

# OFFERING MEMORANDUM



# ±15 Acres

SANDRIDGE LOOP, LITTLE RIVER, SC



bluestrand  
real estate group

±15 Acres | Commercial Property | Horry County





NORTH MYRTLE BEACH

ROBERT EDGE PARKWAY

SANDRIDGE LOOP

Disclaimer: The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Blue Strand Real Estate Group (BSREG) and should not be made available to any other person or entity without the written consent of BSREG. This Offering Memorandum has been prepared to provide summarized, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. BSREG has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and any improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of any improvements thereon, or the financial condition or the business prospects of any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, BSREG has not verified, and will not verify, any of the information contained herein, nor has BSREG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the Information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



# EXECUTIVE SUMMARY

**An exclusive opportunity to acquire ±15 AC of highly visible commercial property located directly off Robert Edge Pkwy, in Little River SC.**

**Blue Strand Real Estate Group** proudly presents this exceptional 15-acre property strategically located off Robert Edge Parkway in Little River, SC, conveniently positioned between Highway 31 and Highway 17. This tract provides outstanding visibility and significant potential for commercial or residential development.

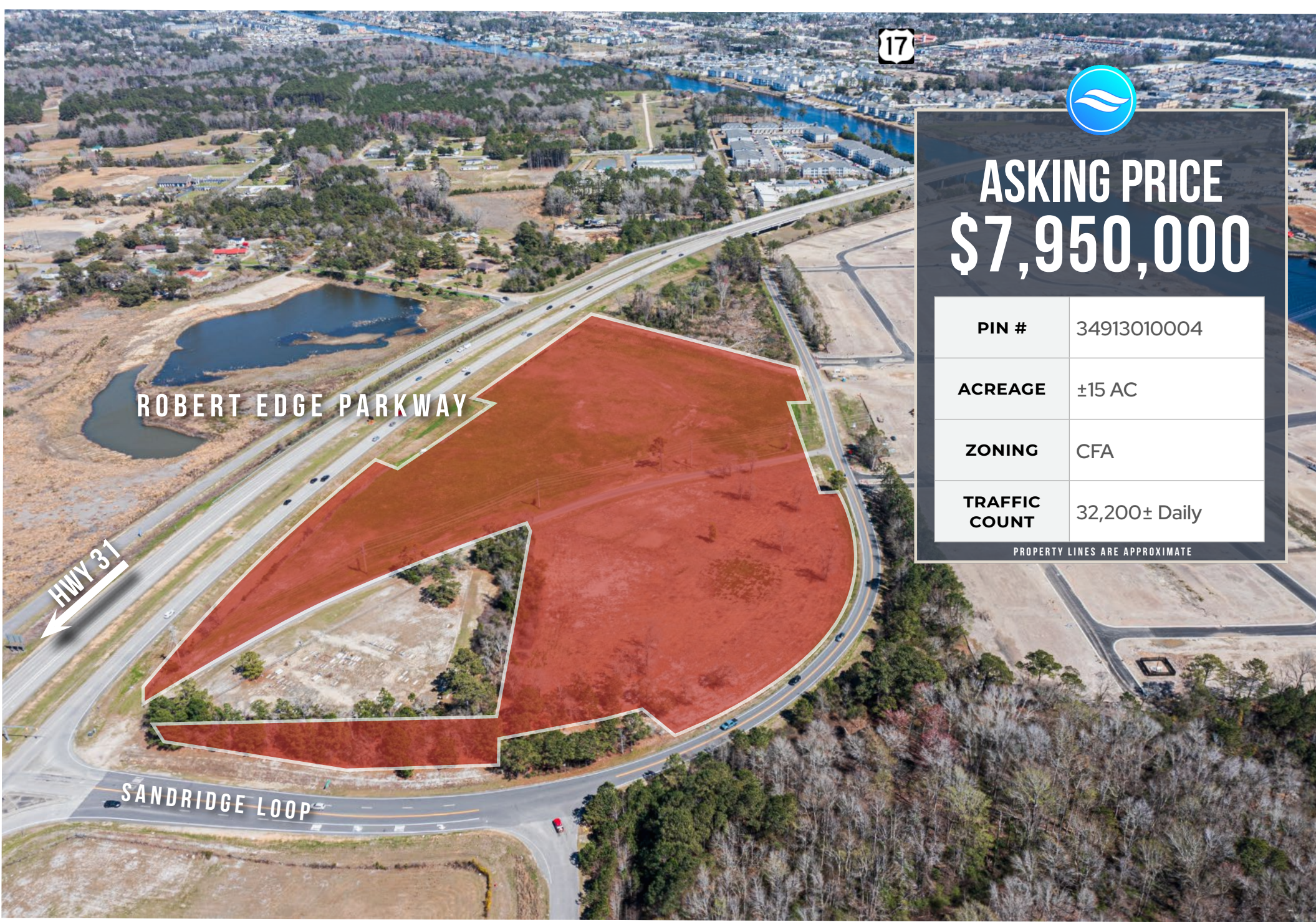
This prime location benefits from the rapid growth of the Little River and North Myrtle Beach areas, offering close proximity to residential communities, retail centers, restaurants, and recreational attractions. Water, sewer, and electric utilities are readily accessible, enhancing the property's versatility and appeal for various development possibilities.

