



COMMERCIAL LAND FOR SALE

Exeter Boulevard Lots

2609 SOUTH OCEAN BOULEVARD 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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2609 SOUTH OCEAN BOULEVARD
MYRTLE BEACH, SC 29577



OFFERING SUMMARY

Sale Price:	\$3,100,000
Lot Size:	0.88 Acres
Zoning:	Mixed-Use High Density (MU-H) City of Myrtle Beach, SC.

PROPERTY OVERVIEW

OFFERED FOR SALE: Is one Oceanfront Lot and one 2nd Row Lot located on South Ocean Boulevard in Myrtle Beach, SC. The Ocean Front lot is very deep and will accommodate on-site parking and amenities not possible on most oceanfront lots.

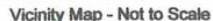
NEIGHBORHOOD:

These lots are located in the South Ocean Boulevard District and are within comfortable walking distance to Springmaid Pier, Downwind Watersport Rentals, Myrtle Beach State Park and several Oceanfront Dining Options. The property is also in close proximity to the Horry County International Airport, and Market Commons which is a NEW Specialty Retail/Dining/Entertainment District.

PROPERTY HIGHLIGHTS

- Consists of Two (2) Lots Totaling Approximately 0.88 Acres.
- Identified as PIN #44501030125 & PIN #44501030517, City of Myrtle Beach, the County of Horry, SC.
- One (1) Ocean Front Lot Approximately 104.94' of Ocean Frontage and Approximately 267.36' deep.
- One (1) 2nd Row Lot is Approximately 70' on South Ocean Boulevard and 150' deep.
- City of Myrtle Beach Impact Fees 58 ERUs prepaid from prior development.
- Annual Real Estate Taxes 2019 \$36,422, City of Myrtle Beach, County of Horry, SC.
- Average Daily Traffic Count-12,300 (Source: SCDOT 2019).
- Close proximity to Springmaid Pier, Downwind Sails Watersports and Myrtle Beach State Park.
- Close proximity to Myrtle Beach International Airport and The Market Common.

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Legend

one in conc - chisel mark in conc

rf - iron rebar found
 pf - iron pipe found
 pla - pit nail set
 ira - iron rebar set
 PHV - phone vault
 EV - elec vault
 EB - elec box
 ET - elec transformer
 CB - catch basin
 ⚡ - power pole
 ✨ - light pole
 D-V - water valve
 ⚙ - water meter
 O - sewer clean out
 ----- - underground elec
 ----- - overhead elec
 ----- - underground phone
 —●— - gas line

Lot 2 - Block 18

All and singular, that certain piece, parcel or tract of land lying and situate in Dogwood Neck Township, Horry County, South Carolina, and being more particularly described as follows:

Beginning at an iron pipe found, located on the eastern right-of-way of South Ocean Blvd. and the southernmost corner; thence N 40°04'47" W a distance of 150.18'; thence N 43°45'28" E a distance of 89.32'; thence S 40°06'37" W a distance of 150.00'; thence S 43°39'44" W a distance of 70.00' to the point of beginning and containing 0.24 acres more or less.

Bounded on the north by Ted H. Mullink et al; on the east by South Ocean Blvd; on the south by Wellons Corp. and on the west by 20th Alley.

Lot 2 - Block 13

All and singular, that certain piece, parcel or tract of land lying and situate in Dogwood Neck Township, Horry County, South Carolina, and being more particularly described as follows:

Beginning at a chisel mark, located on the western right-of-way of South Ocean Blvd. and the northernmost corner; thence S 46°12'29" E a distance of 267.66'; thence S 43°55'14" W a distance of 70.00'; thence N 46°11'26" W a distance of 267.64'; thence N 43°49'22" E a distance of 69.92' to the point of beginning and containing 0.43 acres more or less.

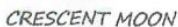
Bounded on the north by Ocean View-Three LLC; on the east by City of Myrtle Beach; on the south by Holiday South LLC and on the west by South Ocean Blvd.

