



LAND FOR SALE

# Clemmons Assemblage

1507 SC HIGHWAY 15 MYRTLE BEACH, SC 29577



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## PROPERTY HIGHLIGHTS

- Assemblage Consists of Three Separate Tracts Totaling Approximately 8.14 Acres
- Approximately 420' of Frontage on Highway 15
- Annual Real Estate Taxes 2019: \$5,948, City of Myrtle Beach, County of Horry, SC
- Average Daily Traffic Count 12,400 (Source: SCDOT 2019)
- Zoned RMH Multi-Family Residential District-High Density: Allows Up to 20 Units Per Acre
- **A. Tract One:**
  - Identified as PIN #44308020049, City of Myrtle Beach, County of Horry, SC
  - Approximately 1.32 Acres
- **B. Tract Two:**
  - Identified as PIN #44308020047, City of Myrtle Beach, County of Horry, SC
  - Approximately 6.57 Acres
- **C. Tract Three:**
  - Identified as PIN # 443008020048, City of Myrtle Beach, County of Horry, SC
  - Approximately 0.25 Acres
  - Approximately 1,075 SF Home, 3 Bedroom, 1 Bath
  - Contiguous 0.84 Acres Lot (PIN #44308020039) is available at \$115,000.
- **Neighborhood:**
  - 1.25 Miles to the Beach
  - 4 Miles to Market Commons drive
  - 1.5 Miles to MB International Airport
  - 1.6 Miles to Coastal Grand Mall
  - Contiguous to Gated Community Parkview Townhomes and Bent Oak Estates, where average price ranges are from \$150,000 - \$250,000
  - Adjacent to Whispering Pines Golf Course

## OFFERING SUMMARY: LAND FOR SALE

<b>Sale Price:</b>	<b>\$1,089,000</b>
<b>Lot Size Approximately:</b>	<b>8.14 Acres</b>
<b>Zoning:</b>	Multi Family Residential District-High Density (RMH), City of Myrtle Beach, SC.

[Zoning Map \(Click Here\)](#)

[Zoning Code \(Click Here\)](#)

