



APARTMENT DEVELOPMENT TRACT PROPERTY FOR SALE

Coastal Multi-Family Development Tract

SHOVEL-READY DEVELOPMENT SITE - MYRTLE BEACH, SC 29588



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OFFERING SUMMARY

Sale Price:	\$2,495,000
Lot Size:	5.96 Acres
Zoning:	General Residential (GR) Horry County

[Link For Resources](#)

OFFERING SUMMARY

THIS IS A FEE SIMPLE SALE OF AN APARTMENT DEVELOPMENT SITE, INCLUDING A SET OF DEVELOPMENT PLANS .

PROPERTY OVERVIEW

OFFERED FOR SALE this 5.96 Acre "Shovel Ready" Apartment Development Site in Myrtle Beach, SC. The site is accessed via Socastee Boulevard/Highway 707. This site is 1.7 miles from Market Commons and is within walking distance to the High School and the NEW Elementary School.

PROPERTY HIGHLIGHTS

- 5.96 Acres, Boundary Survey and Arial Photos attached
- TMS#179-00-04-018
- PIN#44005010066
- Wetlands: 5.96 Acres Found to be Void of Wetlands – Brigman Company 01-24-23

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BUILDOUT SUMMARY – 104 APARTMENTS

Unit Type	# of Buildings	# of Units	Living Area SF
1 BRM/1 BTH	01	08	824 SF
2 BRM/1 BTH	11	88	1,124 SF
3 BRM/1 BTH	01	08	1,262 SF
Total	13	104	115,600 SF

DEVELOPMENT PLAN

Number Of Potential Apartment/Condo Units:	104 Units, 13 Separate Buildings
Apartment Buildings:	Low Rise, Two Story
Construction:	Wooden Frame

RESOURCES (See Link Below)

[Link For Resources](#)

RESOURCES INCLUDE

- Boundary Survey
- Wetlands Letter 01/24/23
- Construction Drawings
- MEP Plans
- Structural Engineering Plans

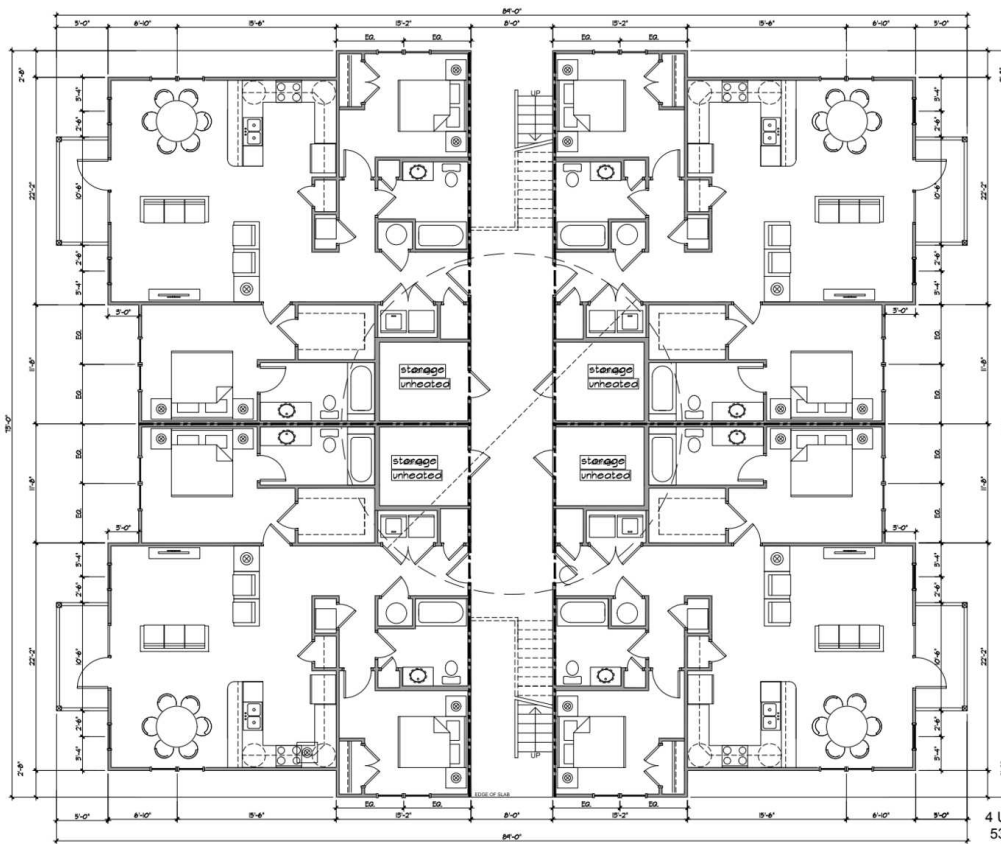
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PERMIT & CONSTRUCTION DRAWINGS



