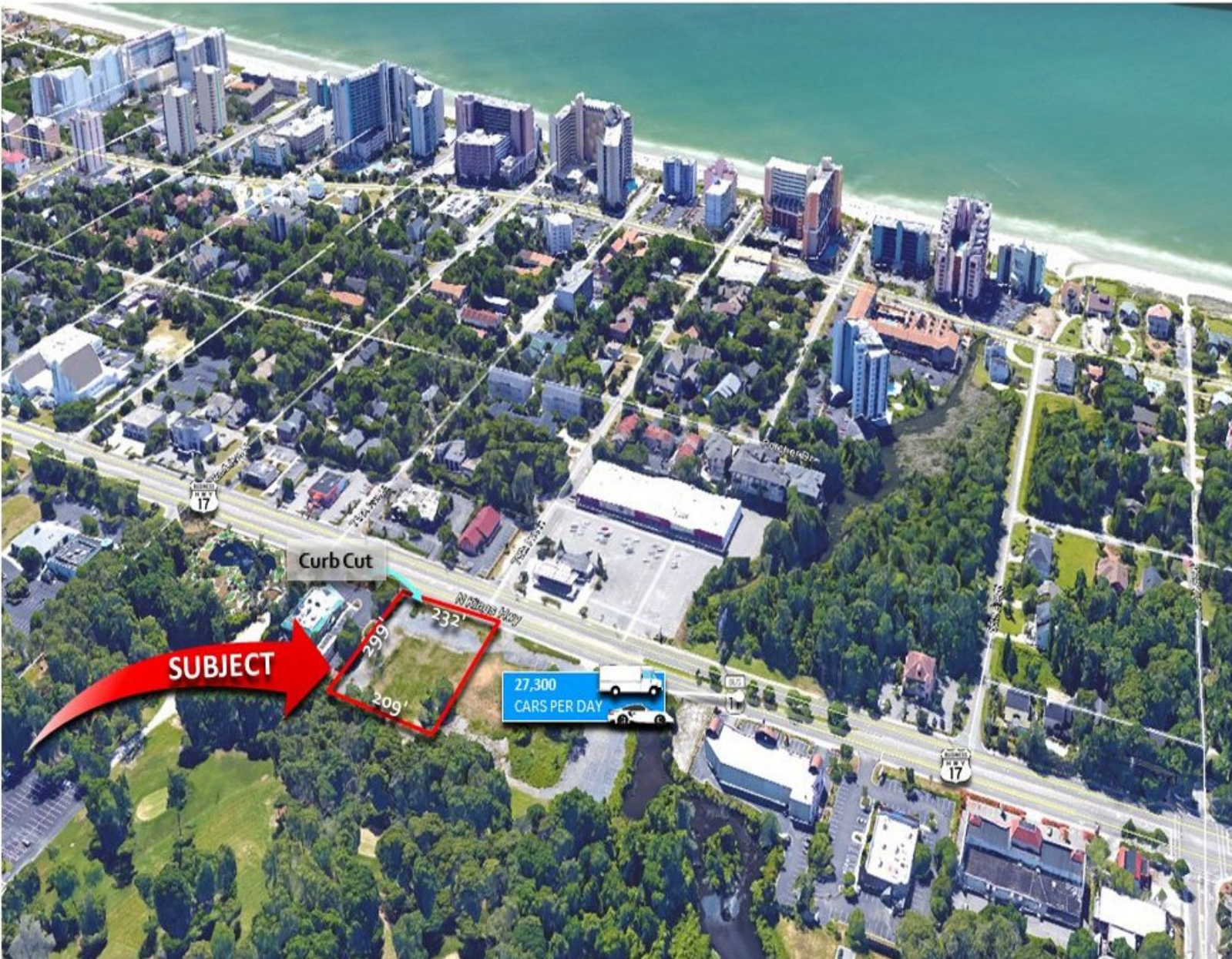




COMMERCIAL LAND FOR SALE

Cane Patch 1.60 Acre Tract

HIGHWAY 17 BUSINESS & 70 AVENUE NORTH, MYRTLE BEACH, SC 29572



B.W. "RUSTY" HELM

843.626.3400

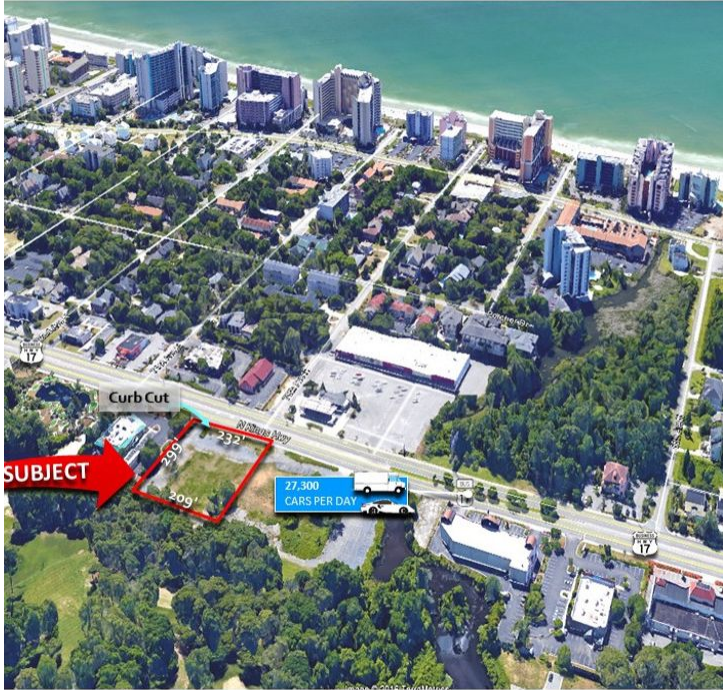
rusty@keystonecommercial.com

4706 Oleander Drive, Myrtle Beach, SC 29577-3537 | www.keystonecommercial.com



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HIGHWAY 17 BUSINESS & 70 AVENUE NORTH
MYRTLE BEACH, SC 29572



PROPERTY OVERVIEW

OFFERED FOR SALE: Development Tract in the heart of Myrtle Beach on Highway 17 Business. The site consists of approximately 1.60 Acres.

PROPERTY HIGHLIGHTS

- Site contains approximately 1.60 Acres in Total.
- Approximately 232' Frontage on Highway 17 Business.
- Approximately 299' Depth.
- One Curb Cut on Highway 17 Business.
- Identified as Portion of Parent Tract PIN# 42105010103, County of Horry, SC.