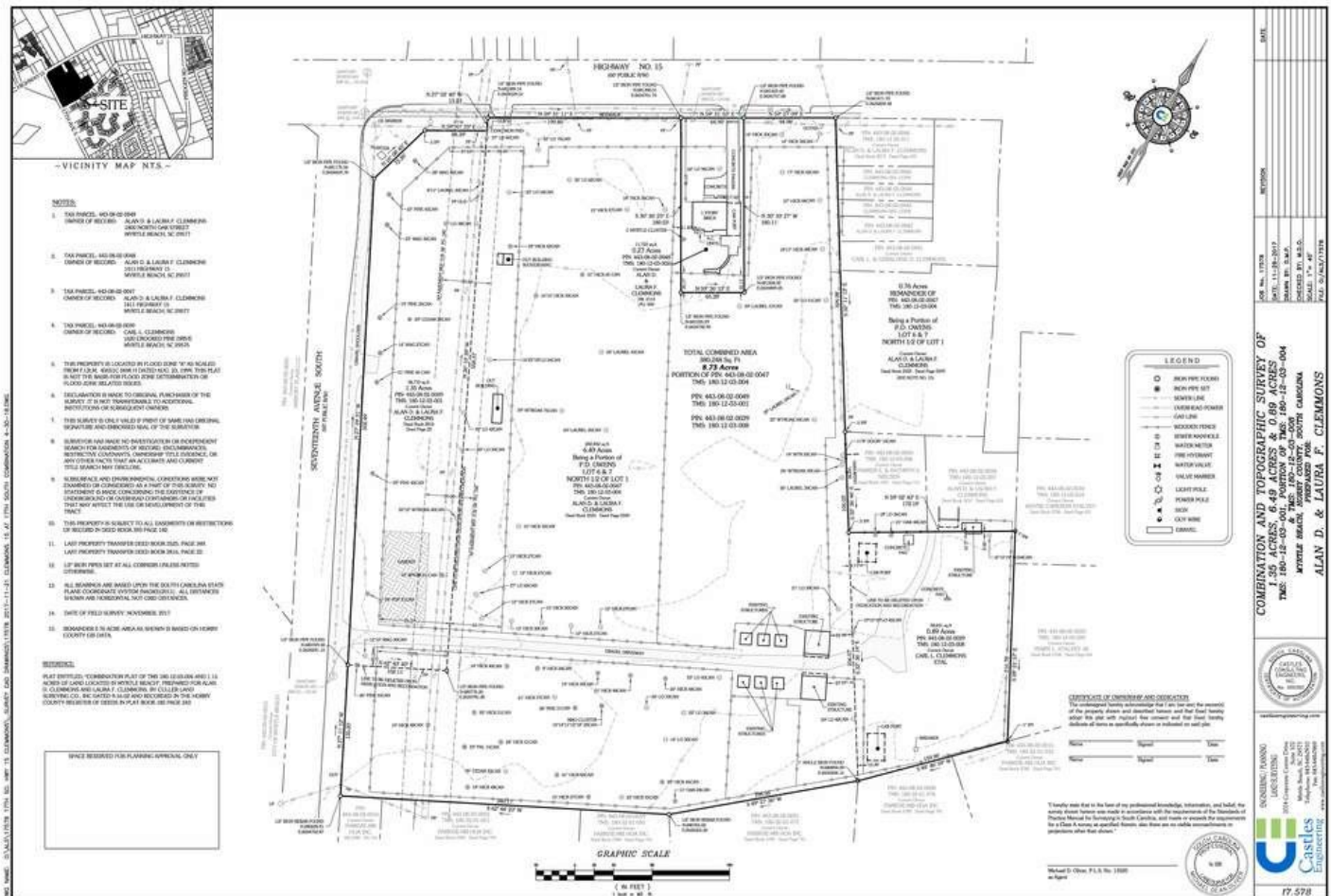
## PROPERTY OVERVIEW

**OFFERED FOR SALE:** This Assemblage consists of Three Individual Tracts, with a total of approximately 8.14 Acres. The Assemblage is located on Highway 15, and is in close proximity to the Myrtle Beach International Airport, Coastal Grand Mall, Whispering Pines Golf Course, Downtown Myrtle Beach and Highway 17 Business.