4 UNITS - PER FLOOR
 5393 sf GRND LEVEL
 5330 sf UPPER LVL
 GROUND FLOOR PLAN
 2BEDRM BLDG
 SCALE: 1/4"=1ft

PERMIT & CONSTRUCTION DRAWINGS

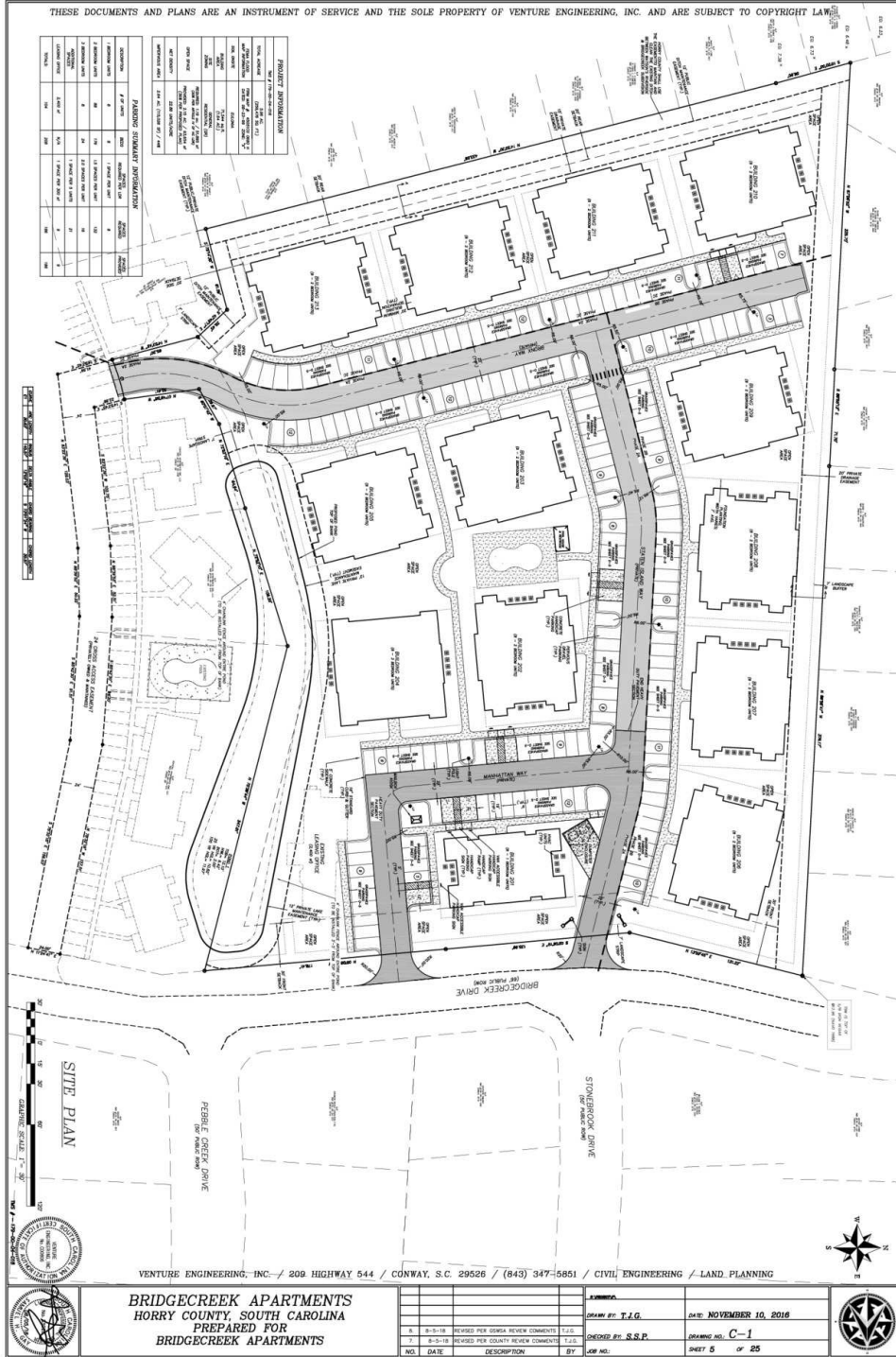
ARCHITECT	NICK NYE ARCHITECT NICK NYE ARCHITECT OCEANVILLE BEACH, NC 28569 TEL: (252) 335-9893 EMAIL: nnye@nnyearchitect.com
CONTRACTOR	BRIDGECREEK APARTMENTS 2 BEDRM BUILDING CONSTRUCTION DIVISE 1500 COLLETT HOBBS COUNTY SOUTH CAROLINA
Revisions	
SHEET DATA	
DRAWN BY	NYE
CHECK BY	NYE
DATE	09/28/18
A1.1	