- Average Daily Traffic Count of 27,300 (Source: SCDOT 2019).
- City of Myrtle Beach Impact Fees already paid for 115 Restaurant Seats.
- NEIGHBORHOOD:
 - Restaurant - Neighbors include Outback, Carrabba's, TGI Fridays, Bonefish Grill, KFC, Hardees, K&W.
 - Retail - Neighbors include Stein Mart, Tuesday Morning, Talbots, Rose Arbor, CVS Pharmacy.
 - In Excess of 5,000 Vacation Rentals including Sand Dunes, Caravelle, Ocean Reef, Ocean Dunes.
 - Residential Subdivisions: Pine Lakes, Dunes Club, Grande Dunes.

OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	1.6 Acres
Price / Acre:	\$1,312,500
Zoning:	Highway Commercial District- Mixed-Use (HC2) City of Myrtle Beach, SC.

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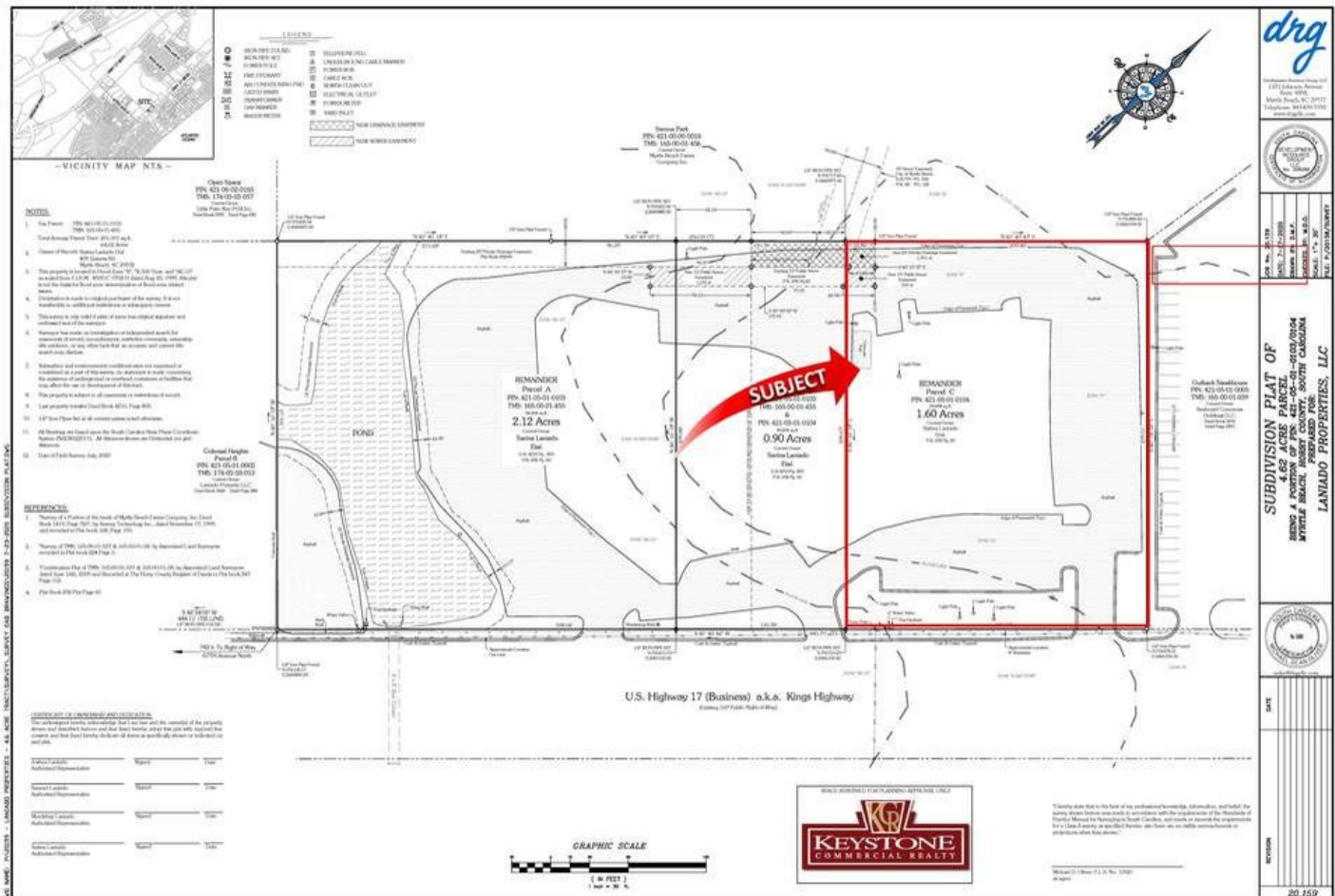
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Myrtle Beach & the Grand Strand

