

RECEIVERSHIP SALE

(Subject to Federal District Court Approval)



Income Generating Billboard

Information Memorandum

1500 E Highway 501
Conway, SC



INSPECTIONS BY APPOINTMENT ONLY

April 3, 2026

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Property Highlights

Located at 1500 E Highway 501 in Conway, South Carolina, this 1.64-acre industrial outdoor storage property spans two parcels and offers a versatile setup for a range of commercial uses. The site features a 5,935-square-foot, two-story building, with approximately 33.8% dedicated to office space—providing a balanced mix of administrative and operational functionality. Originally constructed in 1987 and renovated in 1992, the warehouse component includes 16–18-foot clear ceiling heights, allowing for efficient storage, equipment handling, and vertical capacity.

The property is fully fenced and secured, making it well-suited for businesses requiring controlled access and outdoor storage capabilities. Positioned directly along Highway 501, the location provides excellent connectivity, offering direct access to Myrtle Beach to the south, as well as convenient routes north and to Interstate 95.

An added investment benefit is the on-site income-generating billboard, which provides supplemental revenue and enhances the overall value of this well-located industrial asset.

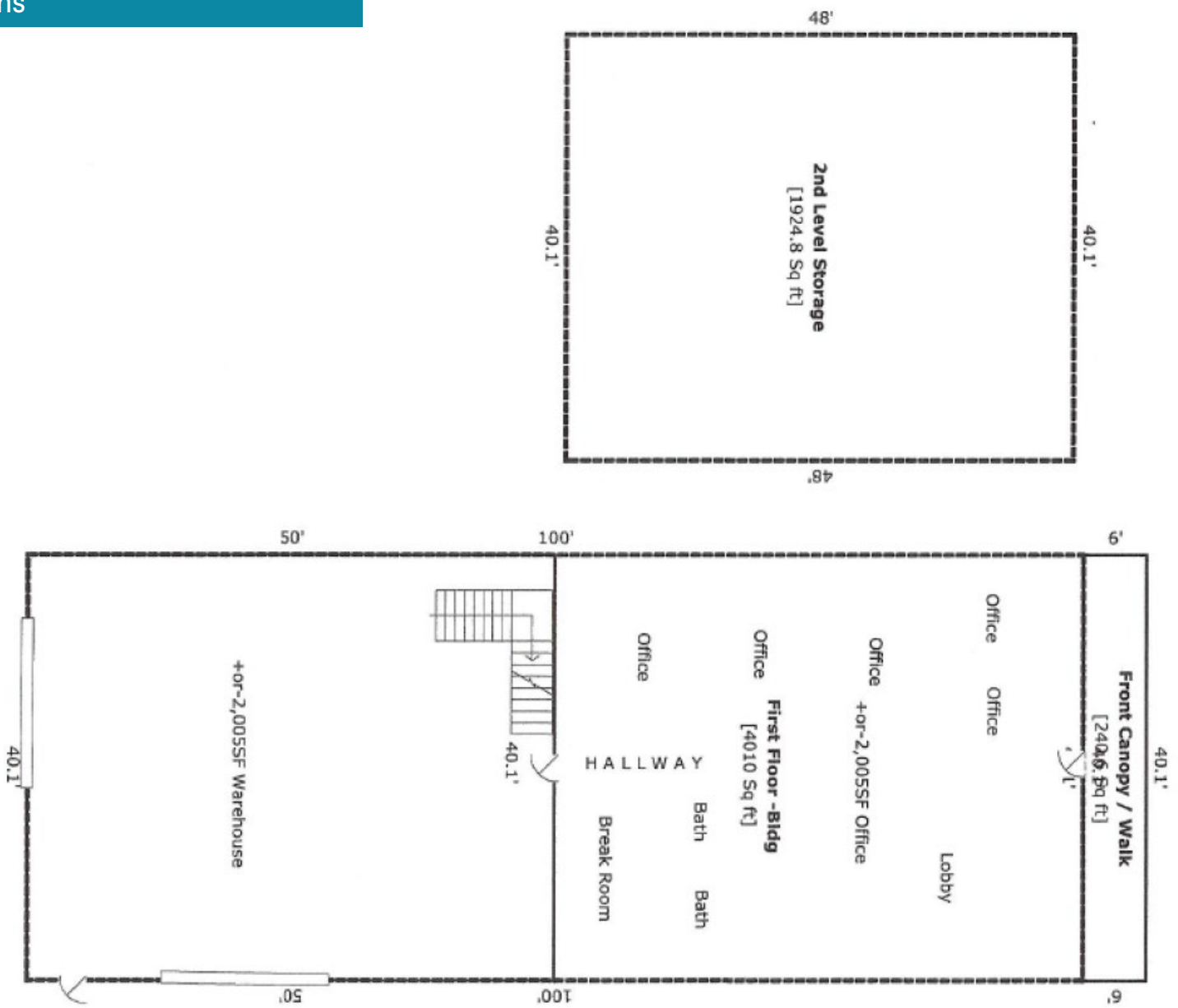


Industrial Outdoor Storage Yard:

