



COMMERCIAL LAND FOR SALE

Waters Tract 501

HIGHWAY 501 MYRTLE BEACH, SC 29579



B.W. "RUSTY" HELM

843.626.3400

rusty@keystonecommercial.com

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



Waters Tract 501

HIGHWAY 501
MYRTLE BEACH, SC 29579



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	125.14 Acres
Zoning:	Limited Industrial District (LI) & Highway Commercial (HC) County of Horry, SC

PROPERTY OVERVIEW

OFFERED FOR SALE: Approximately 125 Acre tract located within the Carolina Forest Community and is situated on the north side of Highway 501 between Myrtle Beach and Conway, South Carolina. This site offers excellent visibility and provides easy access for both eastbound and westbound traffic on Highway 501. Nearby retail generators include Wal-Mart, Lowe's, Food Lion, CVS, Gander Mountain and soon to come Publix. With 2,230 feet of road frontage on Highway 501 this tract offers an excellent opportunity for development in one of the fastest growing areas of Horry County.

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PROPERTY HIGHLIGHTS

- **REAL ESTATE:**
- Site consists of Four Tracts with a Combined Total of Approximately 125 Acres,
- **Tract "A": PIN# 39900000417**
- **A-1:**
- Approximately 66 Acres.
- Approximately 1,351' of Frontage on Highway 501.
- Approximately 1,212' of Frontage on Postal Way.
- Approximately 1,900' in Depth.
- Two Billboards on Highway 501 Frontage.
- Currently Zoned Highway Commercial (HC), County of Horry, SC.
- **A-2:**
- Approximately 15 Acres.
- Approximately 1,298' of Frontage on Postal Way.
- Approximately 700' of Golf Course View.
- Approximately 450' in Depth.
- Currently Zoned Limited Industrial District (LI), County of Horry, SC.
- **Tract "B": PIN# 399000000398**
- **B-1:**
- Approximately 35 Acres.
- Approximately 874' Frontage on Highway 501.
- Approximately 868' of Frontage on Postal Way.
- Approximately 1,765' in Depth.
- One Billboard on Highway 501 Frontage.
- Currently Zoned Highway Commercial (HC), County of Horry, SC.
- **B-2:**
- Approximately 9 Acres.
- Approximately 868' of Frontage on Postal Way.
- Approximately 864' of Golf Course View.
- Approximately 459' in Depth.
- Currently Zoned Limited Industrial District, (LI), County of Horry, SC.

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LINE	BEARING	LENGTH
L1	S51°22'38"W	60.52
L2	S51°22'38"W	26.99
L3	S40°13'06"W	132.87
L4	S51°22'46"W	185.22
L5	S41°09'14"E	132.80
L6	S51°22'38"W	165.54
L7	N38°01'51"W	150.18
L8	S51°22'38"W	159.14
L9	S60°14'07"W	130.50
L10	S60°14'07"W	130.50
L11	S52°10'07"E	80.62

CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	861.50	150.81	S51°23'19"E	150.14
C2	391.23	58.12	S50°19'06"E	58.07
C3	471.23	89.50	N51°56'14"E	90.17
C4	481.50	129.15	N51°53'19"W	128.77

- NOTES:**
1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 2. FOR CURRENT ZONING AND SETBACK REQUIREMENTS, CONTACT THE HERRY COUNTY OFFICE OF ZONING.
 3. REFERENCE PLAT RECORDED IN PLAT BOOK 76 PAGE 96.
 4. REFERENCE PLAT RECORDED IN PLAT BOOK 241 PAGES 267 AND 268-9.
 5. THIS PROPERTY IS LOCATED IN ZONE "X-OUT" AS SHOWN ON FEMA MAP No. 4501 (10-04-01) DATED 08/22/1995.
 6. NO TITLE SEARCH PERFORMED BY THIS OFFICE.
 7. I HEREBY CERTIFY THAT THIS IS A RESURVEY OF AN EXISTING LOT/LOT(S) OF RECORD WITH NO BOUNDARY CHANGES WHATSOEVER.

LOCATION MAP

REVISIONS

NO.	DATE	DESCRIPTION
1	02/20/2015	INITIAL SURVEY

PREPARED FOR:

ELIZABETH M. WATERS
TAMSELY ANN WATERS SEARON
& GEORGE EDWARD WATERS

DATE: FEBRUARY 20, 2015

SCALE: 1" = 400'

CERTIFICATE OF ACCURACY

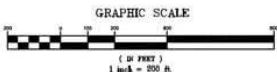
I hereby state that to the best of my knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the "Minimum Standards Manual for the Practice of Land Surveying in South Carolina", and meets or exceeds the requirements for a CLASS A survey as specified herein.

