

LAND FOR SALE

PERSIMMON FIELDS SUBDIVISION

TBD PEMBROKE BOULEVARD, JOHNSONVILLE, SC 29555



FOR SALE

NAI THE LITCHFIELD COMPANY-
10554 Ocean Highway
Pawleys Island, SC 29585

www.naitlc.com

PRESENTED BY:

**ABERNETHY
& JONES**
COMMERCIAL GROUP

CHIP ABERNETHY
843-241-2654
chip@abernethyandjones.com

MAX JONES
843-251-4053
max@abernethyandjones.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

PEMBROKE BOULEVARD | JOHNSONVILLE, SC 29555



Property Summary

Price:	\$2,200,000
Total Lots Available:	216
Lot Size:	53 +/- Acres
Subdivision Name:	Persimmon Fields
Main Entrance Road:	Pembroke Boulevard
APN:	Several PIN Numbers
County:	Florence
Type:	Land
Zoning:	PD

Property Overview

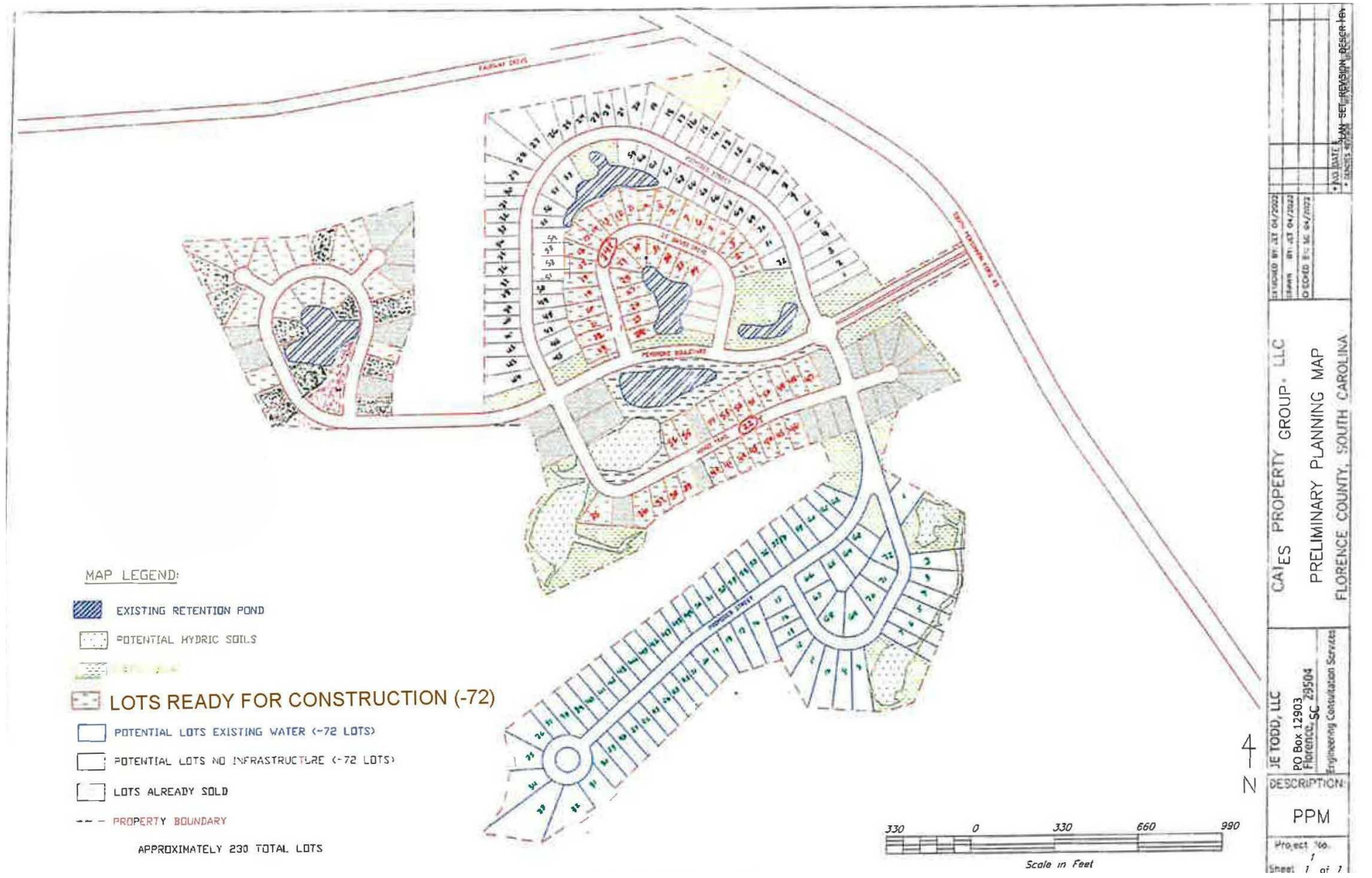
NAI The Litchfield Company is pleased to present a unique development opportunity in Johnsonville, South Carolina. This property offers a mix of approximately 72 finished residential lots, 72 additional lots with existing water infrastructure, and 72 potential future lots with no infrastructure in place.