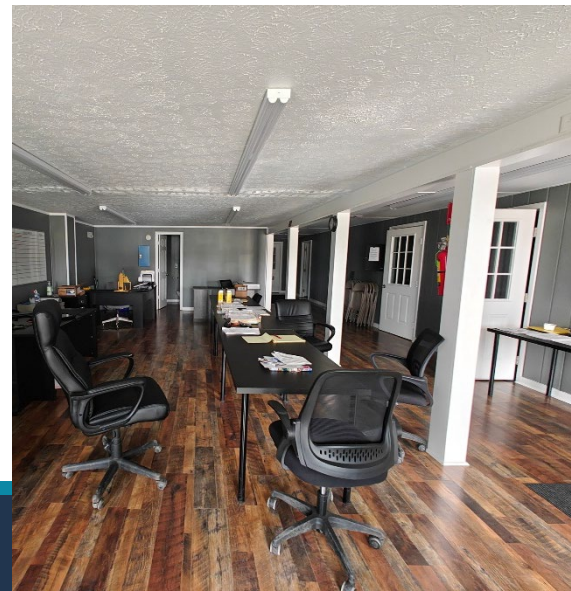
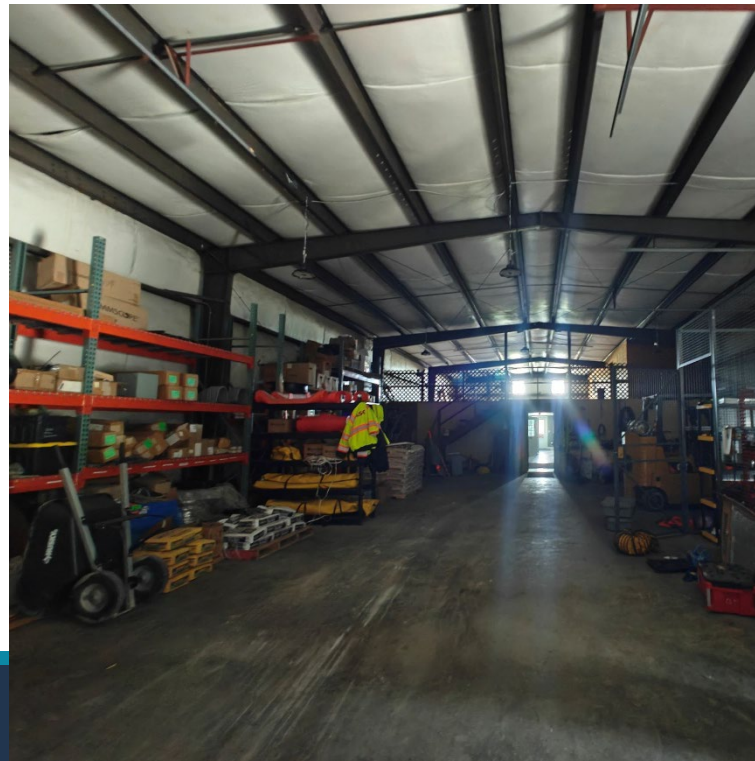
1500 E Highway 501, Conway, SC

Address	1500 E Highway 501 Conway, SC
Parcel ID	382-04-02-0014 383-01-01-0006
Building Area	5,935 SF
Site Area	1.64 AC Combined
Year Built/Reno	1987 / 1992
Zoning	HC (Highway Commercial District) GCO (Gateway Corridor Overlay)
Heating & A/C	Standard individual split systems consisting of gas-fired furnaces coupled with pad mounted condensing units.
Foundation	Reinforced Concrete
Roof	Metal
Parking	Open gravel areas
Utilities	Conway Water & Sewer, Dominion Gas & Electricity
Annual Property Tax (Combined)	\$11,564
Additional Building Features	<ul style="list-style-type: none"> • Fully Fenced & secured site • 6 grade- level overhead doors • 184 ft of Frontage on E Hwy 501













Address	APN	ACRES	ZONING
1500 E Highway 501	382-04-02-0014	0.89	HC & GCO
E Highway 501	383-01-01-0006	0.75	HC & GCO
TOTAL		1.64	



501

Crescent Hospice

River of Life Church of God

Crossroads Mobile Home Village

Subject Property

Income Generating Billboard

Self Storage and Warehouses

501

544

544

544

501

Zoning: HC (Highway Commercial District) & GCO (Gateway Corridor Overlay)

Summary:

It is the intent of this section that the Highway Commercial District be established, and appropriate land reserved for general business purposes and with particular consideration for the automobile-oriented commercial development existing or proposed along the county's roadways. The regulations which apply within this district are designed to encourage the formation and continuance of a compatible and economically healthy environment for business, financial, service, amusement, entertainment and professional uses which benefit from being located in close proximity to each other; and to discourage any encroachment by industrial or other uses capable of adversely affecting the basic commercial character of the district.