Lot 3 and 1/2 Lot 4 - Block 13

All and singular, that certain piece, parcel or tract of land lying and situate in Dogwood Neck Township, Horry County, South Carolina, and being more particularly described as follows:

Beginning at a pit nail, located on the western right-of-way of South Ocean Blvd. and the northernmost corner; thence S 46°11'28" E a distance of 267.54'; thence S 43°58'14" W a distance of 105.00'; thence N 46°11'28" W a distance of 267.36'; thence N 43°49'22" E a distance of 105.00' to the point of beginning and containing 0.64 acres more or less.

Bounded on the north by Golden Sands LLC; on the east by City of Myrtle Beach; on the south by Exeter 12150 DE LLC and on the west by South Ocean Blvd.



LAND SURVEYING

3000 IRO DR.
LORIS, S.C. 29569
PHONE: (843) 716-8021

DRAWN BY: KJJ	JOSS	REVISIONS
APPROVED BY: BWS	DATE OF SURVEY:	
SURVEYED BY: BWS	10/28/13	

REVISIONS

DATE OF SURVEY: 10/29/13

100

James Paul Winburn et al
Tms #054-00-01-060
D.B. 1895 Pg. 1254

STATION	NORTHING	EASTING
"A"	672172.78	2635133.00
"B"	672246.50	2635200.75
"C"	672320.19	2636268.25
"D"	672393.88	2636335.75

STATION	NORTHING	EASTING
E	672168.68	2635115.64
F	672262.43	2635183.39
G	672356.10	2635250.66
H	672409.79	2635318.37

MYRTLE BEACH SETBACK LINE COORDINATE		
STATION	NORTHING	EASTING
T	672186.75	2635107.96
J	672269.48	2635175.70
K	672343.15	2635243.18
L	672416.84	2635310.68

BUILDING CORNER COORDINATES		
STATION	NORTHING	EASTING
"B"	672268.68	2635167.96
"H"	672331.86	2635228.56
"D"	672351.73	2635234.75
"Q"	672368.79	2635269.85

NOTES

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. THIS PROPERTY IS LOCATED IN FLOOD ZONES "AE"-10, "AE"-17, "AE"-17, AND "AE"-18 AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 1503000101, DATED 02/28/98. FLOOD ZONE LINE AS SHOWN HEREON ARE SCALED AND APPROXIMATE.
3. BEARING BASED ON SOUTH CAROLINA BE 83 STATE PLANE COORDINATE SYSTEM AND ALL DISTANCES ARE HORIZONTAL, CURVE DISTANCES, NOT GRID DISTANCES.
4. SCCC SURVEY MONUMENTS 5300 B AND 5320 WERE USED TO ESTABLISH BASELINE AND SETBACK LINE.
5. EXISTING TAX MAP NUMBERS AND REFERENCES ARE AS SHOWN ON THE FACE OF THIS PLAT.
6. NO TITLE SEARCH PERFORMED BY THIS OFFICE.
7. THIS SURVEY IS VALID IF ONLY IF THE PRINT OF THE SAME HAD THE ORIGINAL SIGNATURE AND EMBOSSED IMPRESSION OF THE SURVEYOR.
8. LOW FIRM EROSION RATE = .50 FEET PER YEAR.
9. THIS DOCUMENT REPRESENTS A RESUMEY OF EXISTING BASELINE OF RECORD.

REFERENCES

1. PLAT BOOK 12, PAGE 48.
2. DEED BOOK 3637, PAGE 2680.
3. DEED BOOK 3637, PAGE 2694.

CERTIFICATION

TO

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11(a) AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 29, 2013.



