



COMMERCIAL LAND FOR SALE

# Wolverine Brass TPC TRact

HIGHWAY 501 MYRTLE BEACH, SC 29579



B.W. "RUSTY" HELM

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HIGHWAY 501

MYRTLE BEACH, SC 29579



## PROPERTY OVERVIEW

**OFFERED FOR SALE** this 9.69 Acre tract located on the north side of U.S. Highway 501 directly across from Wal-Mart between Myrtle Beach and Conway, S.C. The site has excellent vehicular access and exposure.

## PROPERTY HIGHLIGHTS

- Approximately 9.69 Acres
- Situated on the North Side of U.S. Highway 501
- Directly Across Highway 501 from Wal-Mart
- Approximately 418' of Road Frontage and Approximately 1,011 Feet Deep
- Identified as PIN #40004020002, County of Horry, SC.
- Annual Property Taxes 2019: \$19,345
- Average Daily Traffic Count 53,100 (Source: SCDOT: 2019)
- **VEHICULAR ACCESS:**
  - The Property is Accessed Via a Frontage Road Off of U.S. Highway 501
  - There is One Curb-Cut Accessing the Property Immediately Upon Entering Onto the Frontage Road from U.S. Highway 501
  - There is a Median Cut on U.S. Highway 501 Allowing Access to the Property From Both Directions

## OFFERING SUMMARY: COMMERCIAL TRACT FOR SALE

<b>Sale Price:</b>	N/A
<b>Lot Size Approximately:</b>	9.69 Acres
<b>Zoning:</b>	HC- Highway Commercial, County of Horry, SC.

