



PROPERTY OVERVIEW

- **Sites 1 & 2: ±8.76 acres**
- **Site 3: ±7.19 acres & ±9.44 acres**
- Sites have water and sewer
- Excellent location to provide fuel, convenience items, food, and service to Myrtle Beach vacation traffic
- Site behind Food Lion is an excellent location for apartments/multifamily
- Site adjacent to Food Lion will have road frontage on Hwy. 410 once the proposed NCDOT traffic circle is completed
- The large site of ±8.76 acres fronts Hwy. 130 and Hwy. 410 makes an excellent location for a travel plaza operation to provide fuel, convenience store, food, and possible car wash
- The large site can accommodate cars, cars towing boats or campers, RVs, and trucks with multiple ingress and egress points
- The locations can capture vacation traffic to the coast as well as daily commercial traffic
- The sites are currently zoned AG
- Priced to sell at \$125,000/acre for the commercial land (±9.44 acres) beside Food Lion and the ±8.76 acres bounded by Hwy. 410 and Hwy. 130
- The ±7.19 acres behind Food Lion is priced at \$25,000/acre

PROPERTY DESCRIPTION

Sites 1 & 2, combined are ±8.76 acres. Site 3 consists of approximately ±7.19 acres behind the Food Lion Shopping Center and approximately ±9.44 acres adjacent to Food Lion and on Strawberry Blvd.

LOCATION DESCRIPTION

The properties face Hwy. 130 (Strawberry Blvd.) and Hwy. 410 (Joe Brown Rd.) and sites 1 and 2 have access and frontage on both roads. Site 3 is two tracts with one being behind the Food Lion Shopping Center and one adjacent to the Food Lion and behind Hardees. Note the proposed DOT Roundabout for Chadbourn that will put the land adjacent to the Food Lion on Hwy. 410 with frontage.

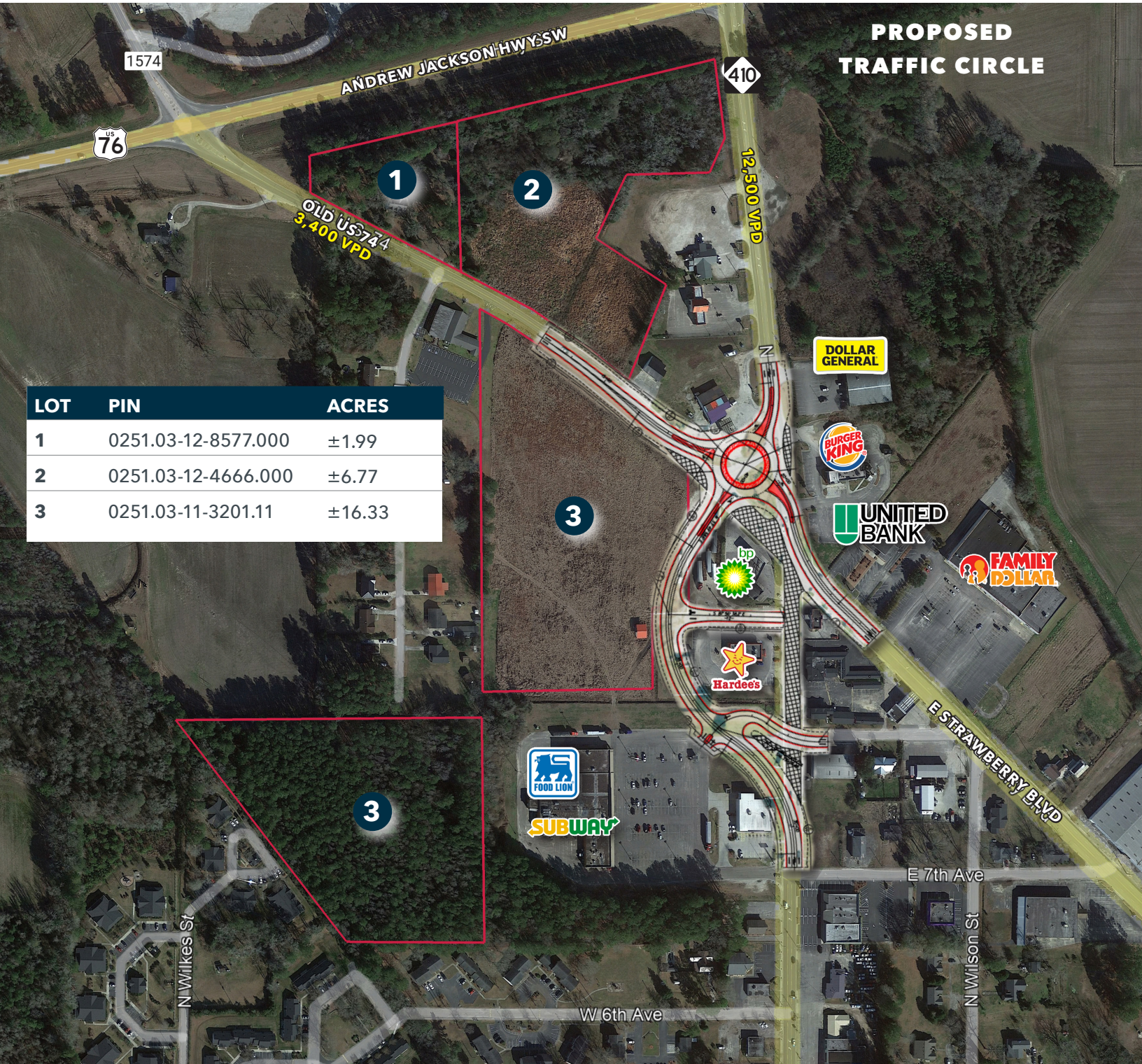
LOT	PIN	ACRES
1	0251.03-12-8577.000	±1.99
2	0251.03-12-4666.000	±6.77
3	0251.03-11-3201.11	±16.33