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, and numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America's top vacation destinations, the area hosts an estimated 16 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel.

Beaches

Hotels, condos, and resorts create a mini-skyline along downtown Myrtle Beach, where the sandy beaches are long and deep, and the crowds are family-oriented. The Myrtle Beach State Park provides more than 300 acres of piney woods and access to a sandy beach; cast your line into the ocean water from a fishing pier.

Shopping

Specialty shops line the pathways of the shopping centers at Barefoot Landing and Broadway at the Beach, and fireworks in the summer lend a festive air. Bargain hunt for brands such as Reebok and Polo Ralph Lauren at Tanger Outlets. Urban critics applaud the work-play-live development at The Market Common, which offers restaurants, a movie theater, and residential homes atop upscale storefronts.

Eating and Drinking

Many major chains and sports-celebrity restaurants are found here, including Hard Rock Café, The House of Blues and Greg Norman's Australian Grill. Away from the chains, look for waterside spots serving fresh local seafood in unvarnished Low Country preparations. Or give decorum a rest and head to, Calvin Gilmore's Carolina Opry which packs in crowds nightly.

Attractions

Renowned for its thrilling entertainment venues and exciting attractions, Myrtle Beach is one of the nation's most sought after tourist destinations. Meet locals on the golf course -- there are more than 100 to choose from. Myrtle Beach Board Walk, 1.2 miles long, named the nation's #3 boardwalk by National Geographic. Myrtle Waves, one of the largest water parks on the east coast. Family Kingdom Amusement Park, a classic seaside amusement park, named #5 best amusement park in the country. Broadway at the Beach, a large entertainment festival complex including the Pavilion Nostalgia Park, Ripley's Aquarium, Magiquest, and Jimmy Buffett's Margaritaville. Also, look for the Skywheel, NASCAR SpeedParks, Wild Water and Wheels, Ocean Water Sports, Alabama Theater and Medieval Times. The list of exciting family friendly entertainment is abundant and is waiting just for you.



THE REGION

#1 BEST PLACES TO LIVE IN SOUTH CAROLINA

US News & World Report, 2020

Ranked #3 Best Places to Live By the Beach in the U.S.

US News & World Report, 2020

BEST FAMILY BEACH VACATION RANKED #6

US News & World Report, 2020

Second Fastest Growing Metropolitan Area in the Country

U.S. Census Bureau, 2019


BEST PLACES TO RETIRE RANKED #11

US News & World Report, 2020

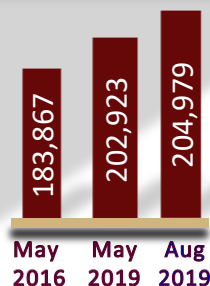
MYRTLE BEACH, SC.

Metropolitan Statistical Area

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	2010	2018	2023
Population	376,722	467,292	533,198
<small>U.S. Census Bureau</small>			
Total Households	158,522	196,299	244,089
<small>U.S. Census Bureau</small>			
Avg. Household Income		\$68,058	\$77,206
<small>U.S. Census Bureau</small>			

EMPLOYMENT, Bureau of Labor Statistics



MAY 2018:
3.6%

MAY 2019
4.1%

UNEMPLOYMENT RATE
Bureau of Labor Statistics