



COMMERCIAL LAND FOR SALE

Grissom@38th Tract

ROBERT GRISSOM PARKWAY MYRTLE BEACH, SC 29577



B.W. "RUSTY" HELM

843.626.3400

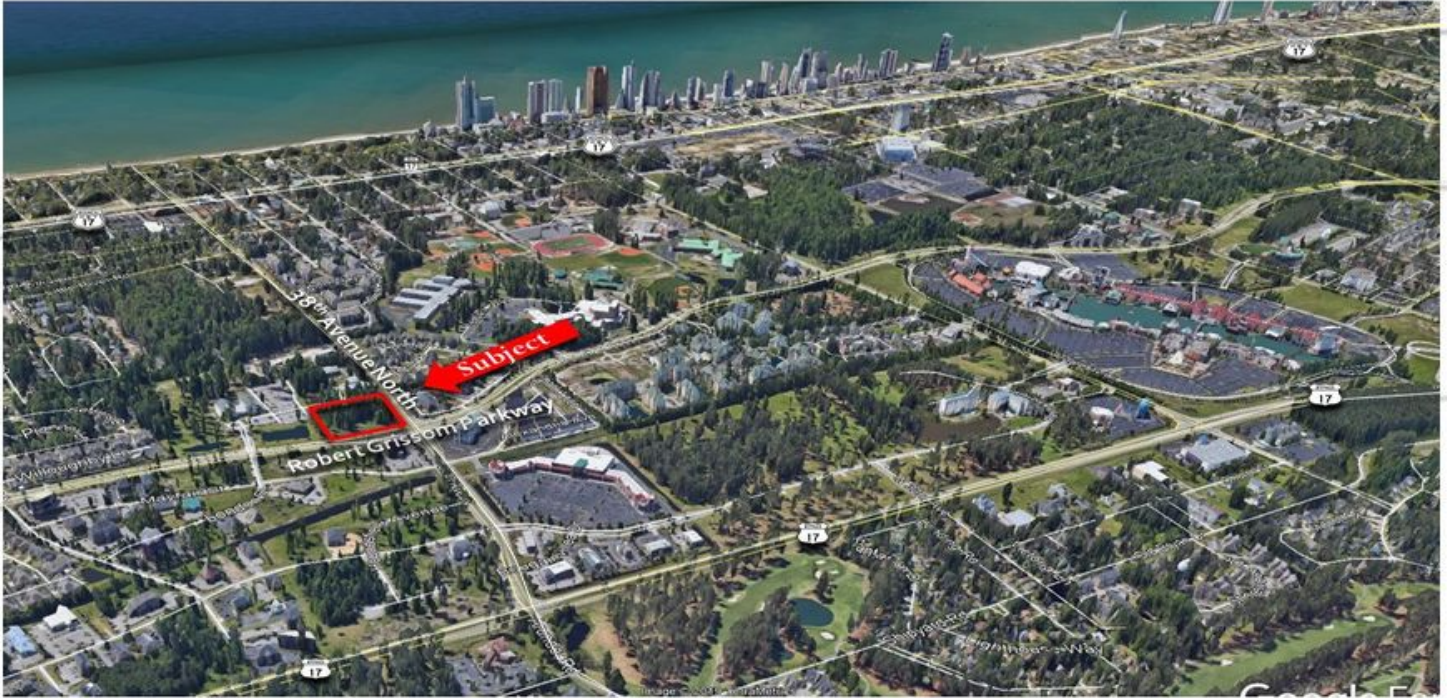
rusty@keystonecommercial.com

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



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OFFERING SUMMARY- DEVELOPMENT SITE

Sale Price:	\$2,750,000
Lot Size Aproximattely:	3.35 Acres
Zoning:	MU-M (Mixed Use Medium Density District) City of Myrtle Beach, SC

[FOR ZONING MAP \(CLICK HERE\)](#)

[FOR COPY OF ZONING CODE \(CLICK HERE\)](#)

PROPERTY OVERVIEW

OFFERED FOR SALE: Prime Development Site located at the Signalized Intersection of Grissom Parkway and 38th Avenue North. This site offers great exposure and access from both Grissom Parkway and 38th Avenue North.