Ideal for businesses seeking exposure, convenience, and growth opportunities, this tract is suited for diverse uses including commercial retail, office complexes, mixed-use developments, hospitality establishments, or upscale residential projects.

Don't miss the opportunity to invest in one of the most dynamic and expanding regions of the Grand Strand!

ADDRESS	SANDRIDGE LOOP (OLD SANDERS RD)
MUNICIPALITY	LITTLE RIVER
PARCEL ID #	34913010004
APPROXIMATE ACREAGE	±15 ACRES
CURRENT USE	VACANT
ZONING	CFA
WATER	GRAND STRAND WATER & SEWER
SEWER	GRAND STRAND WATER & SEWER
ELECTRICITY	SANTEE COOPER
AVAILABLE	IMMEDIATELY
ASKING PRICE	\$7,950,000





**ASKING PRICE**  
**\$7,950,000**

<b>PIN #</b>	34913010004
<b>ACREAGE</b>	±15 AC
<b>ZONING</b>	CFA
<b>TRAFFIC COUNT</b>	32,200± Daily

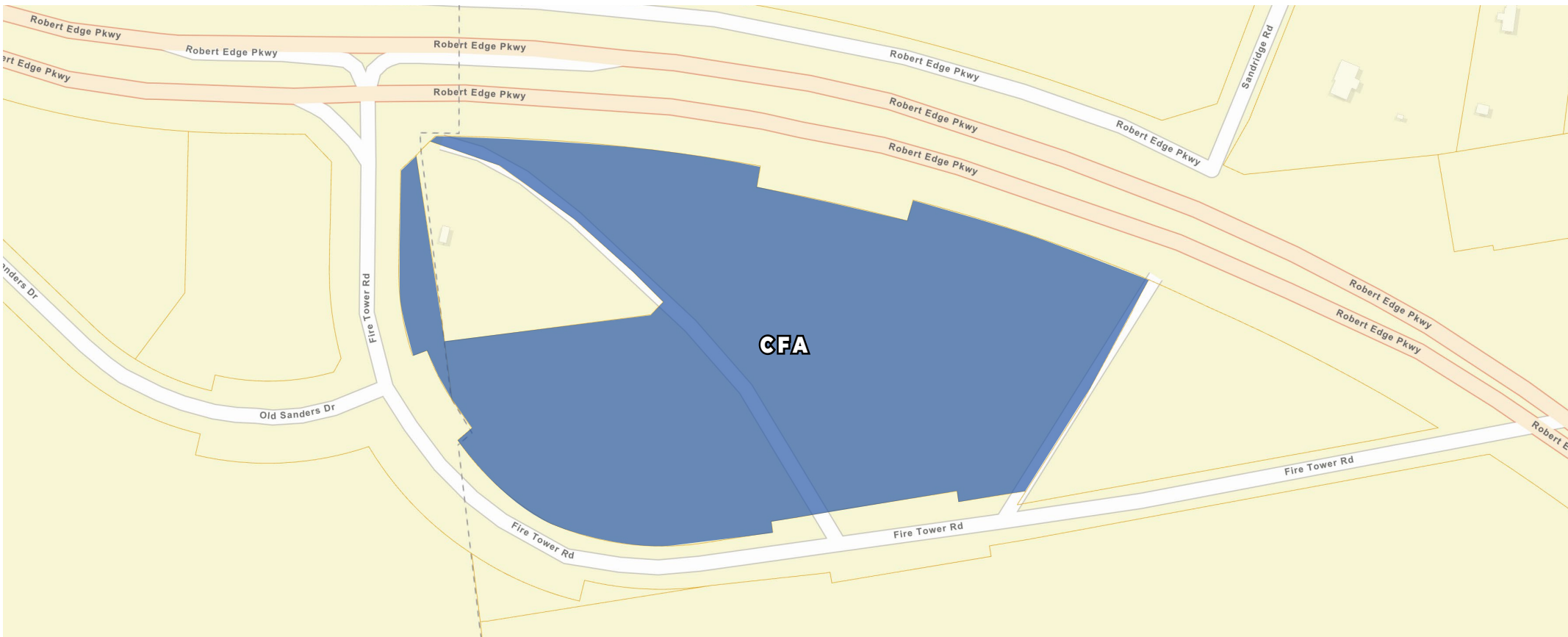
PROPERTY LINES ARE APPROXIMATE

ROBERT EDGE PARKWAY

HWY 31

SANDRIDGE LOOP





Permitted Use

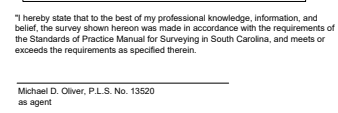
- Accessory living Quarters
- Single Family
- Crop production
- Town-house
- Group home, except fraternizes & sororities
- Assisted Living facility
- Aqua farm, fishery/hatchery & associated uses for packaging & shipping
- Horticulture farm
- Manufactured homes
- Multi-family
- Quadruplex
- ATM machine (free-standing)
- Livestock/agriculture auction facility
- Vehicle & equipment repairs
- Commercial Marina, fishing & shipping facility
- Water transportation service, except casino boats
- Railroad depot (passengers & freight)
- Boat service
- Community & personal services
- Laundromat, coin operated/dry cleaners store & pick up station (excluding industrial launderer)
- Medical offices & clinics
- Hardware Store
- Repair service
- Golf Course
- Banks/Savings & loans
- Barber/beauty shop/salon/stylist/hair dressers

