



COMMERCIAL OCEANFRONT LOTS

Pierview Oceanfront Assemblage

NORTH OCEAN BOULEVARD MYRTLE BEACH, SC 29577



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REAL ESTATE:

This assemblage is comprised of Three (03) oceanfront lots with a total land mass of approximately 26,450 SF. The Property abuts the 2nd Avenue Pier PUD, that coupled with the DRC incentives allows additional flexibility in setbacks, height, and buffers.

DOWNTOWN REDEVELOPMENT COMMISSION (DRC):

The DRC's mission is to initiate and facilitate the revitalization of downtown Myrtle Beach. The downtown core area is defined as the area from 6th Avenue South to 16th Avenue North, and from the Atlantic Ocean to Oak Street and Broadway. The revitalization process will be accomplished with the establishment of strategic aesthetic, functional and business development goals; the addition and enhancement of public infrastructure; the creation of economic and other incentive programs; and through partnerships with the private investment and development sectors.

OPPORTUNITY ZONE:

Taxpayers who invest in qualified Opportunity Zones are eligible to benefit from Capital Gains Tax Incentives. Opportunity Zones provide a Tax Incentive for investors to re-invest unrealized capital gains.

PROPERTY HIGHLIGHTS

• OCEANFRONT LOTS:

- **Lot #1** Approximately 0.20 Acres
- Identified as PIN #44305030023, City of Myrtle Beach, County of Horry, SC .
- Approximately 70' Frontage Oceanfront/Ocean Boulevard
- Annual Real Estate Taxes 2019: \$11,851, City of Myrtle Beach, County of Horry, SC.
- **Lot #2** Approximately 0.20 Acres
- Identified as PIN #44305030024, City of Myrtle Beach, County of Horry, SC.
- Approximately 70' Frontage on Oceanfront/Ocean Boulevard
- Annual Real Estate Taxes 2019: \$11,851, City of Myrtle Beach, County of Horry, SC.
- **Lot #3** Approximately 0.20 Acres
- Identified as PIN #44305030025, City of Myrtle Beach, County of Horry, SC.
- Approximately 70' Frontage on Oceanfront/Ocean Boulevard
- Annual Real Estate Taxes 2019: \$11,851, City of Myrtle Beach, County of Horry, SC.

OFFERING SUMMARY: OCEANFRONT LOT FOR SALE

Sale Price: **\$3,250,000**

Lot Size Approximately: **0.6 Acres**

Zoning: MU-H- Mixed Use-High Density ,
City of Myrtle Beach, SC.

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

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

PROPERTY OVERVIEW

Three contiguous Oceanfront Lots at 2nd Avenue North in this offering. There are several 2nd and 3rd row opportunities for parking.

NEIGHBORHOOD:

This assemblage is located at 2nd Avenue North, and is contiguous to the 2nd Avenue Public Pier. The Property lies within the DRC Overlay Zone, and also an Opportunity Zone. The property fronts onto the Boardwalk and marks the Boardwalk's southern terminus.

