KEYSTONE
COMMERCIAL REALTY

LAND FOR SALE

WT Assemblage

1901 NORTH 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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OFFERING SUMMARY

Sale Price:	$1,700,000
Available SF:	
Lot Size:	1.13 Acres
Price / Acre:	$1,504,425
Zoning:	Planned Unit Development (PDD) City of Myrtle Beach, SC

PROPERTY OVERVIEW

OFFERED FOR SALE: A Development Assemblage within the Planned Unit Development (PUD) in the prestigious North Ocean Boulevard Section. One 2nd Row Lot with direct Ocean View and Four Contiguous 3rd Row Lots on 19 Avenue North.

PROPERTY HIGHLIGHTS

- Located in the City of Myrtle Beach.
- One (1) Second Row Lot with Approximately 8,034 SF and Approximately 60 ' of Boulevard Frontage.
- Four (4) Third Row Lots, Approximately 41,340 SF.
- Directly across from Anderson Oceanfront Park, with Direct Ocean Views.
- Identified as PIN #42415020144, 42415020143, 42415020142, 42415020141 ,42415030300 County of Horry, SC.
- Annual Real Estate Taxes 2020: $15,268, County of Horry, SC.
- Located in close proximity to Myrtle Beach Sky Wheel, Restaurants,

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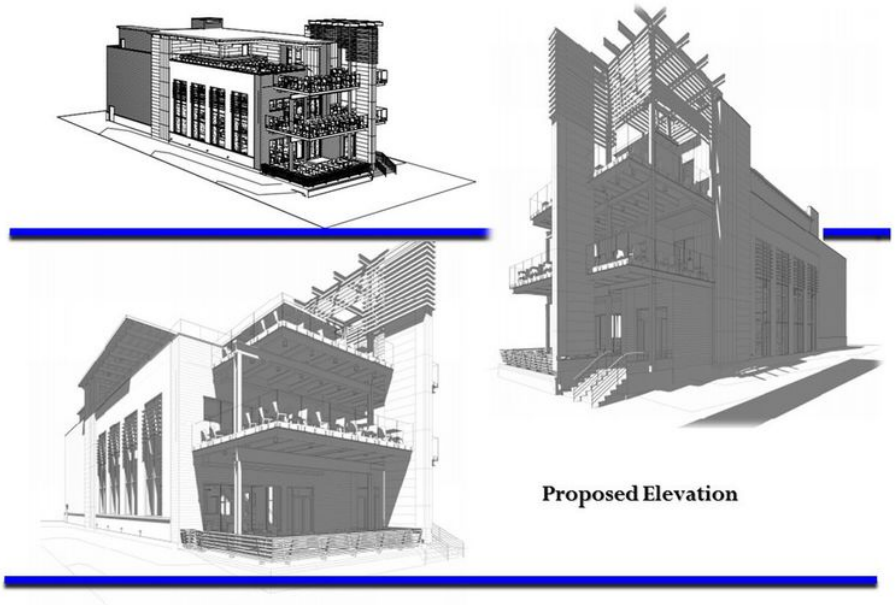
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Proposed Elevation



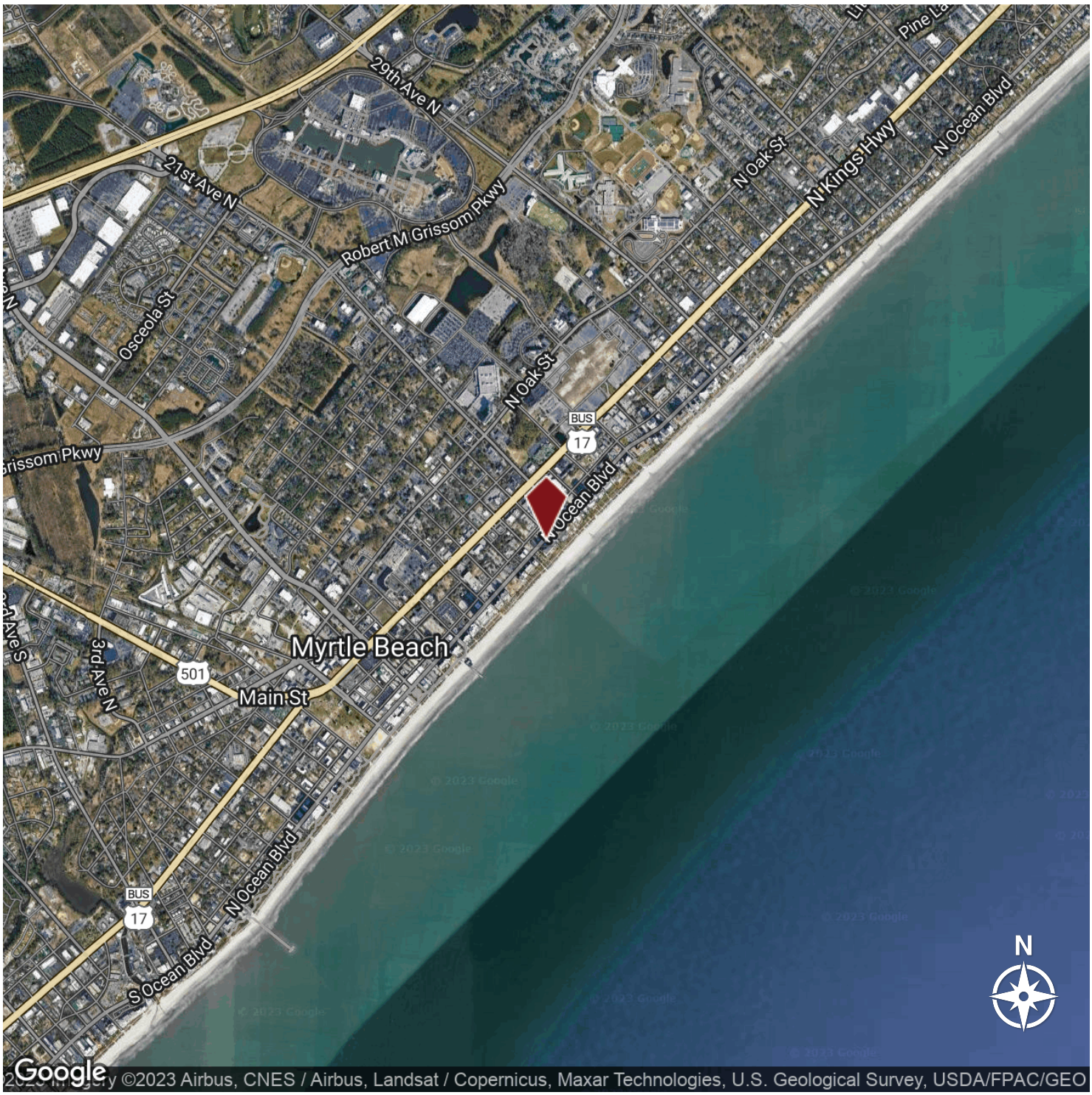
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Myrtle Beach & the Grand Strand