- Restaurants/bars **\*\*Permitted/Special Exceptions**
- Funeral home, crematory & mortuary
- Bulk landscape material supplier
- Fitness Center & health spas
- Bait & tackle shops
- LP gas (bottled gas) dealer less than 1000 gallons
- Offices(administration, business, general purpose & professional)
- Commercial Center
- Food/grocery
- Retail
- Car Wash
- Gas Stations
- High bulk retail

Conditional Use

- Multiple single-family homes on one parcel
- Commercial agriculture facility up to 500,001 lbs
- Commercial animal raising facilities (does not include animal production facilities)
- Cemeteries & mausoleums-Plots for sale/or assigned
- Firearm training & sports facilities
- Private airport & related services
- Mini-warehouse/self-storage
- Therapeutic massage
- Produce Stand
- Farm animals
- Other animals
- Horses (equine)
- Pigs (swine)
- Private airpark
- Animal Services









Wetland Delineation/Determination

**Canal Land & Timber - Sandridge Road Site**

Little River Township,  
Horry County, South Carolina  
Tax Map Number 144-00-01-123, 030, &, 115

**Area Summary:**

Jurisdictional Wetlands	0.00
Non-Jurisdictional Wetlands	0.00
Critical Area Wetlands/Section 10	0.00
Uplands	40.20
Total	40.20

- Notes**
1. Potential wetland/non-wetland areas depicted here on have not been verified by the US Army Corps of Engineers. Areas depicted as wetlands were identified using the 1987 Wetland Delineation Manual in conjunction with the Atlantic and Gulf Coastal Plain Region Supplement. Prior to any land disturbing activities, a final jurisdictional determination should be obtained from the US Army Corps of Engineers.
  2. Boundary information taken from Horry County GIS/Tax Parcel information.
  3. Onsite inspection was conducted on 6-3-22.