Location Overview

Situated in the eastern end of Florence County, Johnsonville provides a small-town community feel while maintaining accessibility to major markets. The property is conveniently located less than an hour's drive from both Florence and Myrtle Beach, with easy access to area beaches, Florence, and I-95. Several lots are positioned along the scenic Wellman Club golf course, adding value and desirability for future homeowners.

PLAT

PEMBROKE BOULEVARD | JOHNSONVILLE, SC 29555



INVESTMENT HIGHLIGHTS

PEMBROKE BOULEVARD | JOHNSONVILLE, SC 29555

- 72 +/- Finished Lots ready for immediate development
- 72 Lots with Existing Water infrastructure in place
- 72 Potential Future Lots with no infrastructure, offering expansion potential
- Adjacent to the Wellman Club golf course for added appeal
- Strong regional access to Myrtle Beach, Florence, and I-95

Summary

With a balance of ready-to-build lots, partially improved parcels, and future expansion potential, this property presents a unique investment opportunity in a highly accessible and desirable location. This opportunity will not last long.



NAI THE LITCHFIELD COMPANY
10554 Ocean Highway
Pawleys Island, SC 29585

www.naitlc.com

**ABERNETHY
& JONES**
COMMERCIAL GROUP

CHIP ABERNETHY
843-241-2654
chip@abernethyandjones.com

MAX JONES
843-251-4053
max@abernethyandjones.com

PROPERTY PHOTOS

PEMBROKE BOULEVARD | JOHNSONVILLE, SC 29555



PROPERTY PHOTOS

PEMBROKE BOULEVARD | JOHNSONVILLE, SC 29555



ABOUT JOHNSONVILLE

PEMBROKE BOULEVARD | JOHNSONVILLE, SC 29555

Johnsonville is located in the eastern end of Florence County less than an hour's drive from Florence and Myrtle Beach. The City was founded in 1913 and has a rich and interesting heritage dating back to when the first known inhabitants of the area along the Lynches River were the Chatawape Indians, a branch of the Catawbans. "Kadapaw" (Catawba) was the original name of the Lynches River, and the origin of the tribe's name. Today the Chaloklowas of the Chickasaw nation from the Land of the Dancing Turkey are a tribe of the area. They are led today by Mingo (chiefs) Vernon Tanner and Uly Joe Tanner. The tribe is active in modern-day events held on the Lynches riverbank throughout the year to help provide vital information about their role in the history of the city, the state, and the nation. In 1780, General Francis Marion accepted his command as a Revolutionary War officer at Witherspoon's Ferry—the Lynches River crossing just north of current-day Johnsonville. According to the Historical Marker Database website, Marion became known as the "Swamp Fox" for his ability to use guerilla tactics to disrupt enemy communications, capture supplies, and free prisoners. From 1780-1781, Marion and his troops regularly moved between Witherspoon's Ferry, Port's Ferry, and Snow's Island, now believed to be the brigade's command post. All of these sites are in the vicinity of Johnsonville. He was crafty enough to evade British capture in the swamps thanks to the local citizen militia who has spent their lives traveling the waters, banks, and woods of the area as hunters and trappers. In 2005, commemorating the 225th anniversary of Marion's command acceptance, the Francis Marion Trail Commission was formed in South Carolina to advance scholarship and promote public awareness of Marion's life. The Commission conducted archaeological investigations of suggested historical sites and has plans to coordinate efforts at significant sites along the trail to draw tourism to more areas of the state and to promote the history of the area. The Francis Marion Trail consists of 41 significant sites. Venter's Landing was chosen as one of the 15 most significant, as was Snow's Island near the landing on the Lynches and Pee Dee Rivers. Both areas are scheduled for further archeological and historical research by the University of South Carolina.

