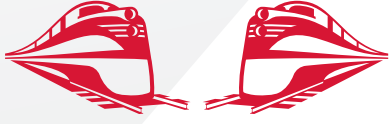


Rj Corman Railroad Company



ASCOTT VALLEY INDUSTRIAL PARK PHASE II CONWAY, SC

OVERVIEW

TYPE: SITE
ACRES: 117
DIVISIBLE: YES

ZONING: INDUSTRIAL
OWNERSHIP: PUBLIC
FOR SALE/ LEASE: SALE

PRICE PER ACRE: \$30,000



JAKE WEIR
SR. DIRECTOR, INDUSTRIAL DEVELOPMENT
JAKE.WEIR@RJCORMAN.COM
C: 859-469-2560

RJCORMAN.COM/DEVELOPMENT



INDUSTRIAL DEVELOPMENT SITE

ASCOTT VALLEY INDUSTRIAL PARK PHASE II

CONWAY, SC

LOCATION

Latitude, Longitude: 33.9458, -79.0146

County: Horry

UTILITY

Electric Provider / Details: Horry Electric, Inc. / 34 and 155 kV lines on site

Water Provider / Details: Grand Strand Water & Sewer Authority / 8" line on site

Sewer Provider / Details: Grand Strand Water & Sewer / 8" gravity line on site

Gas Provider / Details: Service not currently available / service not currently available

Telecom Provider / Details: Horry Telephone Cooperative

TRANSPORTATION

Nearest Highway / Distance: Hwy 701 / 0.6 miles

Nearest Interstate / Distance: I-95 / 50 miles

Nearest Airport / Distance: Myrtle Beach International / 24 miles

Nearest Port / Distance: Port of Georgetown (Break- Bulk Port) / 59 miles

PROPERTY DETAILS

Concrete Pad: Pad-ready

Due Diligence Conducted: Phase 1 Environmental, Wetland Delineation, T&E Species Report, Geotech Report, and Cultural Resource Identification Survey

RAIL

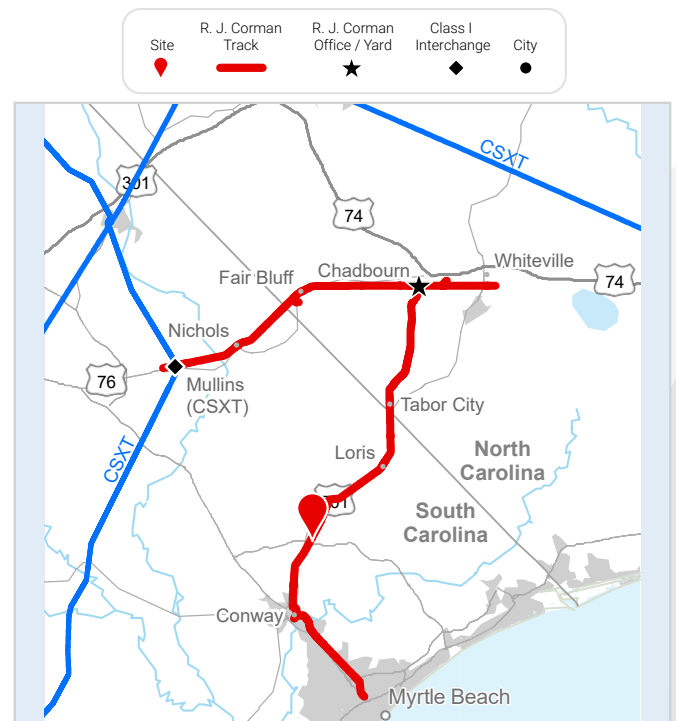
Closest Distribution Center: Columbia Material Sales Yard

Closest Transloading Facility: Conway Transload

Class I Interchange Partner(s): CSX & Norfolk Southern

Interchange Point(s): CSX, Mullins

Served by: RJCS



JAKE WEIR SR. DIRECTOR, INDUSTRIAL DEVELOPMENT
 JAKE.WEIR@RJCORMAN.COM
 C: 859-469-2560

RJCORMAN.COM/DEVELOPMENT