FEBRUARY 20, 2015

[Signature]
KEITH A. WATERS, P.L.S.
 15177
 S.C. Registration Number

LEGEND

CP - COMPUTED POINT
 CMF - CONCRETE MONUMENT FOUND
 CMS - CONCRETE MONUMENT SET
 IPF - IRON PIPE FOUND
 IPS - IRON PIPE SET
 RMB - REBAR FOUND
 RBS - REBAR SET





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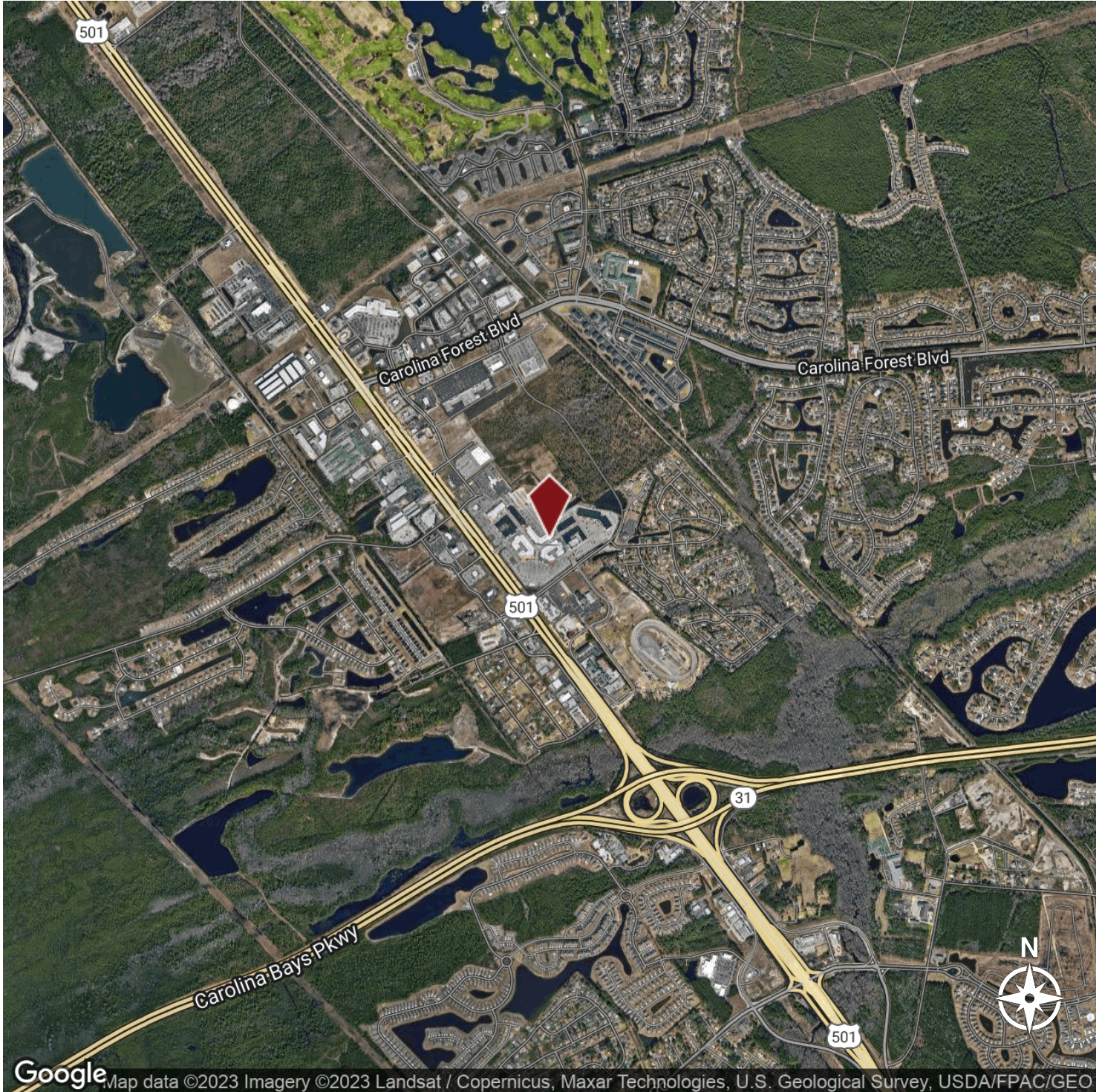
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Myrtle Beach & the Grand Strand

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

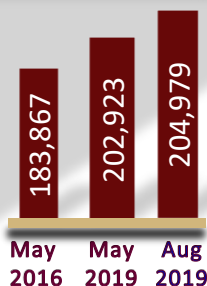
US News & World Report, 2020

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