Prime Office/Bank/ Retail Location

PROPERTY HIGHLIGHTS

- Approximately 3.35 Acres
- Approximately 370' of Frontage on Robert Grissom Parkway
- Approximately 360' of Frontage on 38th Avenue North
- Identified as: PIN #42014040013, City of Myrtle Beach, County of Horry, SC.
- Annual Real Estate Taxes 2019: \$24,630, City of Myrtle Beach, SC., County of Horry, SC.
- Average Daily Traffic Count- Robert Grissom Parkway-16,900(Source: SCDOT 2019)
- Average Daily Traffic Count-38th Avenue North-11,300 (Source: SCDOT 2019)
- **IMPROVEMENTS:**
 - Dedicated Right-In, Right-Out onto Grissom Parkway
 - Shared Entry Road-Right of Way onto 38th Avenue North

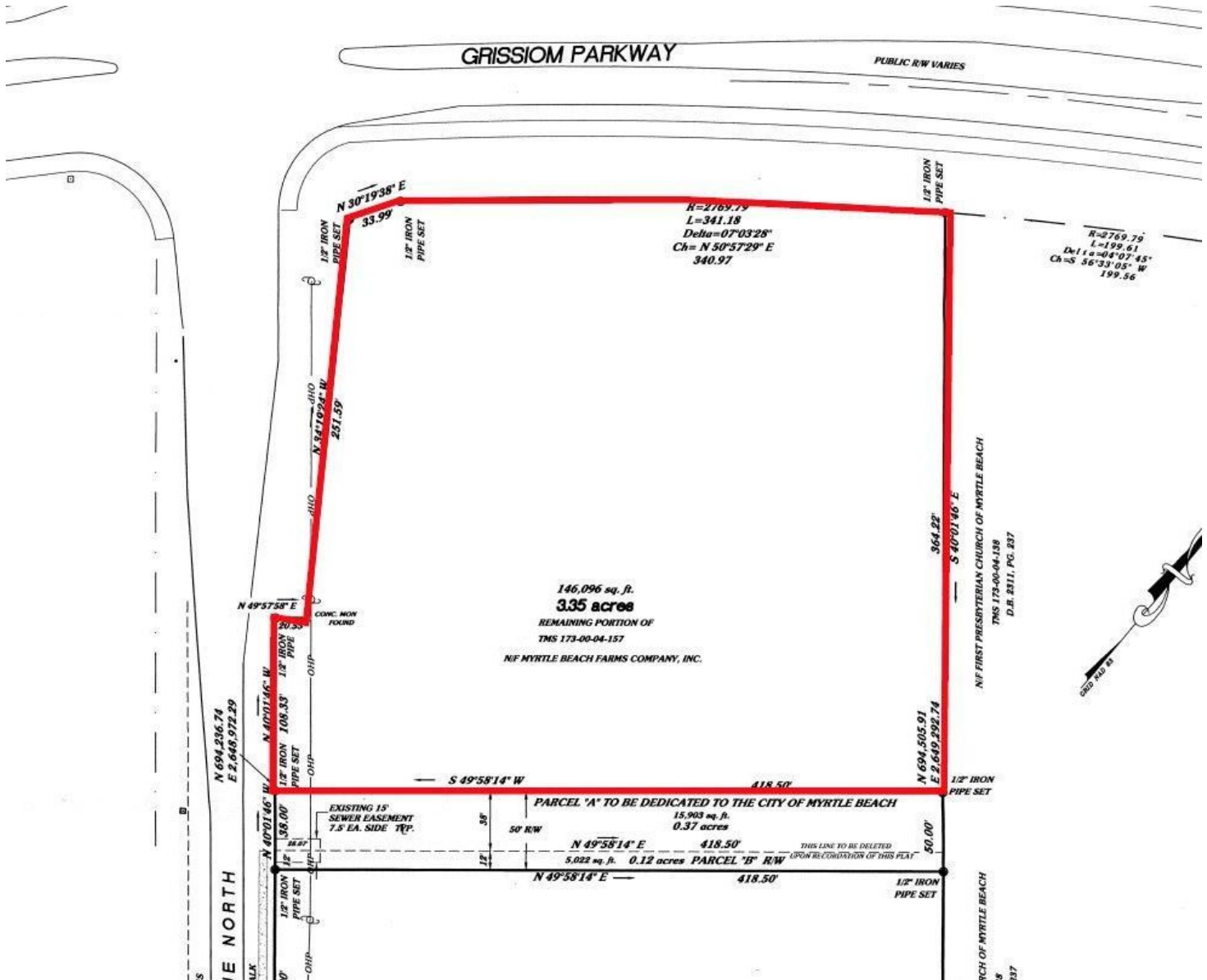
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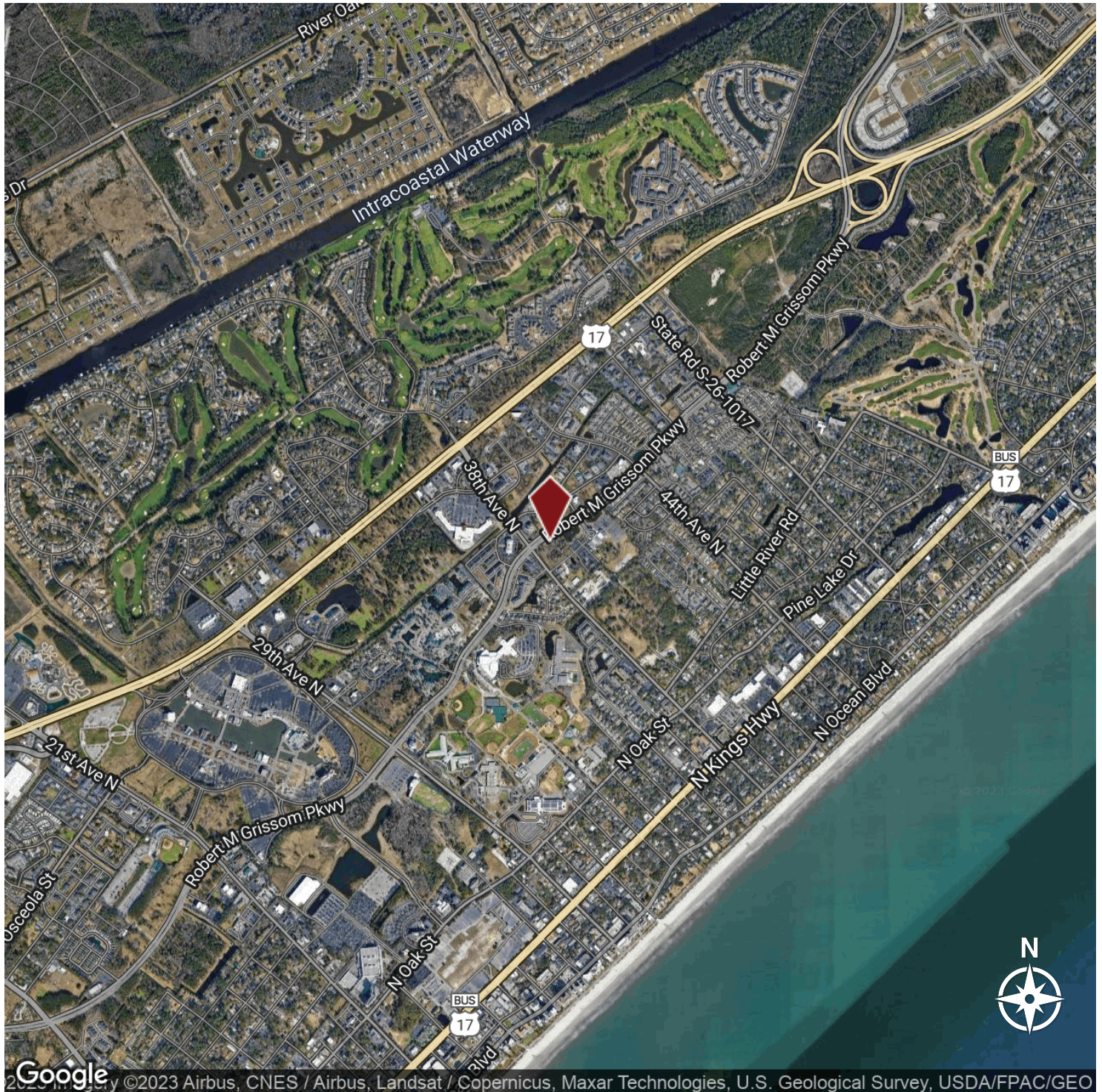
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THE REGION

#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.