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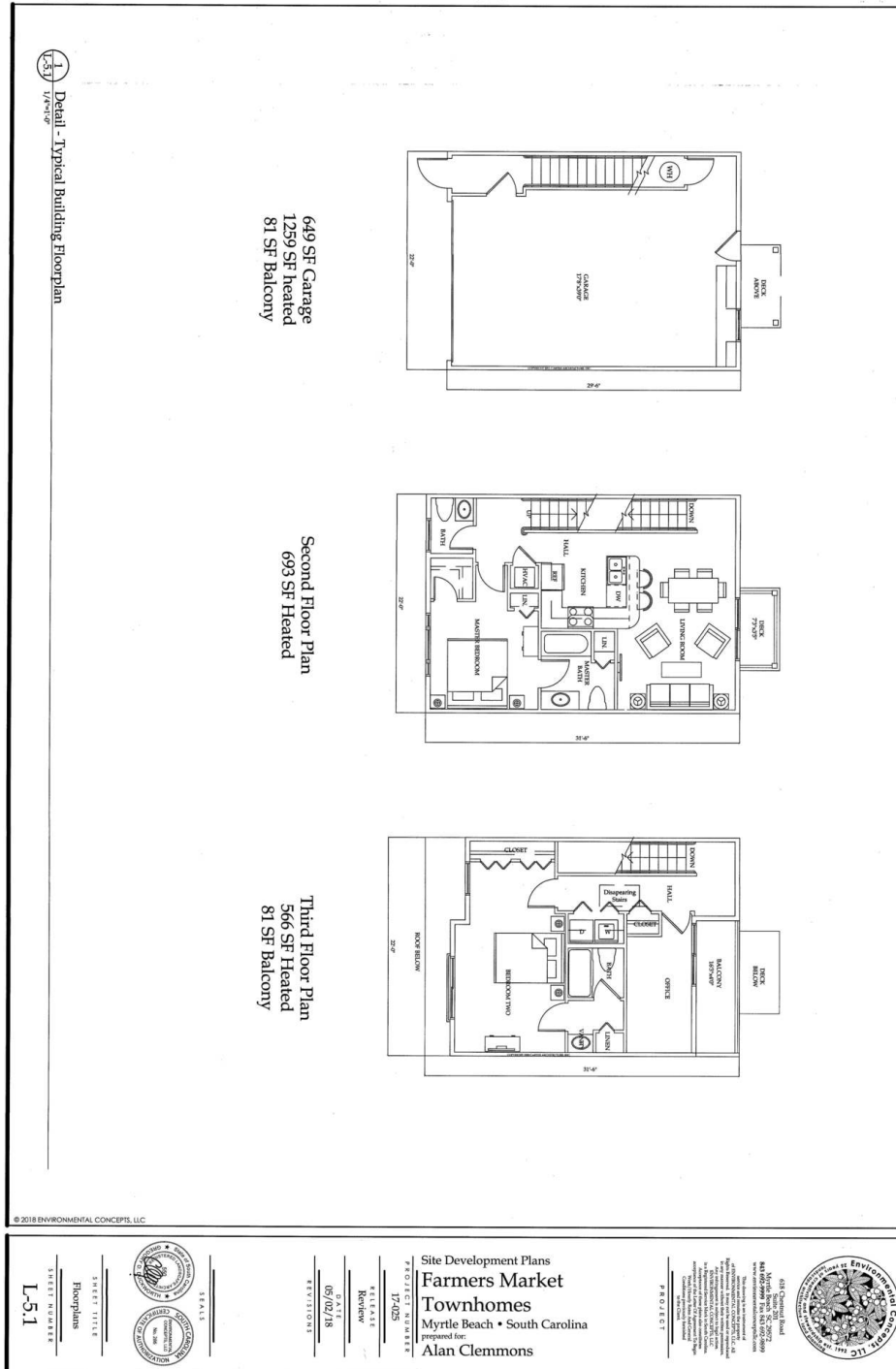
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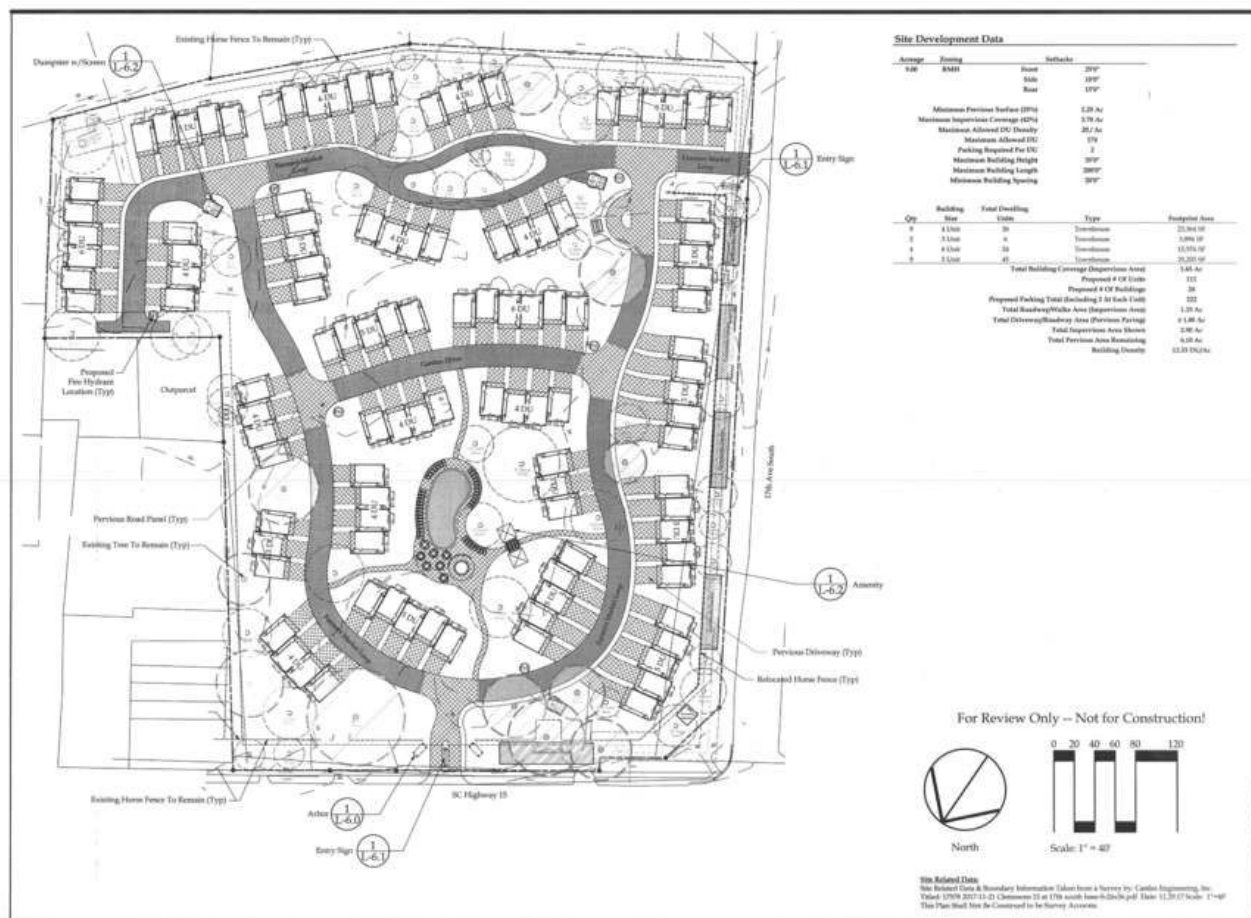
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三、總體與局部

