



**Total Wine & More**  
**HomeGoods**

**TAKE 5**  
**POPEYES**  
**ZIP'S**  
**NTB**

**Myrtle Beach**  
**CADILLAC**

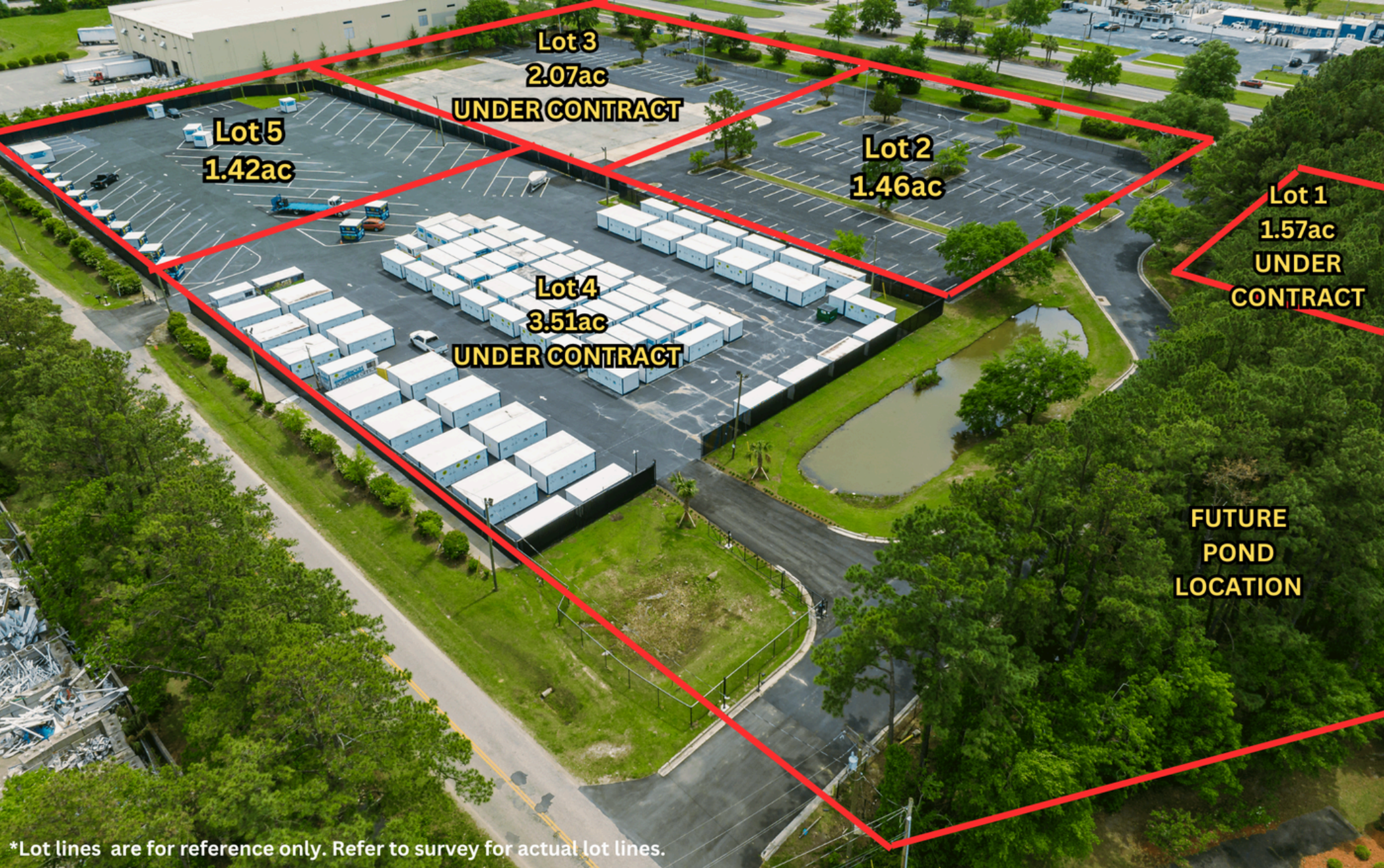
**Waffle House**

**COSTCO**  
**WHOLESALE**

**O'Reilly**  
**AUTO PARTS**

**THE HOME DEPOT**

**Walmart**



**Lot 3**  
**2.07ac**  
**UNDER CONTRACT**

**Lot 5**  
**1.42ac**

**Lot 2**  
**1.46ac**

**Lot 1**  
**1.57ac**  
**UNDER CONTRACT**

**Lot 4**  
**3.51ac**  
**UNDER CONTRACT**

**FUTURE POND LOCATION**

\*Lot lines are for reference only. Refer to survey for actual lot lines.

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**Madison Green Subdivision**  
**Property of Blue Sky Property, LLC**

# PROPERTY DESCRIPTION

Greetings! We are happy to introduce to you the Madison Green subdivision at 1900 US-501 N Myrtle Beach, SC 29577. The subdivision consists of five lots on Highway 501 ranging in size from 1.57 to 3.51 acres each. The lots at Madison Green have frontage on Highway 501 and Stockholder Avenue and are just minutes away to Wal-Mart, 1/4 mile away from Highway 17 Bypass, 1/2 mile away from Robert Grissom Parkway and just 1 mile from the beach. All lots have access to two existing driveways onto Highway 501 as well as a shared roadway going to Stockholder Avenue. This part of Highway 501 sees about 30,000 cars per day on average (more than this during peak season). The railway tracks in the front of the property are not active and are currently being converted into a bike path for pedestrian use as per the City of Myrtle Beach's comprehensive plan.

The property is adjacent to Seaboard St and close to Home Depot, Costco and the Coastal Grand Mall with easy access to Carolina Forest and Kings Highway. Allocation for utilities including natural gas, electric, water, sewer and stormwater ponds is built into the price and utilities will be brought to the lot lines of each lot. All of the lots are in the Highway Commercial (HC1) zone which allows for several commercial uses including retail, restaurants, drive-thrus, and much more.