The Department of Natural Resource has also named the Lower Lynches River as a "Scenic River." The Pee Dee Land Trust has also secured land protection agreements on a four-mile section of the river just above the City of Johnsonville, which ensures a scenic view of the river for many years to come. The City is involved in establishing a historical park to commemorate the rich history of the area and has already raised over \$100,000 to erect a statue of General Marion on the site where he received his commission. The overall project will improve facilities, offer better river access, and provide protection of scenic, natural, and historical resources for promoting nature- and history-based tourism.



NAI THE LITCHFIELD COMPANY
10554 Ocean Highway
Pawleys Island, SC 29585

www.naitlc.com

**ABERNETHY
& JONES**
COMMERCIAL GROUP

CHIP ABERNETHY
843-241-2654
chip@abernethyandjones.com

MAX JONES
843-251-4053
max@abernethyandjones.com

WELLMAN GOLF CLUB

PEMBROKE BOULEVARD | JOHNSONVILLE, SC 29555

Golf Digest Best Affordable Golf Course 2025-First Place Winner

Everyone loves an underdog, especially when it's mixed with a revival story. Golfers once teemed over the holes of Wellman Golf Course, a simple but lovely Ellis Maples and Ed Seay hidden gem from the late 1960s located in the rural South Carolina town of Johnsonville, an hour west of Myrtle Beach. But with a population of just over 1,000, there weren't enough local players to keep the business running following the 2009 recession, and the owners filed for bankruptcy in 2010. Eventually the city purchased the closed course and hired Rees Jones and longtime associate Bryce Swanson to remodel the layout, which reopened in 2024 as the rebranded Wellman Club. Jones described the land as closer to Pinehurst than to Myrtle Beach, and the holes flow through corridors of pines into enlarged greens and more consequential bunkering. Two par 3s play across ponds, and the par-5 11th boomeranging around a lake is a doppelganger of the par-5 13th at The Dunes 50 miles east, one of mid-century golf's most famous holes designed by Jones' father, Robert Trent Jones. Wellman symbolizes the resilience of golf in small towns and has become a sort of community gathering space, as well as a worthwhile stopover for anyone passing nearby.



