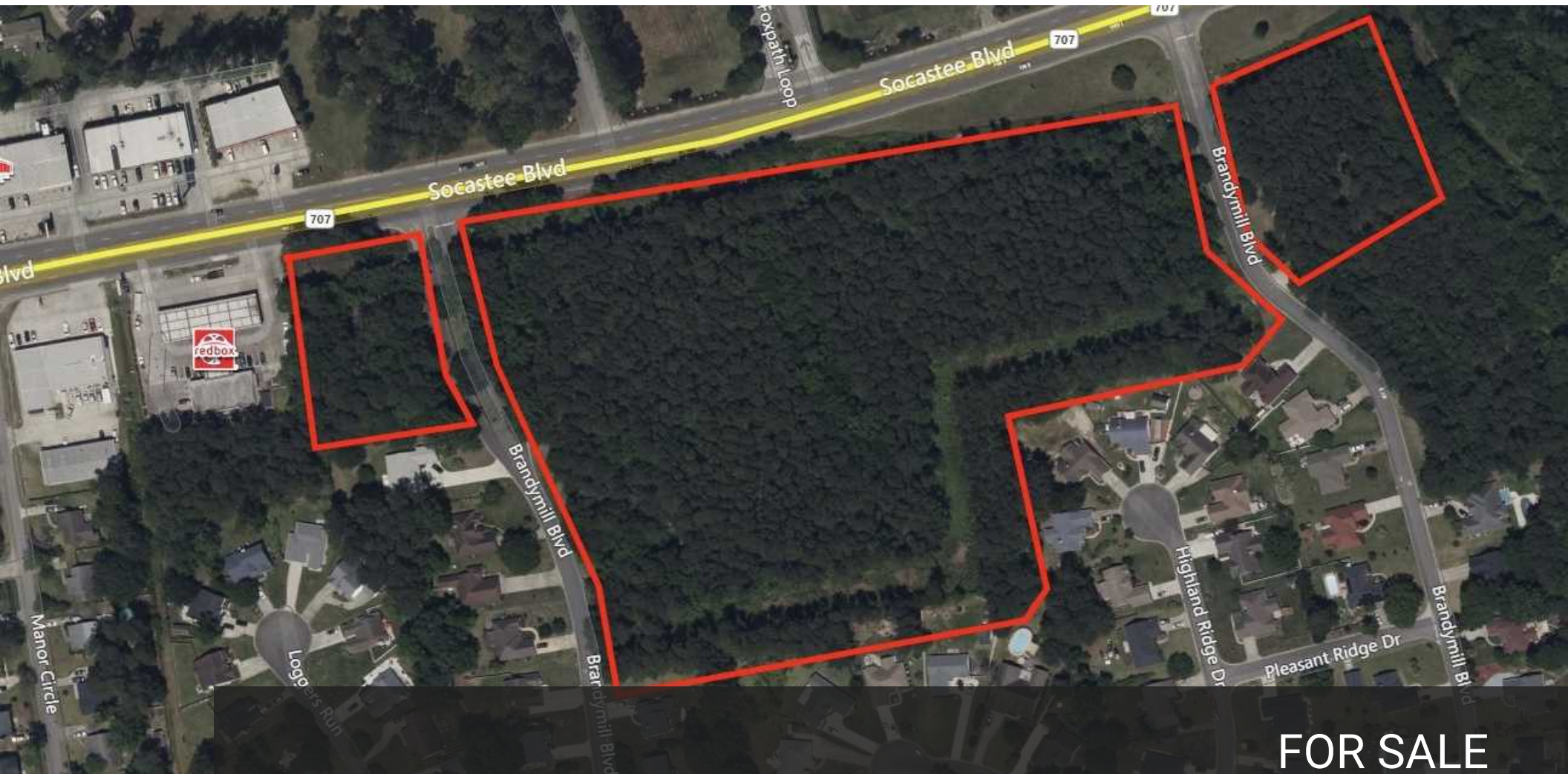


LAND FOR SALE



15 +/- ACRES HIGHWAY 707

MYRTLE BEACH, SC 29588



FOR SALE

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

PRESENTED BY:

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PROPERTY SUMMARY

15 +/- ACRES HIGHWAY 707



Property Summary

Price:	\$4,500,000
Address1:	15 +/- Acres Highway 707
APN:	4410000020
County:	SC - Horry
Lot Size:	15.0 Acres
Frontage:	Approx 1450 Ft.
Traffic Count:	27,500
Type:	Land
Utilities:	At road
Access:	Direct to Hwy 707
Zoning:	HC- Highway Commercial

Property Overview

15 +/- acres of Commercial land zoned HC in a high residential area with other commercial business in a great local community. Traffic count is 27,500. Owner will consider subdividing parcels but the price per acre will be higher. The owner has an old wetland study that shows no wetlands and he is in the process of getting this updated. Owner is also in the process of getting a new survey completed for the 15 +/- acres. There are 4 good corners located on this property with high visibility and great access

Location Overview

Great visibility on SC Highway 707 north bound in Socastee directly in front of Brandy mill housing development.