Complete due diligence items are available for review upon request including Title, Engineering plans, Phase 1 Environmental, Wetlands Analysis, Boundary /Tree/Topographic Survey, and Subdivision/Utility plans.

#### Important Notes:

\*Pricing includes all utilities brought to lots

\*\*See survey for accurate lot dimensions

\*\*\*Build-to-suite available

**Call Chris Hollis at 603-918-3832 or email [manager@843storage.com](mailto:manager@843storage.com) for more information.**

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# OFFERING OVERVIEW

LOT NUMBER	ACREAGE	LOT DIMENSIONS (APPROX.)	SALE PRICE
LOT 1	1.57AC	322'X130'	UNDER CONTRACT
LOT 2	1.46AC	227'X227'	\$1,350,000.00
LOT 3	2.07AC	322'X280'	UNDER CONTRACT
LOT 4	3.51AC	250'X293'	UNDER CONTRACT
LOT 5	1.42AC	250'X256'	UNDER CONTRACT

\*Prices include installation of stormwater ponds & utility lines.

\*\*See survey for accurate lot dimensions

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# HIGHLIGHTS

- **Close Proximity** to restaurants such as Popeye's, Golden Corral, Chipotle, Red Robin, Logan's Roadhouse, Chick-Fil-A, Cracker Barrel, and many others. Close to the very busy Costco/Home Depot/Wal-Mart complex and the Coastal Grand Mall.
- **Easily Accessible** through two entrances on Highway 501 and one entrance on Stockholder Avenue.
- **30k Cars/day** on Highway 501
- **Great Visibility** on Highway 501. The whole subdivision has 1,000ft of frontage on Highway 501.
- **Conveniently Located** 1/4 mile from Highway 17, 1/2 mile from Robert Grissom Parkway, and 1 mile from the boardwalk!