NAI THE LITCHFIELD COMPANY
10554 Ocean Highway
Pawleys Island, SC 29585

www.naitlc.com

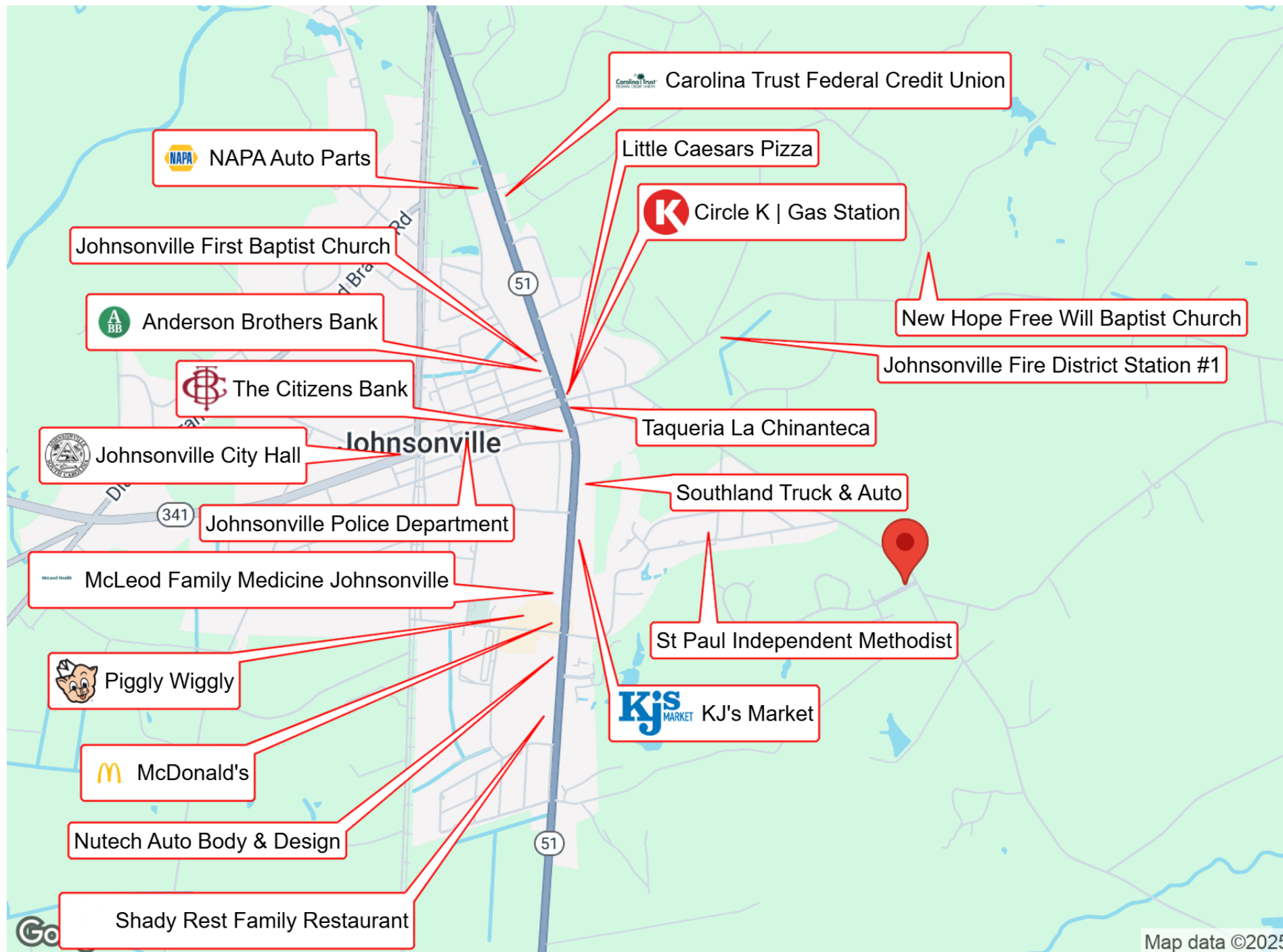
**ABERNETHY
& JONES**
COMMERCIAL GROUP

CHIP ABERNETHY
843-241-2654
chip@abernethyandjones.com

MAX JONES
843-251-4053
max@abernethyandjones.com

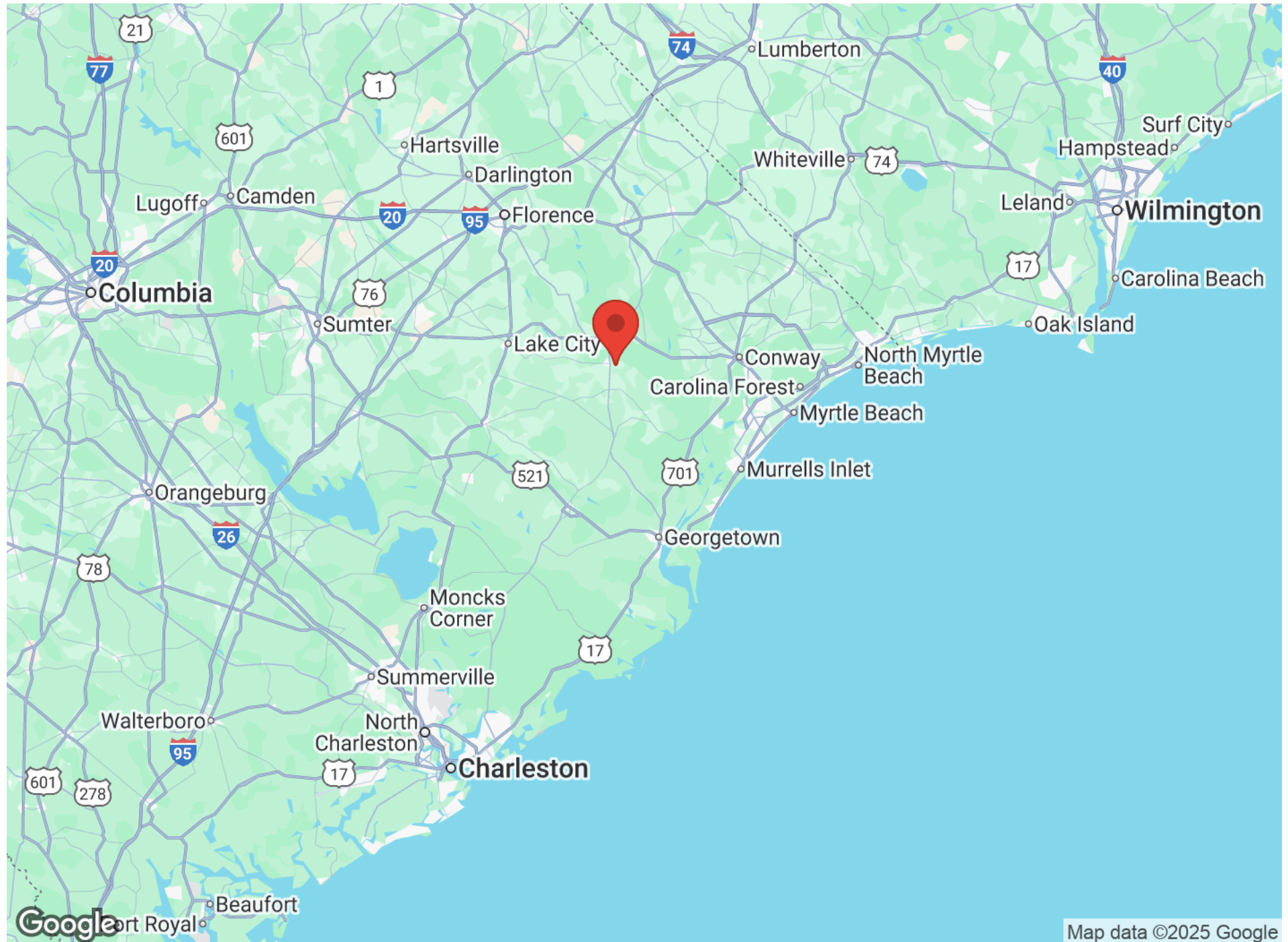
BUSINESS MAP

PEMBROKE BOULEVARD | JOHNSONVILLE, SC 29555



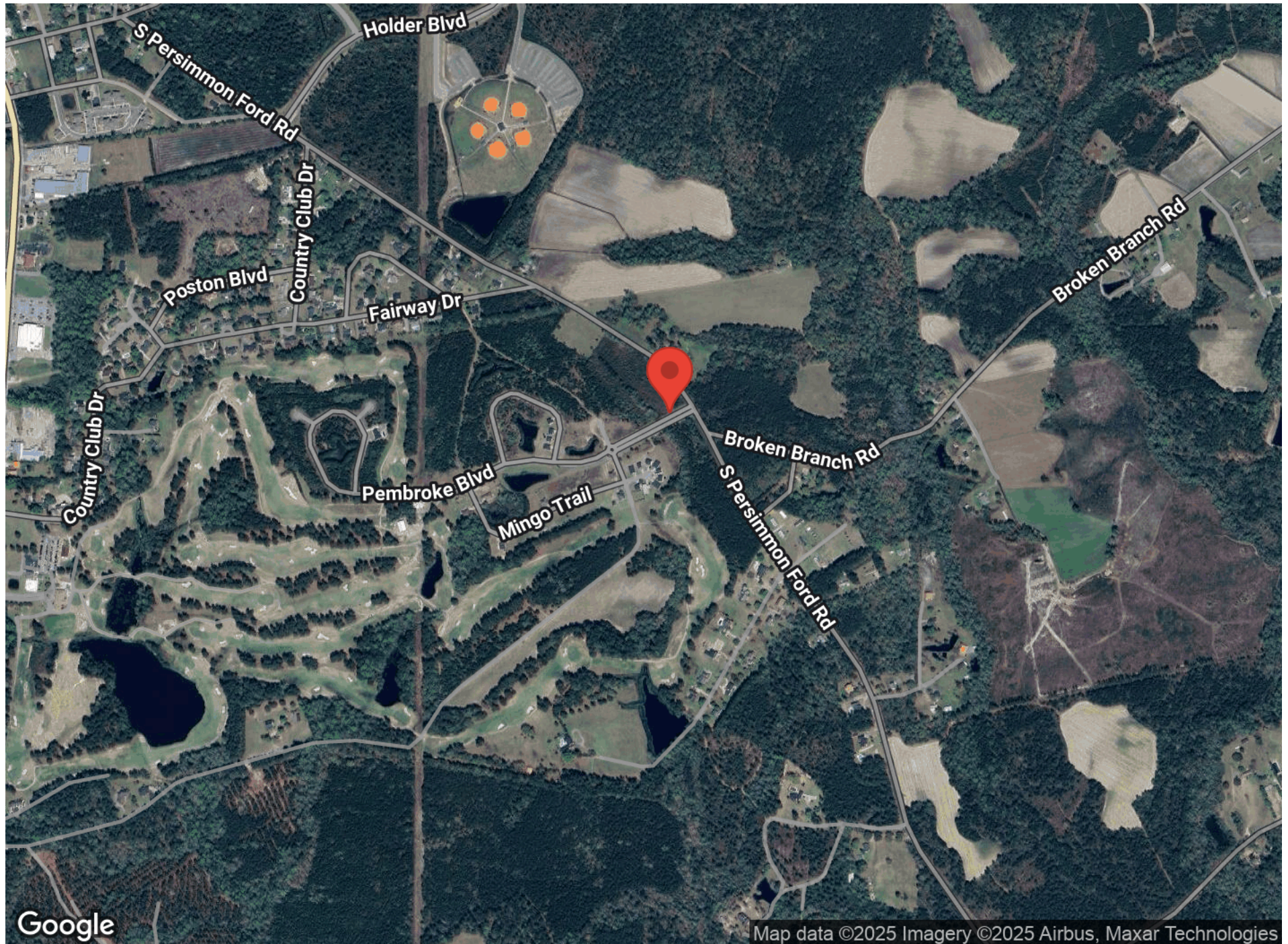
REGIONAL MAP

PEMBROKE BOULEVARD | JOHNSONVILLE, SC 29555



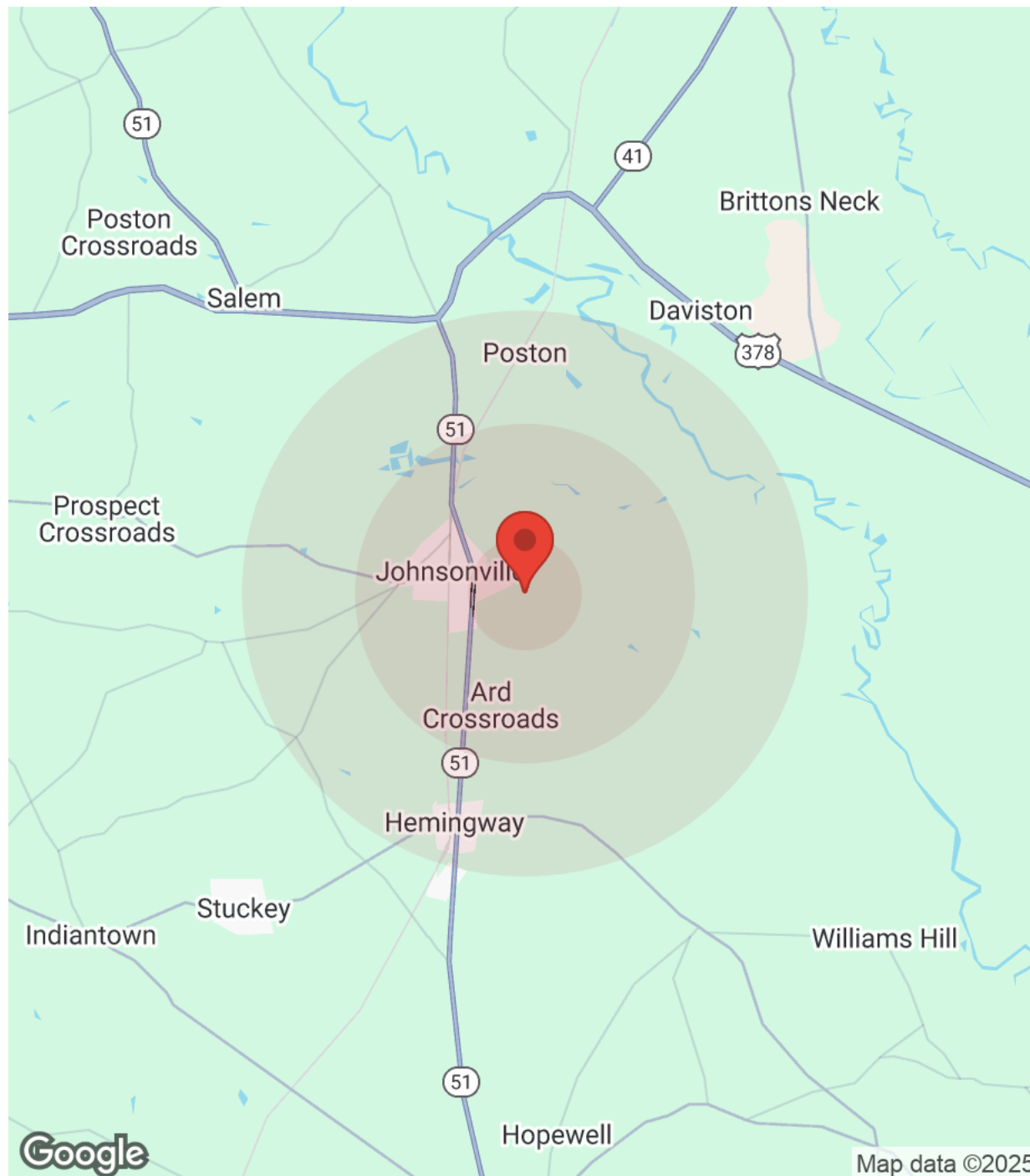
AERIAL MAP

PEMBROKE BOULEVARD | JOHNSONVILLE, SC 29555



DEMOGRAPHICS

PEMBROKE BOULEVARD | JOHNSONVILLE, SC 29555



Population	1 Mile	3 Miles	5 Miles
Male	N/A	1,726	3,443
Female	N/A	1,777	3,766