TRAFFIC COUNTS

OLD US 74 HWY: **3,400 VPD**
NC 410: **12,500. VPD**

Scott Hadley
shadley@lee-associates.com
D 919.576.2504
O 919.906.0524



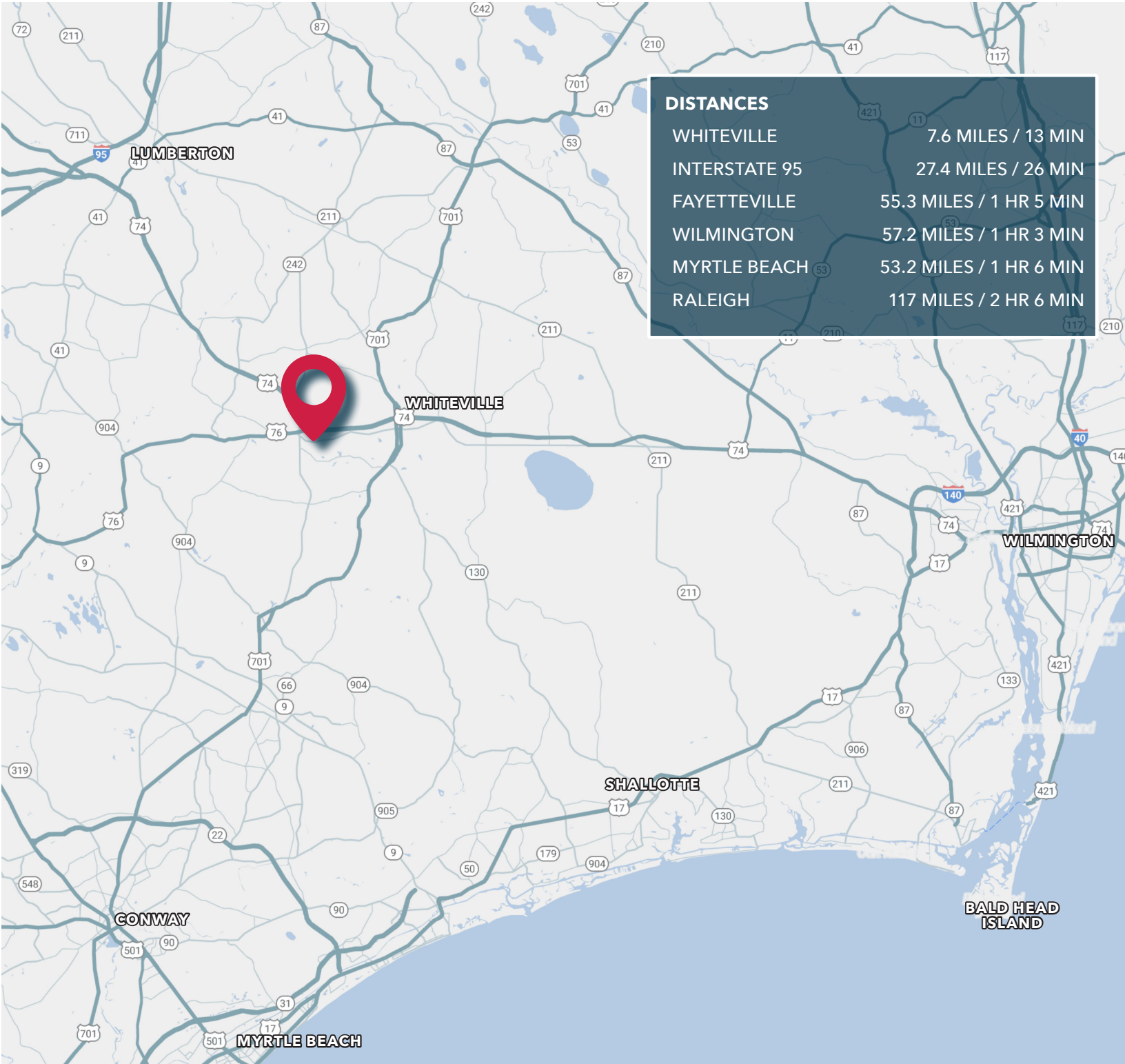


**PROPOSED
 TRAFFIC CIRCLE**

LOT	PIN	ACRES
1	0251.03-12-8577.000	±1.99
2	0251.03-12-4666.000	±6.77
3	0251.03-11-3201.11	±16.33

Scott Hadley
 shadley@lee-associates.com
 D 919.576.2504
 O 919.906.0524

LEE & ASSOCIATES
 COMMERCIAL REAL ESTATE SERVICES



Scott Hadley
shadley@lee-associates.com
D 919.576.2504
O 919.906.0524