Site Development Plans  
**Farmers Market  
Townhomes**  
Myrtle Beach • South Carolina  
prepared for:  
**Alan Clemmons**

17-0025

参考文献

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05/25/18

金華書局 2004 年 6 月

### Site Plan

120

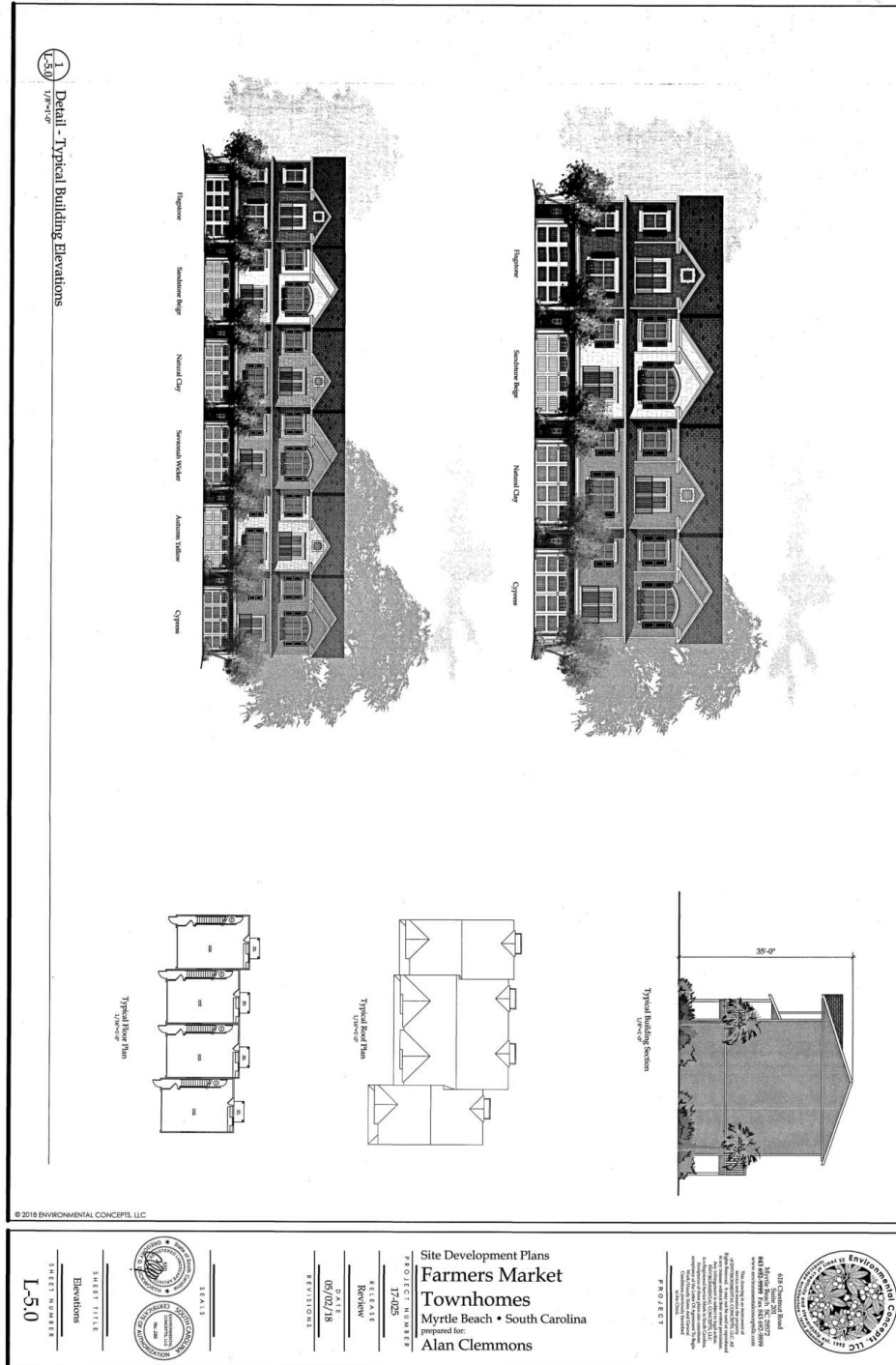
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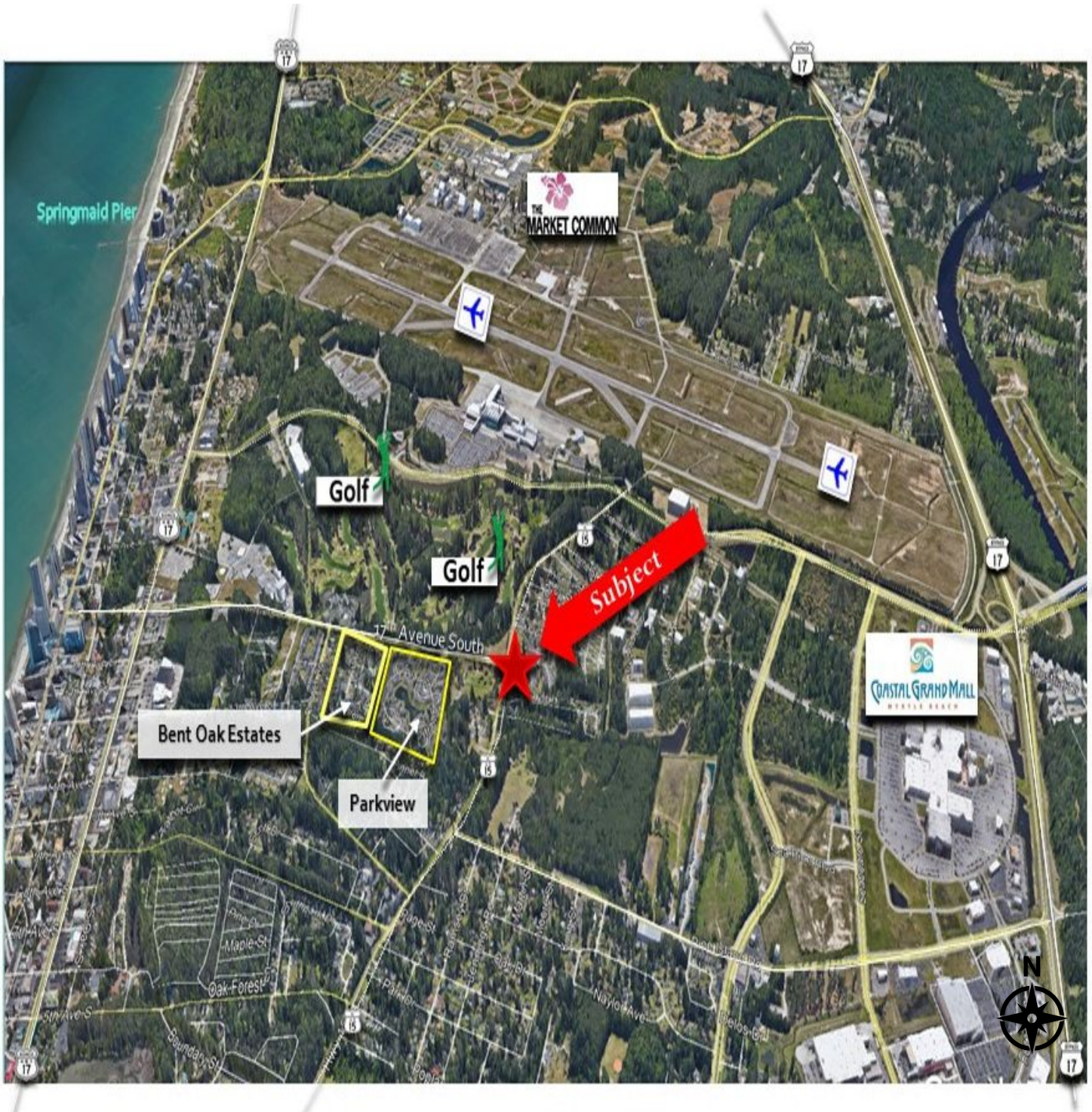