Permitted uses include, but are not limited to:

- Gas Station
- Bank
- Laundromat
- General Retail
- Housing-group
- Housing-single Unit
- Manufacturing
- Hotel / Motel
- Office
- Medical Office

Gateway Corridor Overlay District:

- The requirements apply to all new construction, additions, alterations, or expansions to existing buildings, parking lots or vehicular storage area
- The intent of the overlay district is to create a commercial corridor that is well planned and attractive through the implementation of consistent design standards. The provisions of this section will ensure that the design quality of new development in the city's identified gateway corridors are held to high standards.

Source: [LightBox Vision](#) [Horry County, SC](#) [City of Conway - Gateway Corridor Overlay District](#)

POPULATION & DEMOGRAPHICS

5-mile Radius of
1500 E Highway 501 Conway, SC



2024 Population
24,832



Annual Growth
2.0%



Median HH
Income: \$67,092



Median Home
Value: \$287,190

Source: CoStar

Population

	3 mile	5 mile	10 mile
2020 Census	21,946	53,484	161,486
2024 Population	24,832	58,750	178,826
Annual Growth 2020-2024	2.6%	2.0%	2.1%
Median Age	30.6	38.5	41.5
Ave Household Size	2.3	2.4	2.4

Housing

	3 mile	5 mile	10 mile
Median Home Value	\$276,444	\$287,190	\$300,142

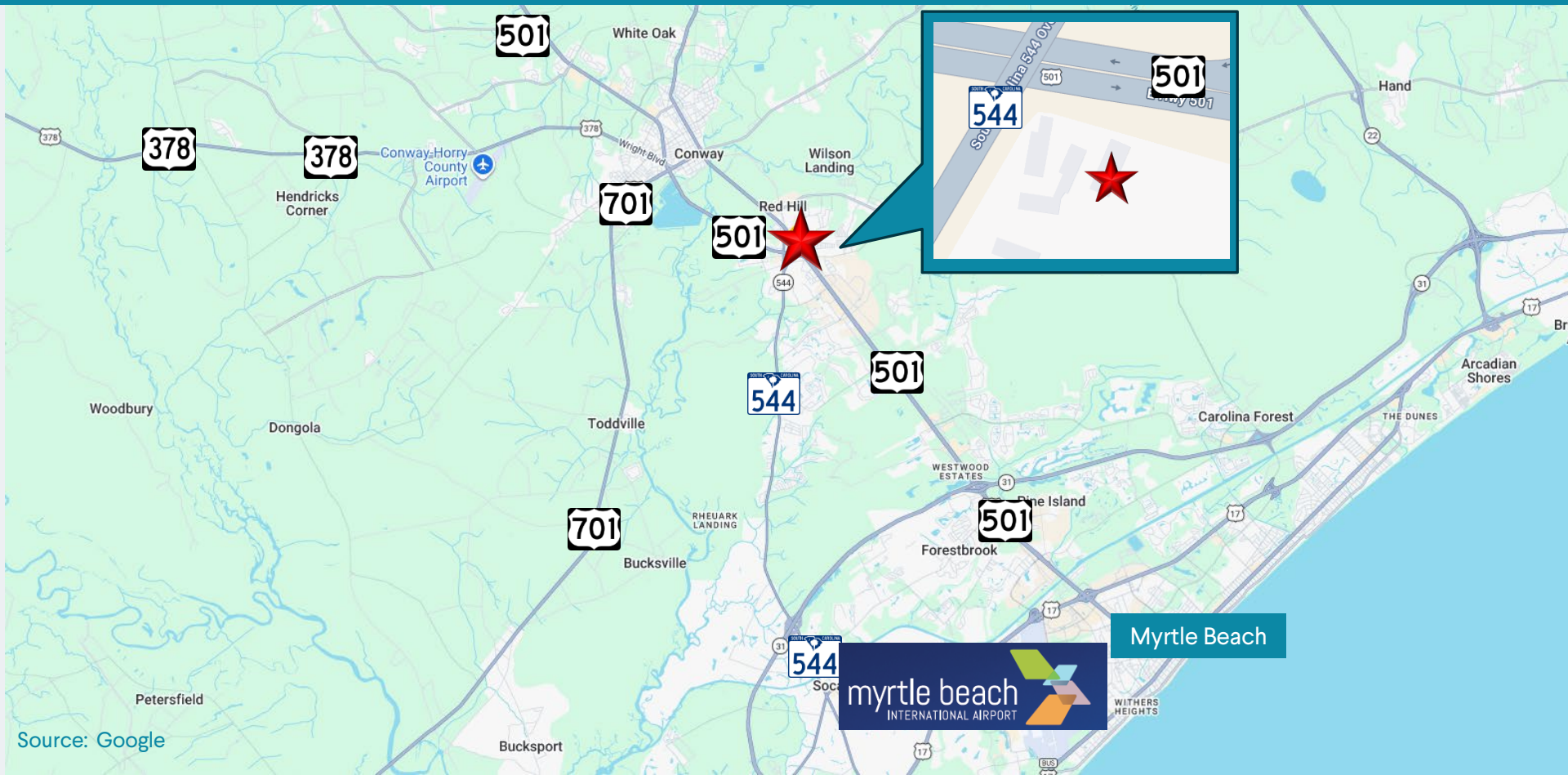
Income

	3 mile	5 mile	10 mile
Avg Household Income	\$78,644	79,232	84,542
Median Household Income	\$67,092	\$67,077	\$69,774

Traffic

Collection Street	Cross Street	Avg. Daily Traffic Volume	Count Year	Distance from Property
Sc 544 Overpass	Cox Ferry Rd SW	16,897	2025	0.10 mi
SC 544 Overpass	Hwy 401 NE	17,599	2025	0.10 mi
SC 544	University Forest Cir NW	6,120	2024	0.16 mi
US HWY 501 Bus	Ole Woodward Ave NW	19,613	2025	0.37 mi

Location, Transportation & Access



Airports:

- Myrtle Beach International Airport ~ 14 mi
- Florence Regional Airport ~70 mi
- Charleston International Airport ~95 mi



Roadway Access:

- Subject located at the intersection of US Highway 501 & SC Highway 544



Public Transportation:

- Coast RTA Bus Service: Adjacent



Distances to Major Cities:

- Myrtle Beach, SC: ~ 12 miles
- Florence, SC: ~ 55 miles
- Charleston, SC: ~100 miles



Conway, South Carolina

Location & Setting

Conway is the county seat of Horry County, located on the South Carolina Coastal Plain on the western banks of the Waccamaw River, approximately 14 miles from the Atlantic Ocean. Located near the eastern coast of the state, just inland from Myrtle Beach, Conway is a historic town known for its charming downtown, oak-lined streets, unique boutiques, and Southern architecture.

Access & Transportation