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

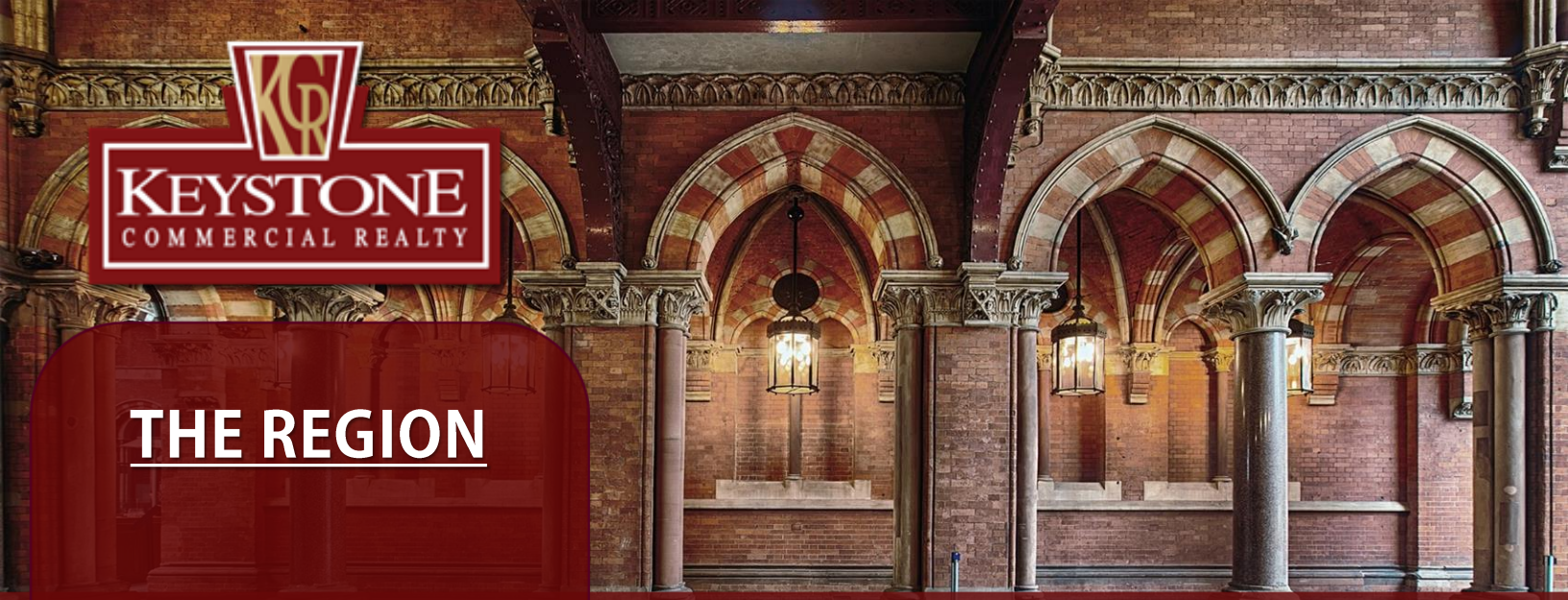
Specialty shops line the pathways of the shopping centers at Barefoot Landing and Broadway at the Beach, and fireworks in the summer lend a festive air. Bargain hunt for brands such as Reebok and Polo Ralph Lauren at Tanger Outlets. Urban critics applaud the work-play-live development at The Market Common, 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 nations #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.



KEYSTONE COMMERCIAL REALTY

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

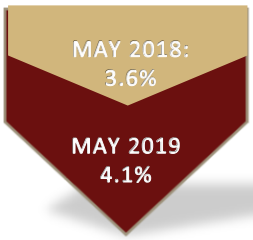
MYRTLE BEACH, SC.
Metropolitan Statistical Area

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

EMPLOYMENT,
Bureau of Labor Statistics





UNEMPLOYMENT RATE
Bureau of Labor Statistics