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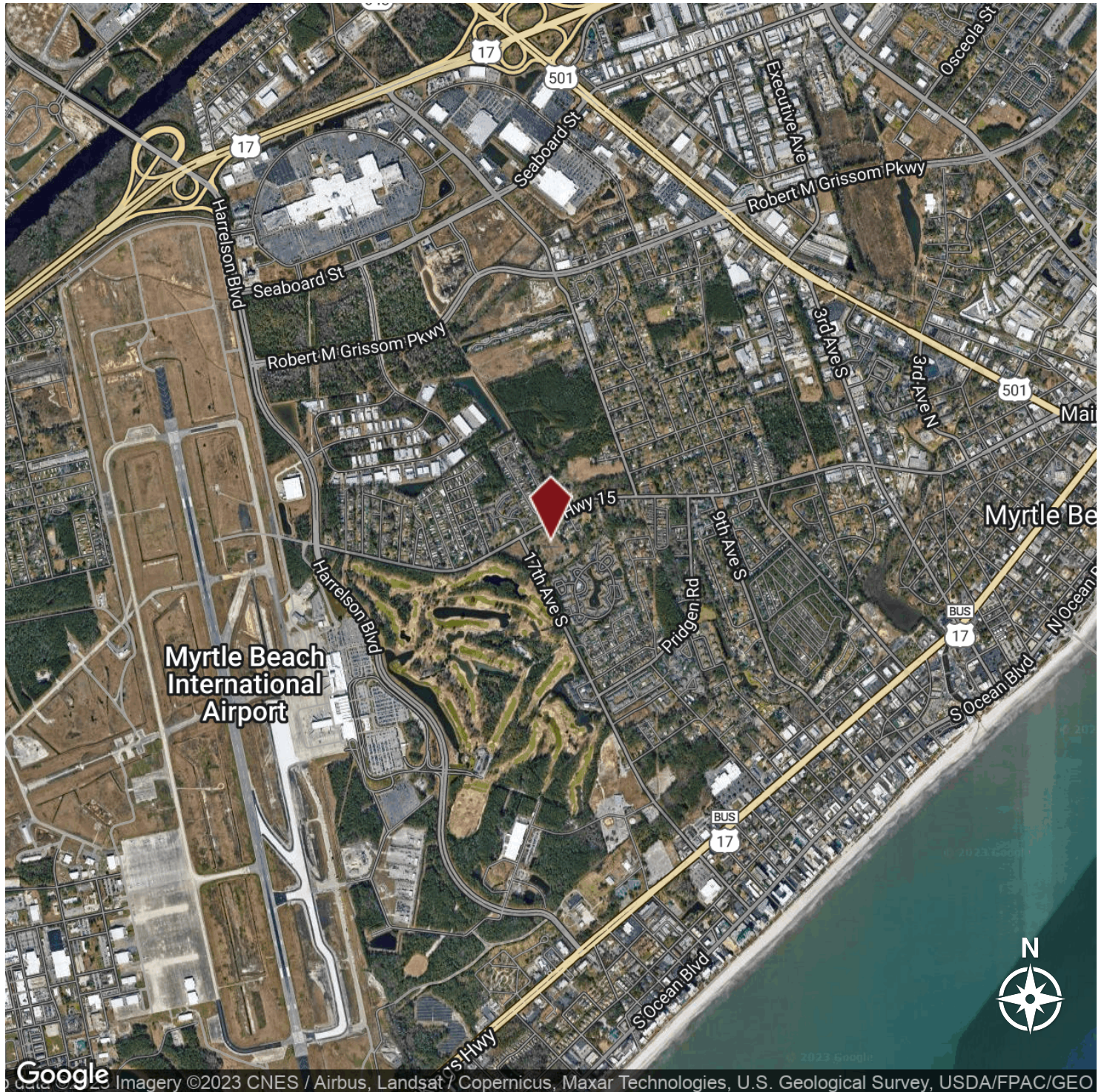
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## THE REGION