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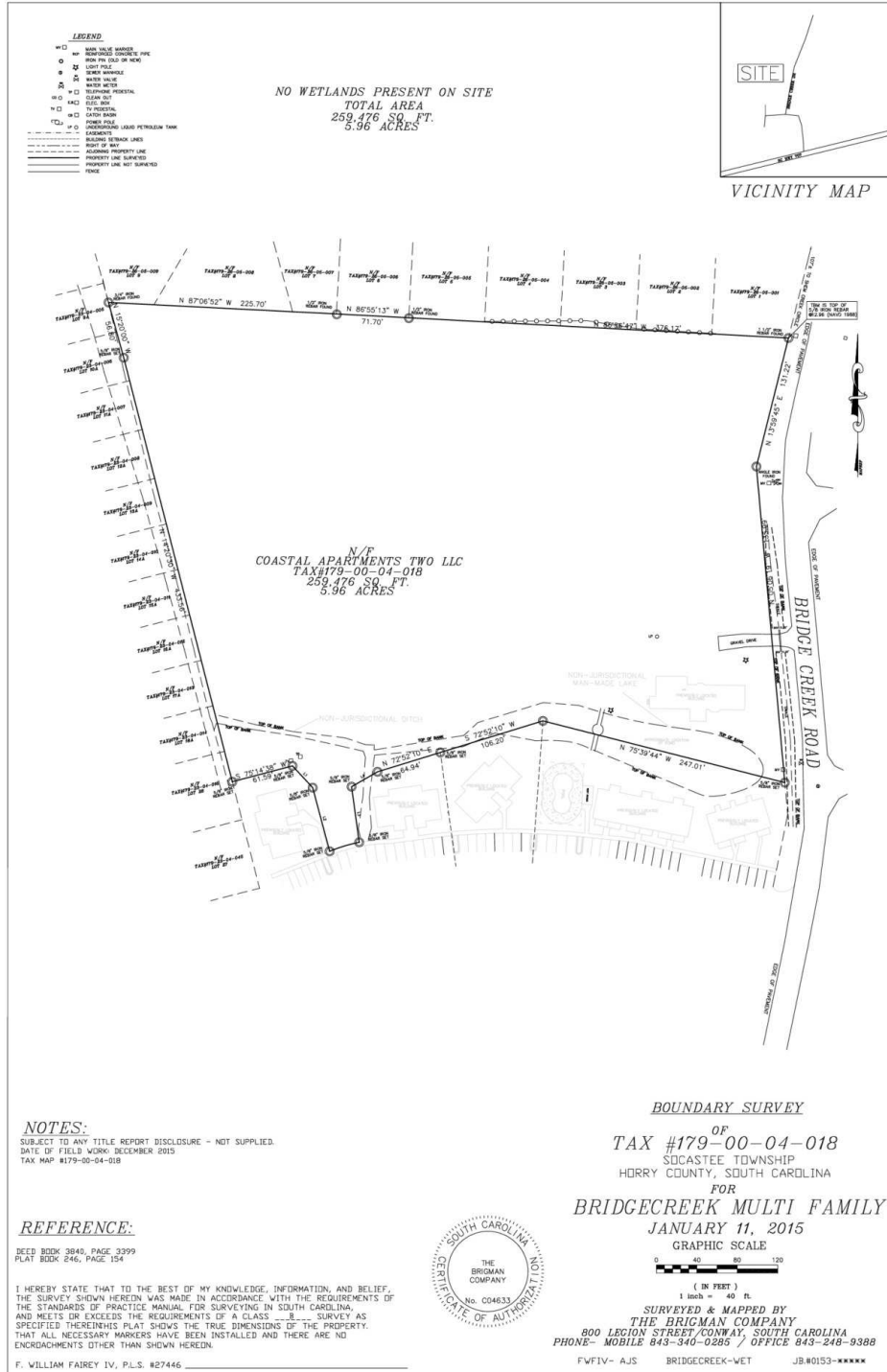