**Legend**

<b>Line Legend</b>	
Boundary	
Adjacent Boundary	
Right of Way	
Jurisdictional Ditch	
Non-Jurisdictional Ditch	
Dirt Road	
Bulkhead	

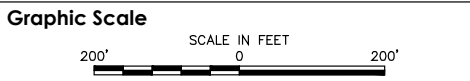
**Hatch Legend**

Jurisdictional Wetland	
Non-Jurisdictional Wetland	
Critical Area/Section 10	

**Symbol Legend**

Data Point	
Photo Point	
Property Corner	

Prepared For	Canal Land & Timber, LLC
Job #	00934-22113
Date	6-3-22







DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT  
1949 INDUSTRIAL PARK ROAD, ROOM 140  
CONWAY, SOUTH CAROLINA 29526

March 13, 2023

Regulatory Division

Mr. Jeffrey Vereen  
The Brigman Company  
P.O. Box 1532  
Conway, South Carolina 29528  
jvereen@thebrigmancompany.com

Dear Mr. Vereen:

This is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2022-00879) received in our office on June 6, 2022, for a 40.20-acre site, identified as TMS#s 144-00-01-123, 144-00-01-030, & 144-00-01-115, bisected by Robert Edge Parkway, North Myrtle Beach, Horry County, South Carolina (Latitude: 33.8381°, Longitude: -78.6915°). An AJD is used to indicate the Corps has identified the presence or absence of wetlands and/or other aquatic resources on a site, including their accurate location(s) and boundaries, as well as their jurisdictional status pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. § 1344) and/or navigable waters of the United States pursuant to Section 10 of the Rivers and Harbors Act of 1899 (RHA) (33 U.S.C. § 403).

The site is shown on the attached map entitled "Wetland Delineation/Determination / Canal Land & Timber Sandridge / Road Site / Little River Township / Horry County, South Carolina / Tax Map Number 144-00-01-123, 030, & 115" and dated June 3, 2023 prepared by The Brigman Company. Based on a review of aerial photography, topographic maps, National Wetlands Inventory maps, and soil survey information, Wetland Determination Data Form(s), and LiDAR imagery, we conclude the site, as shown on the referenced map, does not contain any aquatic resources subject to regulatory jurisdiction under Section 404 of the CWA or Section 10 of the RHA.

Attached is a form describing the basis of jurisdiction for the delineated area(s). Note that some or all of these areas may be regulated by other state or local government entities and you should contact the South Carolina Department of Health and Environmental Control, Bureau of Water, or Department of Ocean and Coastal Resource Management, to determine the limits of their jurisdiction.

This AJD is valid for five (5) years from the date of this letter unless new information warrants revision before the expiration date. This AJD is an appealable action under the Corps of Engineers administrative appeal procedures defined at 33 CFR Part 331. The administrative appeal options, process and appeals request form is attached for your convenience and use.

This AJD was conducted pursuant to Corps of Engineers' regulatory authority to identify the limits of Corps of Engineers' jurisdiction for the particular site identified in this request. This AJD may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

In all future correspondence, please refer to file number SAC-2022-00879. A copy of this letter is forwarded to State and/or Federal agencies for their information. If you have any questions, please contact T. Brian Hardee, Project Manager, at (843) 365-0848, or by email at [Tony.B.hardee@usace.army.mil](mailto:Tony.B.hardee@usace.army.mil).