(IN FEET)
1 inch = 50 ft



I hereby state that to the best of my professional knowledge, information and belief, the survey shown herein

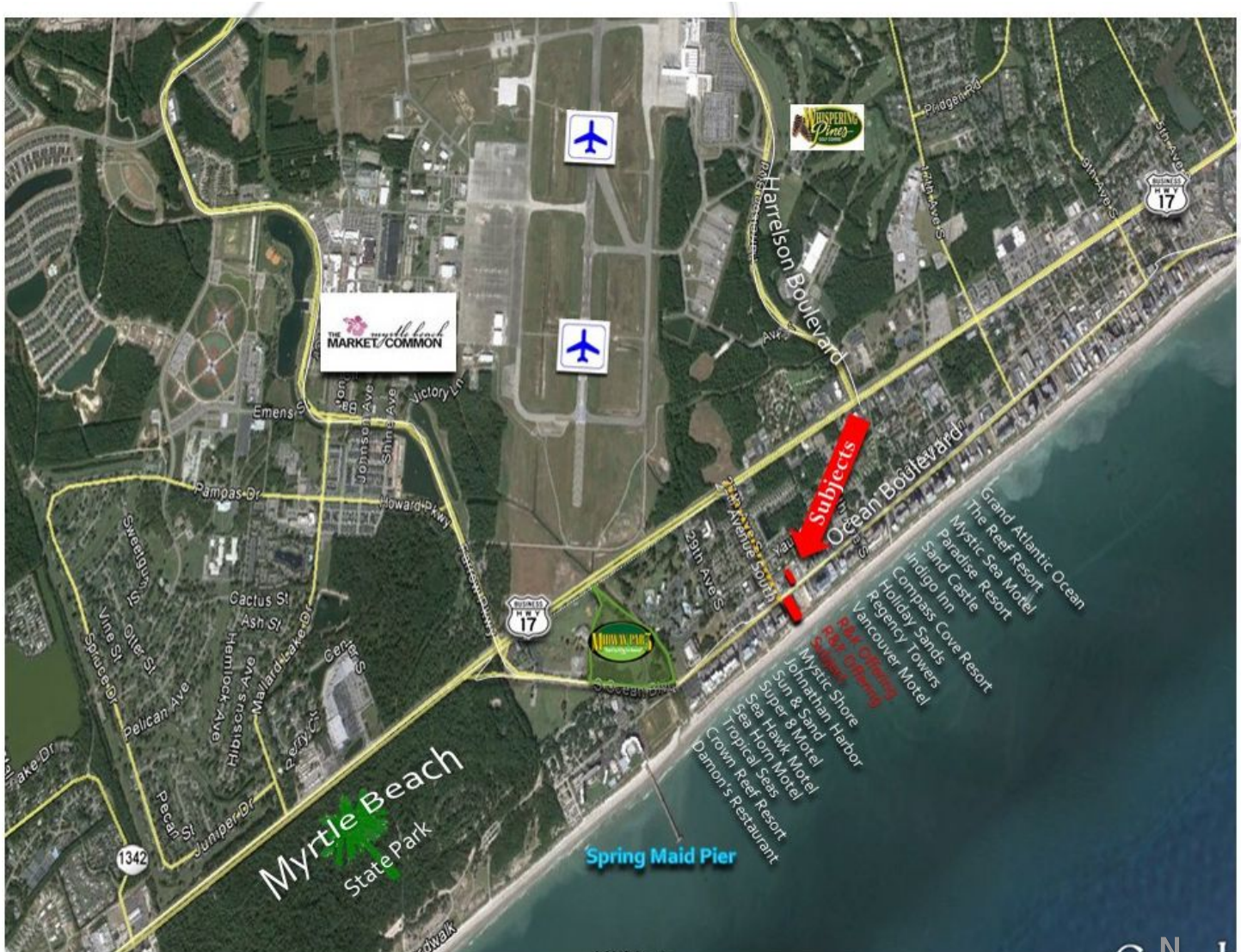


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Myrtle Beach & the Grand Strand

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

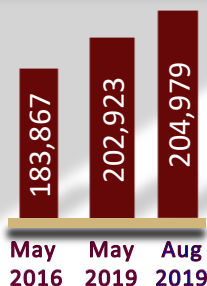
MYRTLE BEACH, SC.

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