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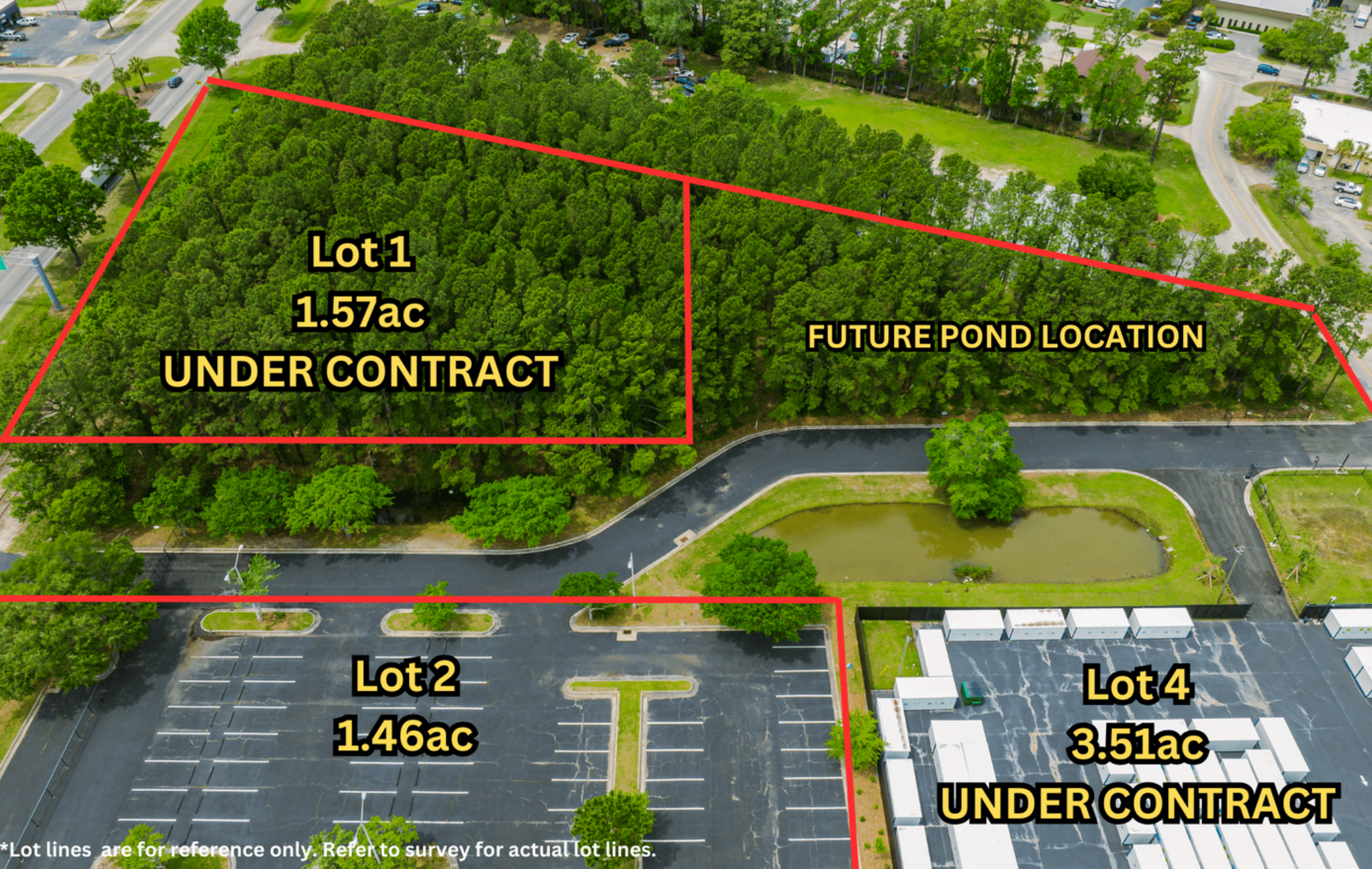
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**THANK YOU!!!**

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