

LAND · FOR SALE · CONWAY, SC

5549 Highway 319

CONWAY · HORRY COUNTY · SOUTH CAROLINA

6.46 AC

TOTAL ACREAGE

281,398 SF

LOT SIZE

RE2

ZONING

715'

HWY 319 FRONTAGE



PROPERTY OVERVIEW

Commercial Land Opportunity — Conway, SC

Woodlock Capital is pleased to present 5549 Highway 319 — a 6.46-acre commercial land parcel at the intersection of Highway 319 and Highway 22 in Conway, South Carolina. Zoned RE2 with 715 feet of frontage, this site is suited for commercial, retail, fast food, industrial, or warehouse development. All utilities are available within the fast-growing Myrtle Beach/Conway market — projecting over 13% population growth through 2030.

- **715' of Highway 319 frontage** — excellent visibility and access
- **All utilities available** — electric, gas, sewer, water & more
- **13%+ projected population growth** (2025–2030)
- **RE2 zoning** — commercial, retail, fast food, industrial & warehouse
- **100/100 car access score** — near Hwy 22 interchange
- **Low flood risk** — FEMA Zone B/X, not in SFHA

PROPERTY DETAILS

Specifications at a Glance

ADDRESS	5549 Hwy 319, Conway, SC 29526
PROPERTY TYPE	Commercial Land
TOTAL ACREAGE	6.46 Acres (Gross)
LOT SF	281,398 SF
ZONING	RE2
FRONTAGE	715' on Highway 319
PROPOSED USE	Commercial / Retail / Fast Food / Industrial / Warehouse
UTILITIES	Cable, Electric, Gas, Sewer, Water
FLOOD ZONE	Zone B/X — Not in SFHA
OWNER	Evon Inc

DEMOGRAPHICS & TRAFFIC

Market & Access Snapshot

	1 Mile	3 Miles
Population	204	4,219
Households	70	1,432
Median Age	42	42
Median HH Income	\$74,317	\$77,910
Pop. Growth '25-30	13.24%	13.18%
HH Growth '25-30	11.43%	12.71%

Nearby Traffic Counts (AADT)

ROAD	AADT	DIST
State Hwy 319 @ Hwy 22	5,927	0.39 mi
Veterans Highway	7,958	1.33 mi
SC 22 @ Coos Bay Rd	9,000	1.74 mi
Vets Hwy @ Coos Bay	9,100	1.74 mi

Schedule a Showing Today

Contact Rylev directly to schedule a showing or request the full offering package.

REQUEST A SHOWING (828) 989-9642

Ryley McLellan

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