Sincerely,

T. Brian Hardee  
Project Manager

Attachments:  
Approved Jurisdictional Determination Form  
Notification of Appeal Options

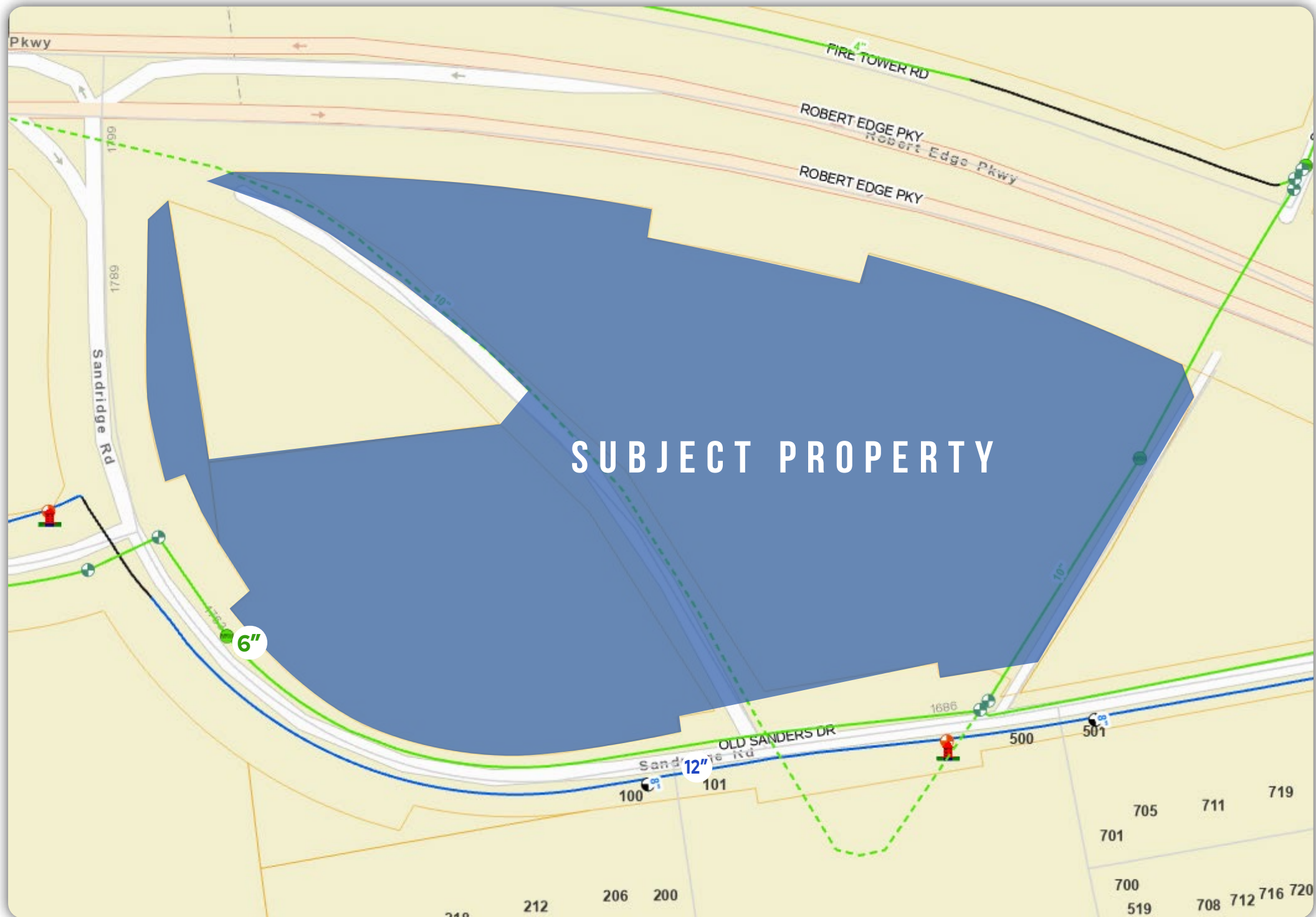
Copies Furnished:

Mr. Allen McCall  
Canal Land & Timber, LLC  
PO Box 260010  
Conway, South Carolina 29528  
[wamtree@aol.com](mailto:wamtree@aol.com)

SCDHEC – Bureau of Water  
2600 Bull Street  
Columbia, South Carolina 29201  
[WQCWetlands@dhec.sc.gov](mailto:WQCWetlands@dhec.sc.gov)

SCDHEC - OCRM  
1362 McMillan Avenue, Suite 400  
North Charleston, South Carolina 29405  
[OCRMPermitting@dhec.sc.gov](mailto:OCRMPermitting@dhec.sc.gov)