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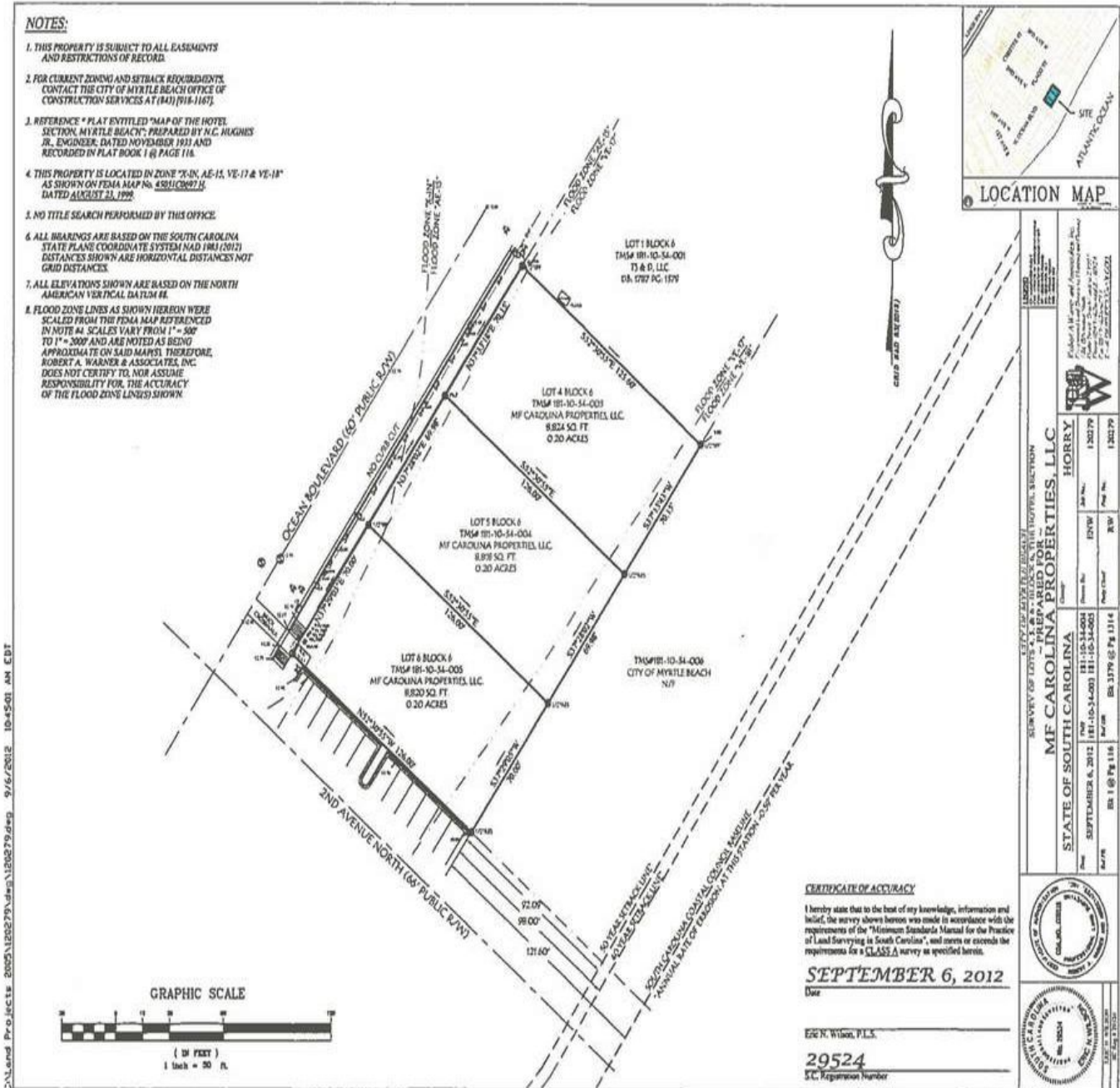
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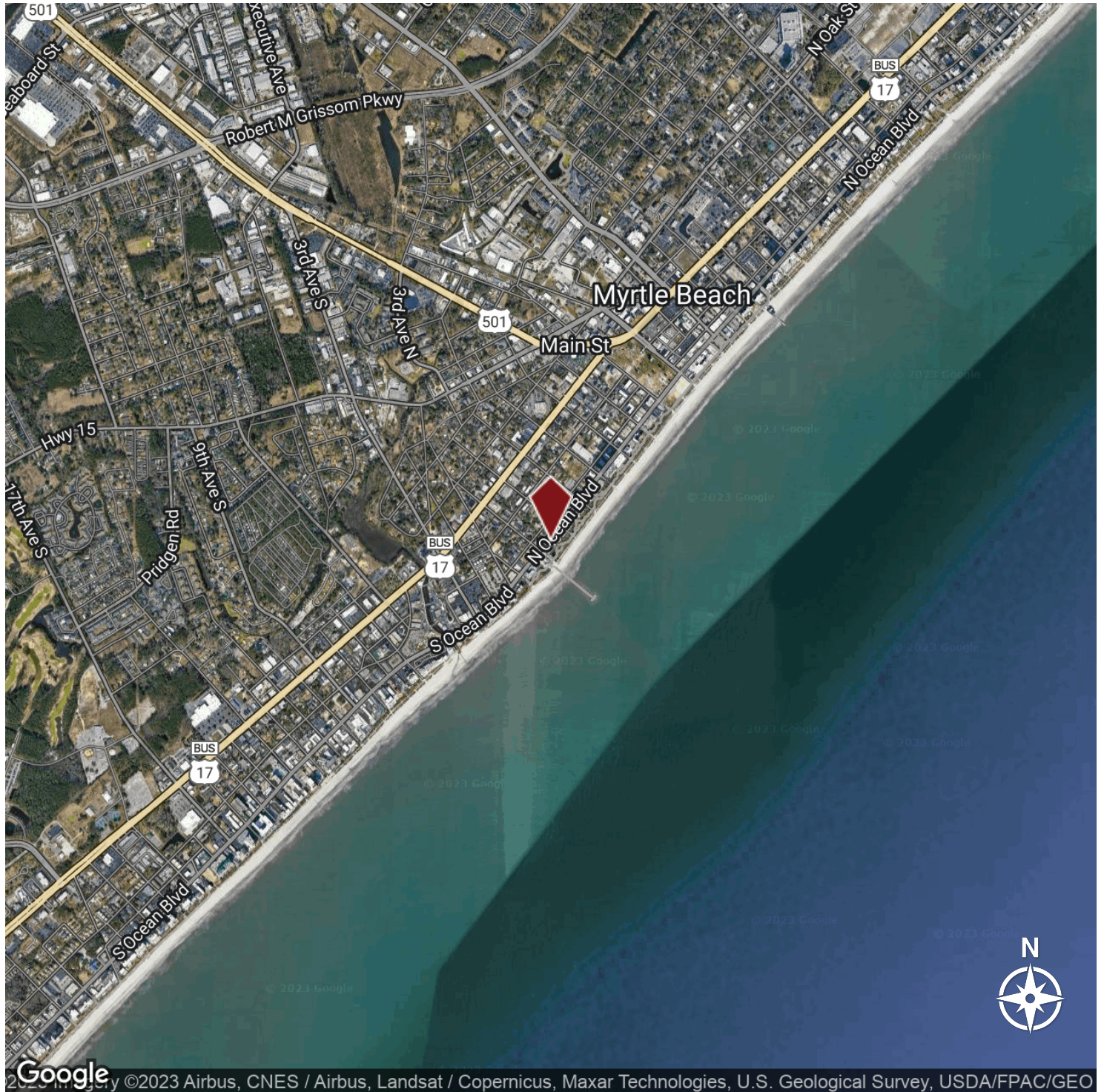
Myrtle Beach Boardwalk

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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



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Beaches

Hotels, condos and resorts create a mini-skyline along downtown, the oldest part of 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 Commons, which offers restaurants, a movie theater, and residential homes atop upscale storefronts such as Pottery Barn and Inlet Square Mall.

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 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, Magique, Hard Rock Cafe, and Jimmy Buffett's Margaritaville. The Carolina Opry, a show that blends two hours of music, comedy and dance -- from Broadway to country, from classic pop to rock'n roll, and gospel to bluegrass. Legends In Concert, featuring live concerts paying tribute to musical icons of today and yesterday. Barefoot Landing, a large shopping

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