



# 1983 Highway 31, Longs, 29568, SC

[https://searchrealestate.co/properties/1983-highway-31/longs/sc/29568/MLS\\_ID\\_2501809](https://searchrealestate.co/properties/1983-highway-31/longs/sc/29568/MLS_ID_2501809)



**Price - \$2,650,000**

**Lot Size    DOM**

10.0000    51 Days

## Features

### Utilities

- Electricity Available
- Natural Gas Available
- Phone Available
- Sewer Available
- Water Available

### Lot Features

- Outside City Limits
- Rectangular
- Acreage

## Description

Prime acreage available! This 10-acre property is ideally located near Hwy 22, just off Hwy 90, and close to key developments, including the new fire station and the upcoming Conway Medical Center site. Surrounded by new housing developments, this land is only 4 miles from Tanger Outlets and 6.8 miles from Myrtle Beach, SC. There is a signalized intersection and immediate access to Hwys 90 and 22. The owner is flexible and willing to adjust the acreage plus or minus to meet the buyer's specific needs. There is considerable acreage connected if so needed. However, the seller reserves the right to place conditions on the land use. For more details, please contact the the listing agent. Note property sets directly next to a Horry County Fire Dept Substation. Excellent benefit for a commercial or manufacturing usage. With road frontage and access to water, sewer, and electric, the property is perfectly positioned for commercial use. Hwy 90 sees 14,000 drivers daily, while Hwy 31E experiences 6,400 trips, offering excellent visibility and traffic. The growing housing developments in this area of Horry County provide a captive audience, making it an ideal location for a strip mall, doctor's office, boutique, spa, mechanic shop, dentist office, box store or manufacturing. **THERE IS NOT A SIGN ON THE PROPERTY.** If you visit to visit the property, contact an agent before doing so. I tell you this for you best interest. **AND do not drive on the property. Park at the road driveway and walk. Don't miss this opportunity to invest in one of the fastest-growing areas—make your dreams a reality today!**

## SEE THIS PROPERTY



### **James Schiller**

Realtor, Brand Name Real Estate

Phone: 18434788061

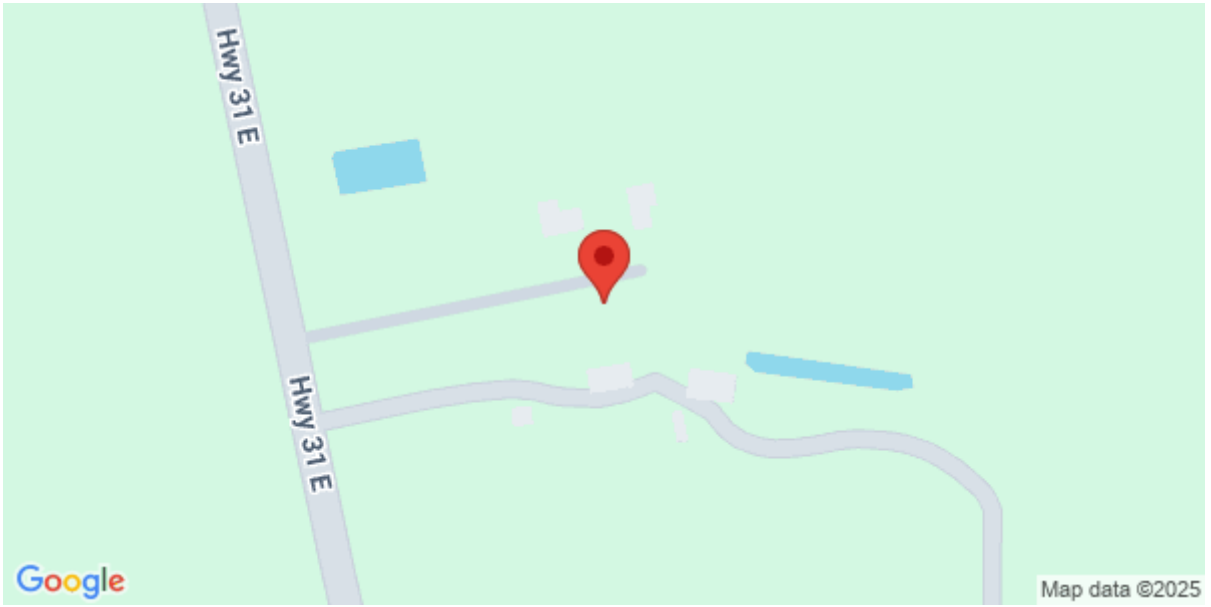
Email: jameseschiller@gmail.com

### **Check On Site**



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### **Location**



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