



Oaks of Loris

BID DEADLINE OCTOBER 17 ::

Vacant Assisted Living Facility & Operating Senior Center

Potential to Establish an All-Inclusive Senior Housing Community

DETAILS

Oaks of Loris

260 Watson Heritage Rd., Loris, SC

Premier Senior Living Facility

Located in the charming town of Loris, this opportunity is unique to the area and is highly anticipated by the community given the growing demand for assisted living services in the region, including a number of previous residents and their families. This 34,000± SF facility is currently vacant and recently completed a large-scale renovation.

The facility can be sold individually or together with the nearby leased Loris Senior Center, thus providing an investor or new operator with the ability to create an all-inclusive senior living experience through complementary services.

ALSO AVAILABLE

Murrells Inlet

260 Watson Heritage Rd.,
Murrells Inlet, SC

Operating, 44,242± SF Assisted Living & Memory Care Facility

Loris Senior Center

1401 Heritage Rd., Loris, SC

Senior Center

The Loris Senior Center has been leased to the Horry County Council on Aging (HCCOA) for over a decade. As a longstanding and important part of the HCCOA's network, the center offers a diverse range of activities, including social, educational and recreational programs that cater to various interests and needs of seniors within the area. In addition to providing opportunities for socializing, games, crafts and exercise, patrons can enjoy daily nutritious meals, designed to support their overall health and well-being. The center also provides regular health screenings, fitness classes and wellness programs to promote a healthy lifestyle. Additionally, convenient transportation services ensure that seniors can easily access the center and participate in its offerings. This community consists primarily of proximate locals who live at the nearby 55+, independent living apartment complex, residents from Oaks of Loris (when active) and other members of the community.



Loris Senior Center



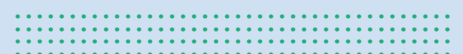
Loris Senior Center



Oaks of Loris

All Properties are Available Individually or in Any Combination








855.755.2300
HilcoRealEstateSales.com



Oaks of Loris | Premier Senior Living Facility
260 Watson Heritage Rd., Loris, SC

- 60 units total
- Serene, idyllic setting with walking paths and water features
- Fully secure/monitored building allowing for high quality safety provisions
- Established memory care unit
- New A/C units
- Extensive renovation: Half of the building has been completely renovated while the remaining portions have received minor cosmetic updates
- Amenities include: Salon, employee breakroom, resident spas (2) with roll-in shower & tub, fitness/therapy area, community room, commercial kitchen with walk-in fridge & freezer, self-service laundry room (2)