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Keystone Commercial Realty, LLC, has prepared this document in order to market the sale/lease of the above assets. The information contained herein has been compiled from sources believed to be reliable, but is in no way warranted or guaranteed by Keystone. Anyone considering this real estate opportunity is specifically urged to perform his/ her own investigation of the information contained herein.



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Myrtle Beach & the Grand Strand

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, and numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America's top vacation destinations, the area hosts an estimated 16 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel.

Beaches

Hotels, condos, and resorts create a mini-skyline along downtown Myrtle Beach, where the sandy beaches are long and deep, and the crowds are family-oriented. The Myrtle Beach State Park provides more than 300 acres of piney woods and access to a sandy beach; cast your line into the ocean water from a fishing pier.

Shopping

Specialty shops line the pathways of the shopping centers at Barefoot Landing and Broadway at the Beach, and fireworks in the summer lend a festive air. Bargain hunt for brands such as Reebok and Polo Ralph Lauren at Tanger Outlets. Urban critics applaud the work-play-live development at The Market Common, which offers restaurants, a movie theater, and residential homes atop upscale storefronts.

Eating and Drinking

Many major chains and sports-celebrity restaurants are found here, including Hard Rock Café, The House of Blues and Greg Norman's Australian Grill. Away from the chains, look for waterside spots serving fresh local seafood in unvarnished Low Country preparations. Or give decorum a rest and head to, Calvin Gilmore's Carolina Opry which packs in crowds nightly.

Attractions

Renowned for its thrilling entertainment venues and exciting attractions, Myrtle Beach is one of the nation's most sought after tourist destinations. Meet locals on the golf course -- there are more than 100 to choose from. Myrtle Beach Board Walk, 1.2 miles long, named the nation's #3 boardwalk by National Geographic. Myrtle Waves, one of the largest water parks on the east coast. Family Kingdom Amusement Park, a classic seaside amusement park, named #5 best amusement park in the country. Broadway at the Beach, a large entertainment festival complex including the Pavilion Nostalgia Park, Ripley's Aquarium, Magiquest, and Jimmy Buffett's Margaritaville. Also, look for the Skywheel, NASCAR SpeedParks, Wild Water and Wheels, Ocean Water Sports, Alabama Theater and Medieval Times. The list of exciting family friendly entertainment is abundant and is waiting just for you.



KEYSTONE
COMMERCIAL REALTY

THE REGION

#1 BEST PLACES
TO LIVE IN
SOUTH CAROLINA

US News & World Report, 2020

**#1 Fastest Growing
Metropolitan Area
in the Country**

U.S. News & World Report 2021

Ranked # 3

Best Places to Live
By the Beach in the U.S.

US News & World Report, 2020

BEST FAMILY BEACH VACATION

RANKED #6

US News & World Report, 2020

Myrtle Beach is one of the Top
7 Destinations in March 2021
Trivago, 2021

BEST PLACES TO RETIRE

RANKED #11

US News & World Report, 2020

Metropolitan Statistical Area

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America's top vacation destinations, the area hosts an estimated 20 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel. South Carolina announces a pledge for \$300 million dollars in state funding to the Interstate-73 Highway Project. Myrtle Beach International Airport is planning on a \$22 million expansion to support increased traffic.

	2018	2021	2023
Population U.S. Census Bureau	467,292	528,733	533,198
Total Households U.S. Census Bureau	196,299	222,068	244,089
Avg. Household Income U.S. Census Bureau	\$68,058	\$70,369	\$77,206

EMPLOYMENT, Bureau of Labor Statistics



MAY 2021:
4.7%

July 2021
5.2%

UNEMPLOYMENT RATE
Bureau of Labor Statistics