

## **TBD Old Bucksville Rd, Conway, SC 29527**

### Property Overview

Size: Approximately 162 acres

Development Potential: Proposed 255 homesites

Location: Riverfront property with direct access to the Intracoastal Waterway

### Property Highlights

**Pristine Riverfront Setting:** This expansive tract boasts high ground along the river, rolling terrain, fertile soils, and mature trees, offering an idyllic setting for a residential community.

**Natural Privacy:** Flanked by federal wildlife preserves on both sides, the property ensures enduring privacy and natural beauty for future residents.

**Historical Significance:** The site includes remnants of one of Horry County's original sawmills, featuring a brick chimney that could serve as a unique focal point in community planning.

### Development Potential

**Proposed Layout:** Envisioned for 255 residential lots, this property is situated in a rapidly developing area just outside Conway, SC, making it a prime candidate for a new riverfront community.

**Accessibility:** The property's river frontage provides easy access to the Intracoastal Waterway, enhancing its appeal for water enthusiasts and adding significant value to the development potential.

### Location Benefits

**Proximity to Conway:** Located just outside the city limits of Conway, residents will enjoy a blend of serene riverfront living with convenient access to urban amenities.

**Natural Surroundings:** The adjacent national wildlife refuges offer opportunities for outdoor recreation and ensure the preservation of the area's natural landscape.

## Regional Growth and Development

**Population Growth:** Horry County has experienced substantial growth over the past decades. The population increased from 270,295 in 2010 to an estimated 397,478 in 2023, marking a growth of approximately 47% over 13 years.

**Domestic Migration:** Between July 1, 2022, and July 1, 2023, Horry County attracted over 15,000 new residents, ranking it 10th in the nation for domestic migration during that period.

**Local Developments:** The area surrounding Old Bucksville Road is witnessing notable residential development.

**Broader Development Trends:** Conway and its neighboring communities are experiencing a surge in new construction projects, reflecting the county's overall growth and the increasing demand for housing in the area.

## Investment Opportunity

This property represents a rare opportunity to develop a sizable riverfront community in a rapidly growing region. Its combination of natural beauty, historical elements, and strategic location near Conway positions it as a valuable investment for developers aiming to create a distinctive residential enclave.

For more information or to schedule a site visit, please contact the listing agent.