**#1** BEST PLACES  
PEOPLE ARE  
MOVING TO

US News & World Report, 2019

**Ranked # 6**

BEST AFFORDABLE  
Family Vacation

US News & World Report, 2019

BEST FAMILY BEACH VACATION  
**RANKED #7**

US News & World Report, 2019

**ONE OF THE  
MOST EXCELLENT  
CITIES FOR EXPERIENCES**

Trip Advisor, 2018

TOP DESTINATION  
FOR RETIREES  
**RANKED #10**

Where to Retire Magazine, 2018

## MYRTLE BEACH, SC. Metropolitan Statistical Area

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, 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.

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

### EMPLOYMENT, Bureau of Labor Statistics



MAY 2018:  
3.6%

MAY 2019  
4.1%

UNEMPLOYMENT RATE  
Bureau of Labor Statistics



## 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**

Virtually every major chain and sports-celebrity restaurant is found here, whether it's the NASCAR Sports Grill, House of Blues, or 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, Hard Rock Cafe, and Jimmy Buffett's Margaritaville. Also, look for the Skywheel, NASCAR SpeedParks, Wild Water and Wheels, Ocean Water Sports, Alabama Theater, Medieval Times, and House of Blues. The list of exciting family friendly entertainment is abundant and is waiting just for you.