 1 to grade 4				
Public school				
Private school				
Enrolled in grade 5 to grade 8				
Public school				
Private school				
Enrolled in grade 9 to grade 12				
Public school				
Private school				
Enrolled in college undergraduates				
Public school				
Private school				
Enrolled in graduate or profession				
Public school				
Private school				
Not enrolled in school				
POPULATION AGE 65+ BY RELATIONSHIP				
Total				
Living in Households				
Living in Family Households				
Householder				
Spouse				
Parent				
Parent-in-law				
Other Relative				
Nonrelative				
Living in Nonfamily Households				
Householder				
Nonrelative				
Living in Group Quarters				



For additional information, please contact:

**Heyes Goldfinch, CCIM**  
Senior Advisor

(m) 843.222.2523  
hgolfinch@traddcommercial.com

**Adam Cates, CCIM**  
Senior Advisor

(m) 843.333.4190  
acates@traddcommercial.com