U.S. Route 701, U.S. Route 501, and U.S. Route 378 pass through Conway, providing direct regional connectivity. International flight services are offered at the Myrtle Beach International Airport, located approximately 15 miles from the city center. Conway's road network also provides easy access to the broader Myrtle Beach–Conway–North Myrtle Beach metropolitan area.

Economy & Employment

Major employers include Coastal Carolina University, Conway Medical Center, and businesses in retail, education, and healthcare. Conway's proximity to Myrtle Beach expands employment options, particularly in the tourism and hospitality industries. Conway Medical Center was ranked #6 in South Carolina and #1 in the region on Forbes' America's Best-In-State Employers list for 2024.

Demographics & Workforce

Conway has a 2026 population of 31,896, growing at a rate of 3.64% annually – a 26.69% increase since the 2020 census. Between 2022 and 2023, median household income grew from \$48,161 to \$54,841, a 13.9% increase, and employment grew at a rate of 7.73%. Coastal Carolina University enrolls over 10,000 students and employs hundreds of faculty and staff, providing a consistent workforce pipeline for the region.

Source: [ConwayAlive](#)

Disclaimer

Province Fiduciary Services, LLC, by and through Thomas Buck (“Receiver”), has retained of Keen-Summit Capital Partners LLC (“Keen”) as the real estate agents in connection with the receivership for the marketing of sale of the real property currently owned by Allstate Sales Group Inc., et al (ASG):

- 1500 US-501, Conway, SC
- 106 Sandra Ave, Greenville, SC
- 670 N Beers St, Holmdel, NJ

You, Prospect, are bound by the terms and conditions of the Non-Disclosure Agreement (“NDA”) executed by you and/or your Representatives. Such terms and conditions, including but not limited to each of the disclaimers set forth in the NDA that you executed, are incorporated by reference here in.

A true and complete copy of the Non-Disclosure Agreement is included in our virtual data room at www.Keen-ASGPortfolio.com for your convenience.

Contact Information

All communications, inquiries and requests for information relating to these materials should be addressed to Keen-Summit Capital Partners LLC.

INSPECTIONS ARE BY APPOINTMENT ONLY

Interested parties must contact Keen to schedule access and not visit the premises on their own.

COOPERATING BROKERS

If the buyer of the property is properly represented by a real estate broker, then the broker will receive a two percent (2%) commission.

Keen-Summit Capital Partners LLC

646-381-9222 Main

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