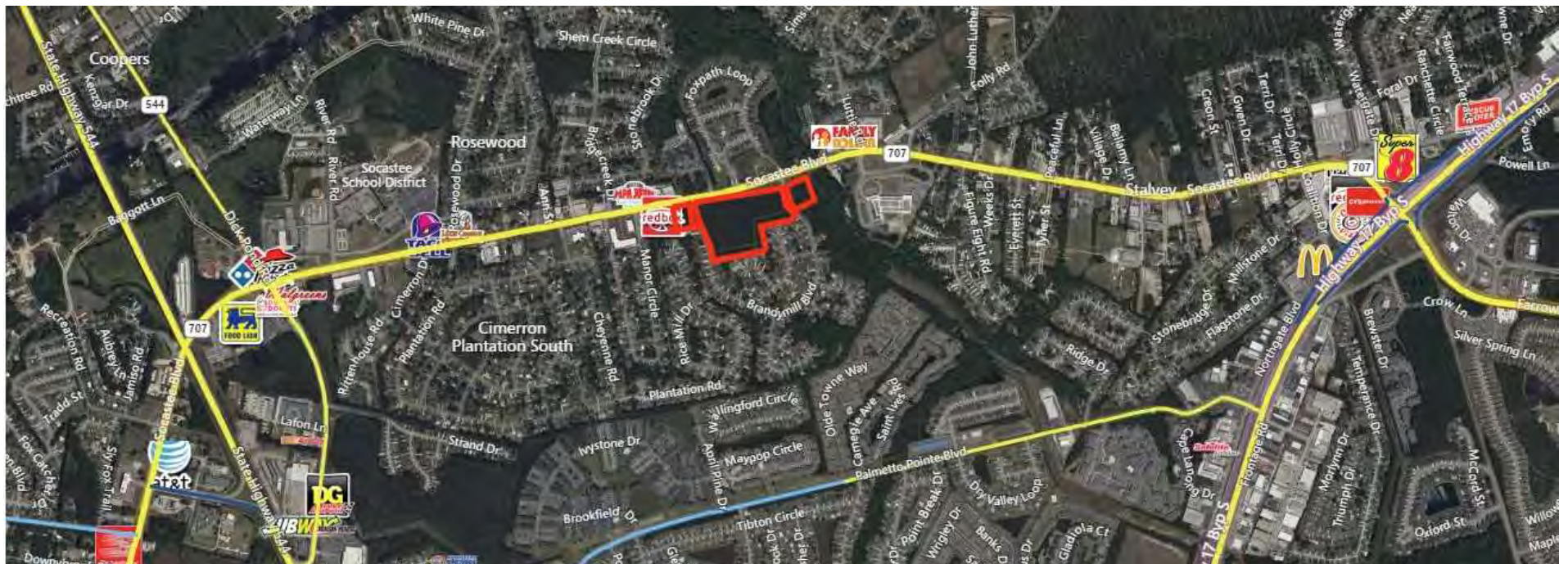
PROPERTY PHOTOS

15 +/- ACRES HIGHWAY 707



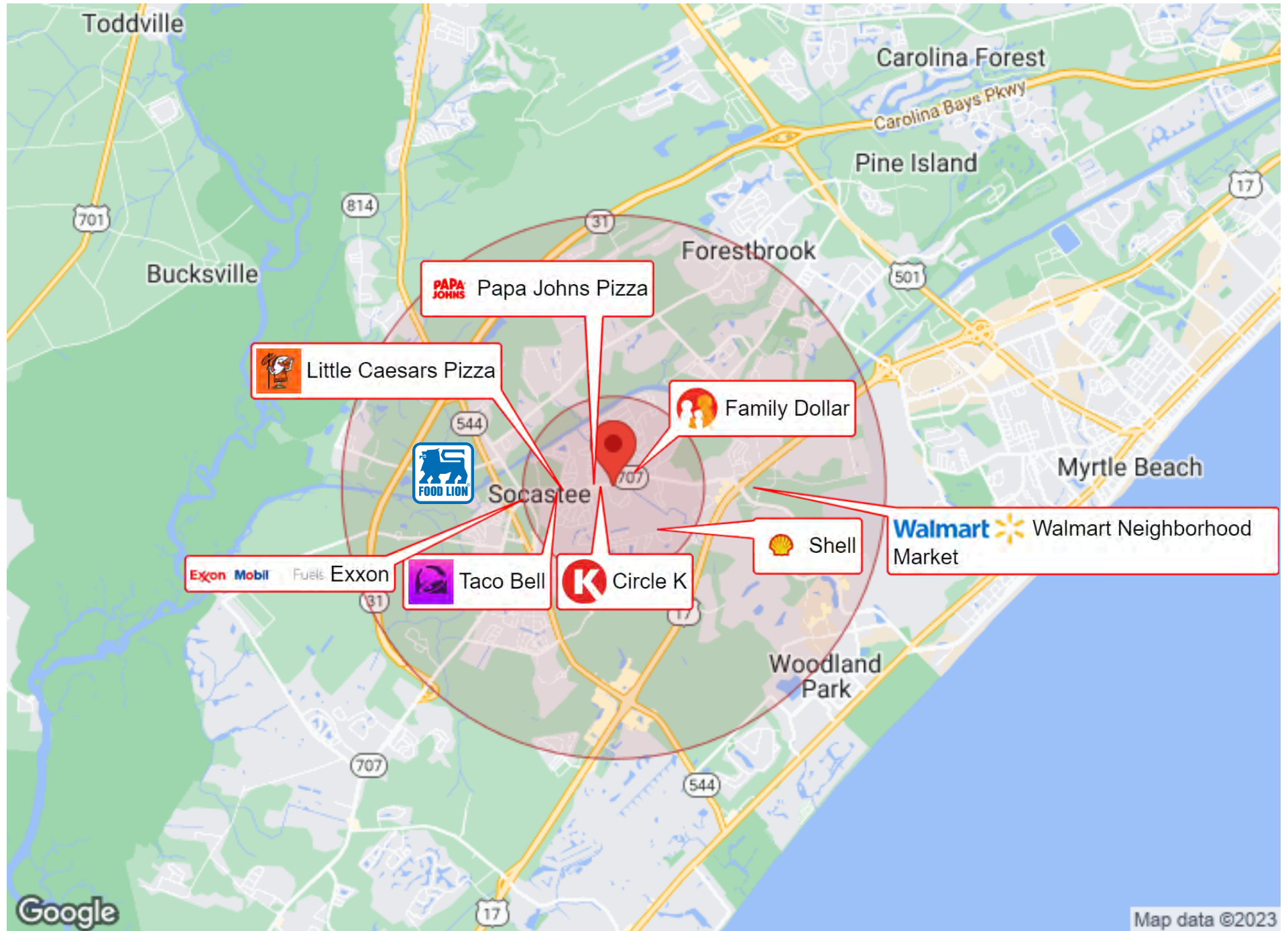
PROPERTY PHOTOS

15 +/- ACRES HIGHWAY 707



BUSINESS MAP

15 +/- ACRES HIGHWAY 707



DEMOGRAPHICS

15 +/- ACRES HIGHWAY 707



Population	1 Mile	3 Miles	5 Miles
Male	5,589	19,714	40,608
Female	5,622	20,254	42,458
Total Population	11,211	39,968	83,066

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,277	7,776	14,971
Ages 15-24	1,388	4,740	9,233
Ages 25-54	4,747	17,046	32,813
Ages 55-64	1,375	4,843	10,311
Ages 65+	1,424	5,563	15,738

Race	1 Mile	3 Miles	5 Miles
White	8,968	34,488	71,693
Black	881	2,222	4,793
Am In/AK Nat	29	63	106
Hawaiian	7	7	34
Hispanic	1,863	4,315	8,281
Multi-Racial	2,464	5,652	11,636

Income	1 Mile	3 Miles	5 Miles
Median	\$41,327	\$46,443	\$43,977
< \$15,000	501	1,757	4,275
\$15,000-\$24,999	442	1,302	3,615
\$25,000-\$34,999	1,019	2,778	5,167
\$35,000-\$49,999	850	3,279	6,813
\$50,000-\$74,999	877	3,139	6,606
\$75,000-\$99,999	451	1,914	3,921
\$100,000-\$149,999	165	1,526	3,020
\$150,000-\$199,999	31	162	561
> \$200,000	85	355	580

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,036	19,408	50,427
Occupied	4,263	15,853	34,414
Owner Occupied	2,438	9,852	23,243
Renter Occupied	1,825	6,001	11,171
Vacant	773	3,555	16,013

Your NAI Team



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NAI The Litchfield
Company

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15 +/- ACRES HIGHWAY 707

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