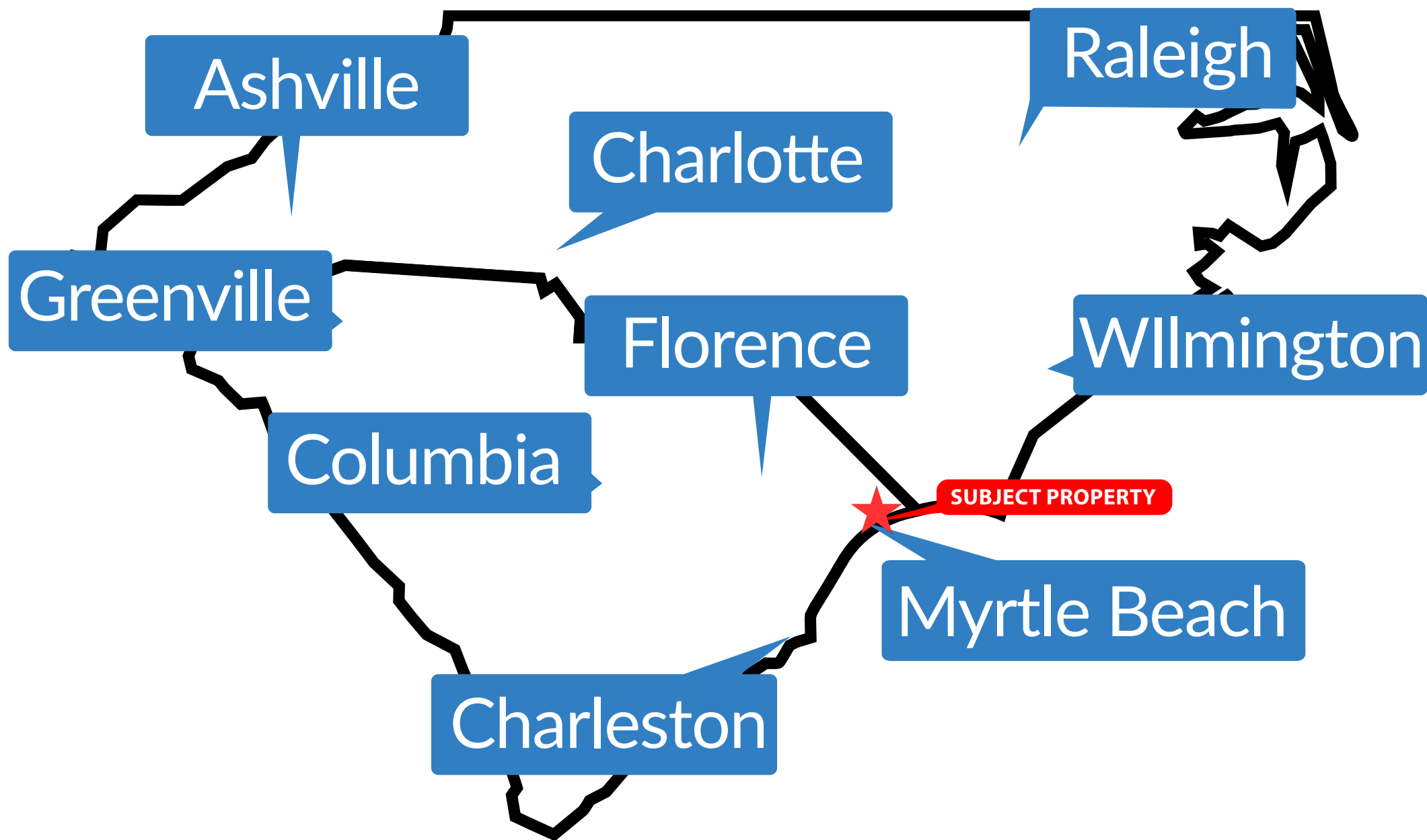












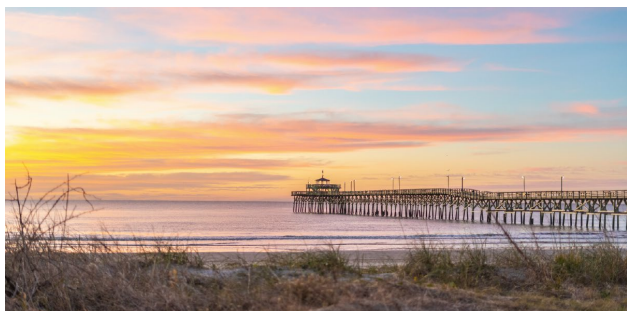




## MYRTLE BEACH

The City of Myrtle Beach is a residential and vacation community at the heart of South Carolina's Grand Strand coast. Our 400,000+ permanent residents and millions of visitors enjoy wide beaches, warm weather and an incredible range of entertainment and activities.

The name "Myrtle Beach" comes from the wax myrtle, an abundant local shrub, and was chosen in a name-the-town contest in 1900.



## NORTH MYRTLE BEACH

Golf, sunbathing and fishing entice resort-minded vacationers to North Myrtle Beach, which hugs the South Carolina coast at the northern end of the famed Grand Strand. In the home of "the shag," the delightful 1930s dance that still swings through the local clubs, a family-friendly vibe prevails.

Explore a nature trail filled with migratory birds, go for water-sport thrills or take in a live theater. The mild subtropical climate means that outdoor activities are an option year-round.



## CONWAY

Nestled along the Waccamaw River, Conway is a charming town known for its picturesque river-walk and historic downtown. Visitors can explore unique shops, art galleries, and cozy restaurants serving low-country cuisine under the shade of ancient live oaks.

Home to Coastal Carolina University, Conway also offers kayaking on the serene river and scenic trails for a peaceful escape just a short drive from the Grand Strand.



## LITTLE RIVER

Known for its fresh seafood, fishing charters, annual blue crab festival and communities on the Grand Strand where a slower pace of life still exists.

Home to charter and commercial fishermen and shrimpers. You can choose between shorty party-boat fishing trips near the shore or spend an entire day fishing in the deep waters of the Gulf Stream.



## CALABASH

If you've ever enjoyed the delicious flavor of lightly breaded and fried seafood, you already know a little about what makes Calabash famous. Visitors are often surprised to learn the distinctive style of seafood they've grown to love is actually named after this picturesque fishing village.

