



# 4720 Highway 90, Conway, 29526, SC

[https://homesforsalelistings.net/properties/4720-highway-90/conway/sc/29526/MLS\\_ID\\_2616810](https://homesforsalelistings.net/properties/4720-highway-90/conway/sc/29526/MLS_ID_2616810)



**Price - \$509,000**

| Bedrooms | Baths | SqFt | Lot Size | Year Built | DOM     |
|----------|-------|------|----------|------------|---------|
| 3        | 2     | 1600 | 2.1000   | 1972       | 91 Days |

## Features

### Exterior

- Sprinkler/Irrigation
- Patio
- Storage

### Cooling

- Central Air

### Heating

- Electric

### Floors

- Carpet

- Luxury Vinyl
- Luxury VinylPlank
- Wood

## Laundry Features

- Washer Hookup

## Security Features

- Smoke Detector(s)

## Interior Features

- Attic
- Ceiling Fan(s)
- Fireplace
- Main Level Primary
- Pull Down Attic Stairs
- Permanent Attic Stairs
- Tub Shower
- Window Treatments
- Breakfast Area

## Utilities

- Cable Available
- Electricity Available
- Phone Available
- Sewer Available
- Underground Utilities
- Water Available

## Appliances

- Dishwasher
- Disposal
- Microwave
- Range
- Refrigerator

## Lot Features

### Window Features

- Window Treatments

- Outside City Limits
- Rectangular
- Rectangular Lot

### Style

- Ranch

## Other

- Central
- Attached
- Garage
- One Space
- Garage Door Opener

## Description

Discover a rare opportunity to own 2.1 acres with exceptional frontage on Highway 90. Given the new Carolina Forest Elementary going up across the street, continued development along Highway 90, and nearby commercial expansion, this corridor is seeing increasing interest from businesses and developers. The existing all-brick, single-level home features 3 bedrooms, 2 bathrooms, a one-car garage, a spacious family room, and a separate living room. With no HOA, you'll enjoy the freedom and space to accommodate boats, RVs, trailers, equipment, animals, or other recreational toys. While the home is move-in ready and offers plenty of privacy, the property's highest and best use may be commercial development. The site is level, cleared, and already includes a large retention pond, potentially reducing future development costs and expediting site preparation. Some commercial use allowed under the current zoning is professional offices, retail/service business, restaurant, medical/dental office, daycare, church, garden center/nursery or a storage facility. Whether you're looking for a primary residence with acreage, an investment property, or a commercial redevelopment opportunity in one of the Grand Strand's fastest-growing corridors, this property offers exceptional versatility and value.

## SEE THIS PROPERTY



### **James Schiller**

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### **Check On Site**



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