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

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

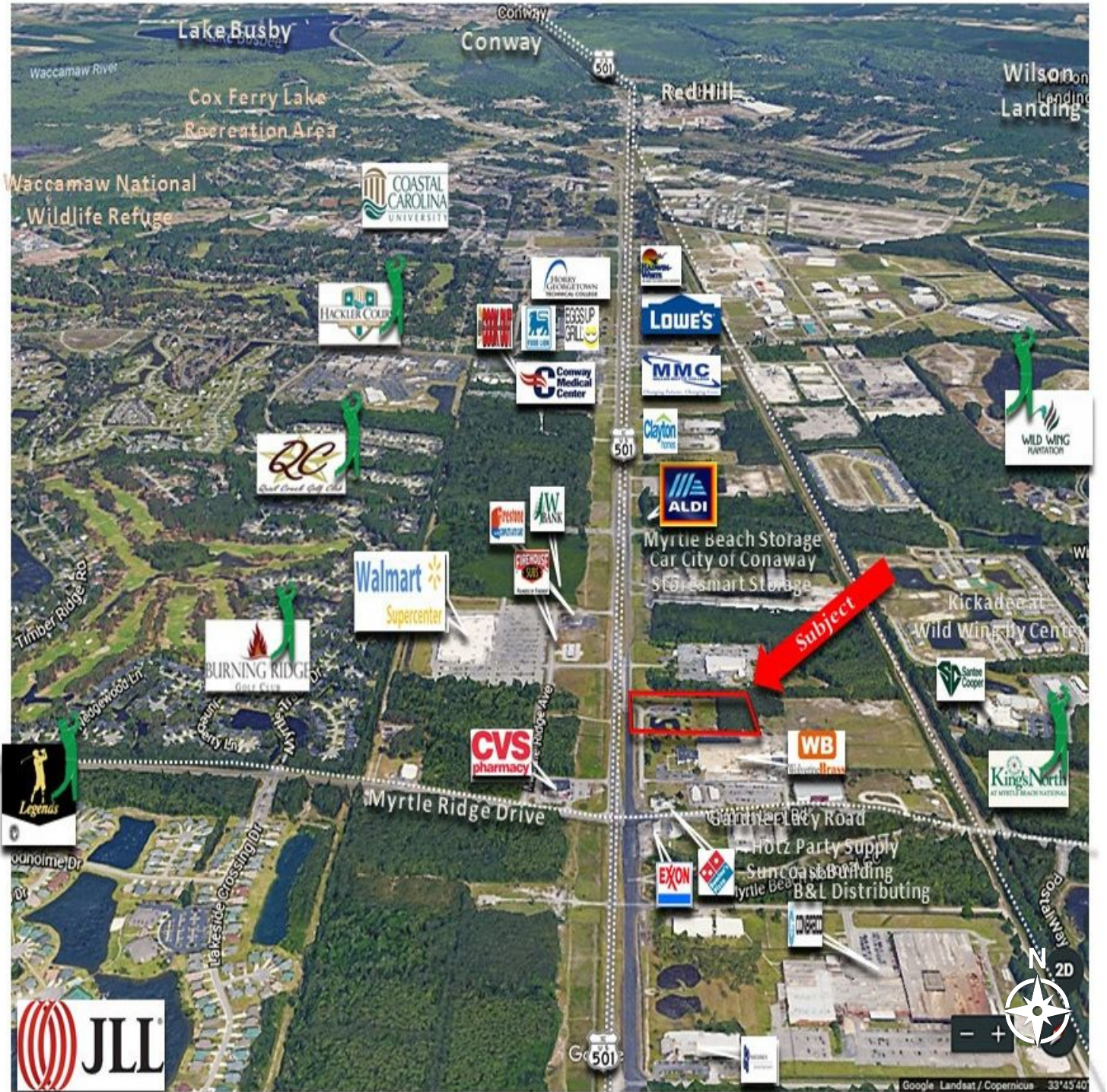
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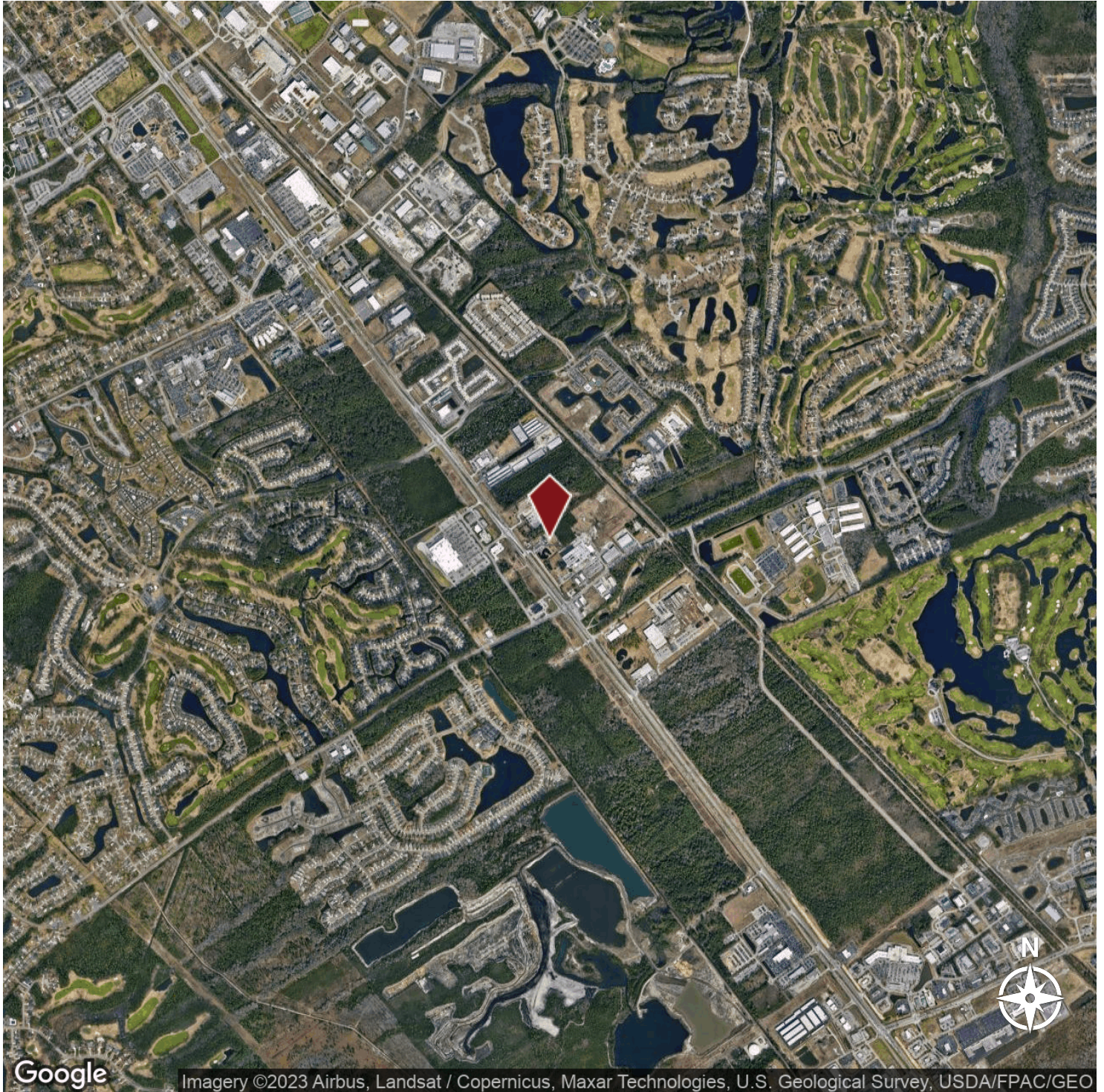
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## THE REGION

**#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 <small>U.S. Census Bureau</small>	376,722	467,292	533,198
Total Households <small>U.S. Census Bureau</small>	158,522	196,299	244,089
Avg. Household Income <small>U.S. Census Bureau</small>		\$68,058	\$77,206

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, 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. And there is Barefoot Landing, a large shopping and entertainment destination.