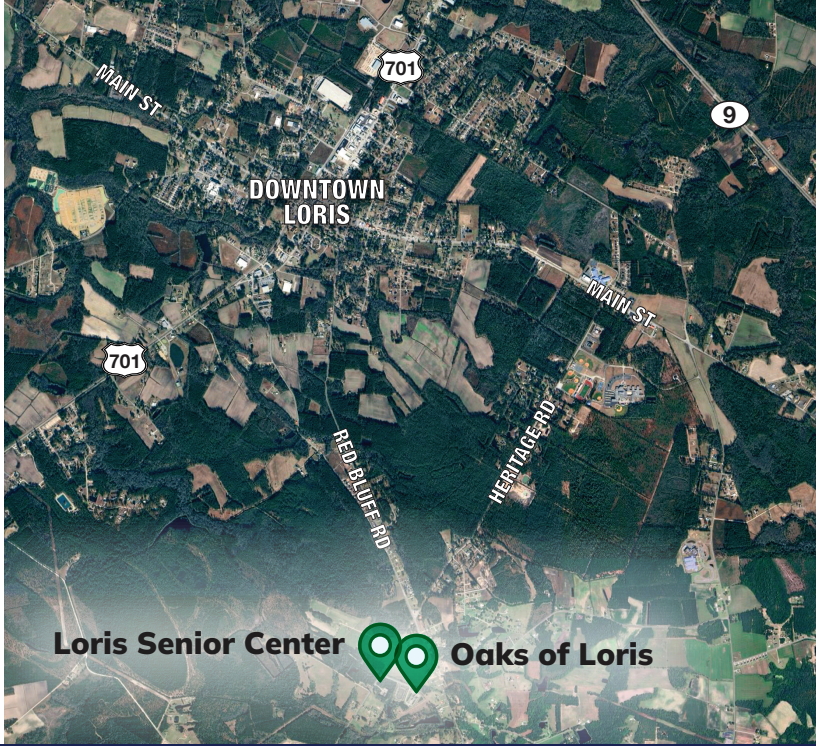
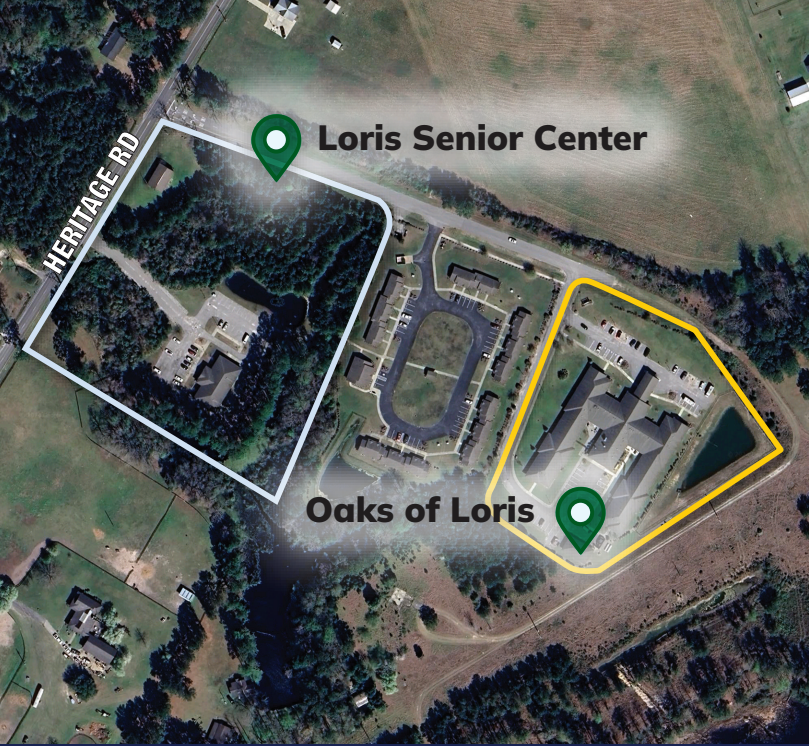
	Building Size	34,028± SF
	Year Built	2015
	Land Size	5.71± AC
	Unit Count	60
	Zoning	PDD (Plan Development District)
	Taxes (2023)	\$1,780.25
	Tax ID#	21205020006

Loris Senior Center | Senior Center
1401 Heritage Rd., Loris, SC

- Well-maintained building ideal for a variety of community uses
- Large 5.44± AC parcel ideal for expansion, subdivision or development
- Provides complimentary services/amenities for residents at the Oaks of Loris
- Currently leased to longtime tenants, HCCOA
- Amenities include computer room, fitness area, crafts room, meeting/movie room, large community room, kitchen, dining room, groomed outdoor space
- Purchase includes Chevrolet Express Passenger 3500 1LS



	Building Size	5,000± SF
	Year Built	2012
	Land Size	5.44± AC
	Zoning	MSF-40 (Moderate Density Single-Family Min. Lot Size - 40,000 SF)
	Taxes (2023)	\$846.86
	Tax ID#	21205010006



 **Oaks of Loris** | 260 Watson Heritage Rd., Loris, SC
Loris Senior Center | 1401 Heritage Rd., Loris, SC

LOCAL INFORMATION

Located in Horry County, the charming city of Loris, South Carolina sits about five miles from the North Carolina border and about 35 miles northwest of Myrtle Beach.

Known for its friendly community and traditional Southern hospitality, the city hosts several annual events, such as the Loris Bog-Off Festival, which celebrates the local culinary tradition of cooking chicken bog, a regional dish. The downtown area features quaint shops, local eateries and historic buildings that reflect the areas rich heritage. Overall, Loris is a peaceful and welcoming community that combines the appeal of small-town living with proximity to the vibrant attractions of the Grand Strand region.

AREA DEMOGRAPHICS

	YEARS	3-MILE	5-MILE	10-MILE
Pop.	2024-29	5,441	12,249	34,164
Pop. Growth	2024-29	5%	5%	4%
Average HHI	2024	\$76,007	\$76,154	\$81,103



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SALE INFORMATION

BID PROCEDURES

This sale is being conducted subject to the bid procedures, available for download from the Hilco Real Estate (HRE) website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

September 26 & October 3 & 10
 By Appointment Only

BID DEADLINE

October 17 by 5:00 p.m. (CT)

BID SUBMISSION

All bids should be made on the approved Purchase & Sale Agreement available on the HRE website. Bids must be submitted to Steve Madura at smadura@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to register at HRE's website.

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