While there is a bit of mystery over the origins of the famed recipe, the restaurants in Calabash all taste equally authentic and delicious.



## SHALLOTTE

Shallotte's strategic central location makes it the central business hub of southern Brunswick County. Shallotte is the spot where residents & visitors from miles around come to shop, dine & enjoy entertainment.

Within the town's 28 square-miles there are more than 610 businesses. While Shallotte is still considered a small town, it has a lot of amenities often found in larger cities.



## DUE DILIGENCE FILES & ENTITLEMENT DOCUMENTS



[Click Here To Download](#)

**Disclaimer:** The information contained in this market brochure is from the sources we deem accurate and reliable, however; it is submitted without representation or warranty and Blue Strand Real Estate Group assumes no liability for errors and omissions of any kind.





# bluestrand

## real estate group

Blue Strand Real Estate Group is a full-service residential and commercial real estate company based out of North Myrtle Beach. Our primary focus is new home communities with an emphasis on developer, builder, and exclusive buyer representation. Since spring of 2012, Blue Strand Real Estate Group has closed over 1100 transactions for a total of more than \$500,000,000 in sales volume.

In an ever changing Real Estate market, we realize that no two deals are ever the same. Therefore, we tailor custom real estate marketing programs to accomplish our clients' goals. Through detailed research and constant networking, our team will provide thorough analyses of the current Real Estate market and projections on future sales activity. Although market conditions constantly change, our commitment and dedication to providing our clients with the BEST professional Real Estate services will always remain the same.

**Blue Strand Real Estate Group**  
1021 Sea Mountain Highway #A1  
North Myrtle Beach, SC 29582  
[www.BlueStrandGroup.com](http://www.BlueStrandGroup.com)



Curtis Dukes (Owner) & wife Jenna Dukes

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