Total Population	N/A	3,503	7,209

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	794	1,530
Ages 15-24	N/A	598	1,137
Ages 25-54	N/A	1,330	2,795
Ages 55-64	N/A	394	854
Ages 65+	N/A	387	893

Race	1 Mile	3 Miles	5 Miles
White	N/A	2,440	3,852
Black	N/A	991	3,213
Am In/AK Nat	N/A	3	7
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	73	124
Multi-Racial	N/A	128	264

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$45,934	\$32,454
< \$15,000	N/A	133	633
\$15,000-\$24,999	N/A	233	350
\$25,000-\$34,999	N/A	112	394
\$35,000-\$49,999	N/A	225	463
\$50,000-\$74,999	N/A	278	463
\$75,000-\$99,999	N/A	164	287
\$100,000-\$149,999	N/A	85	109
\$150,000-\$199,999	N/A	10	13
> \$200,000	N/A	9	9

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	1,303	3,169
Occupied	N/A	1,167	2,736
Owner Occupied	N/A	879	2,032
Renter Occupied	N/A	288	704
Vacant	N/A	136	433

Your NAI Team



Chip Abernethy
+1 843.241.2654

chip@abernethyandjones.com



Max Jones
+1 843.251.4053

max@abernethyandjones.com

ABERNETHY & JONES

COMMERCIAL GROUP

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI The Litchfield
Company

10554 Ocean Hwy, Pawleys Island, SC. 29585 | naitlc.com

DISCLAIMER

PEMBROKE BOULEVARD

All materials and information received or derived from NAI The Litchfield Company- Pawleys Island its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither NAI The Litchfield Company- Pawleys Island its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. NAI The Litchfield Company- Pawleys Island will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. NAI The Litchfield Company- Pawleys Island makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. NAI The Litchfield Company- Pawleys Island does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by NAI The Litchfield Company- Pawleys Island in compliance with all applicable fair housing and equal opportunity laws.

NAI THE LITCHFIELD COMPANY

10554 Ocean Highway
Pawleys Island, SC 29585

www.naitlc.com

PRESENTED BY:



CHIP ABERNETHY

843-241-2654
chip@abernethyandjones.com

MAX JONES

843-251-4053
max@abernethyandjones.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.