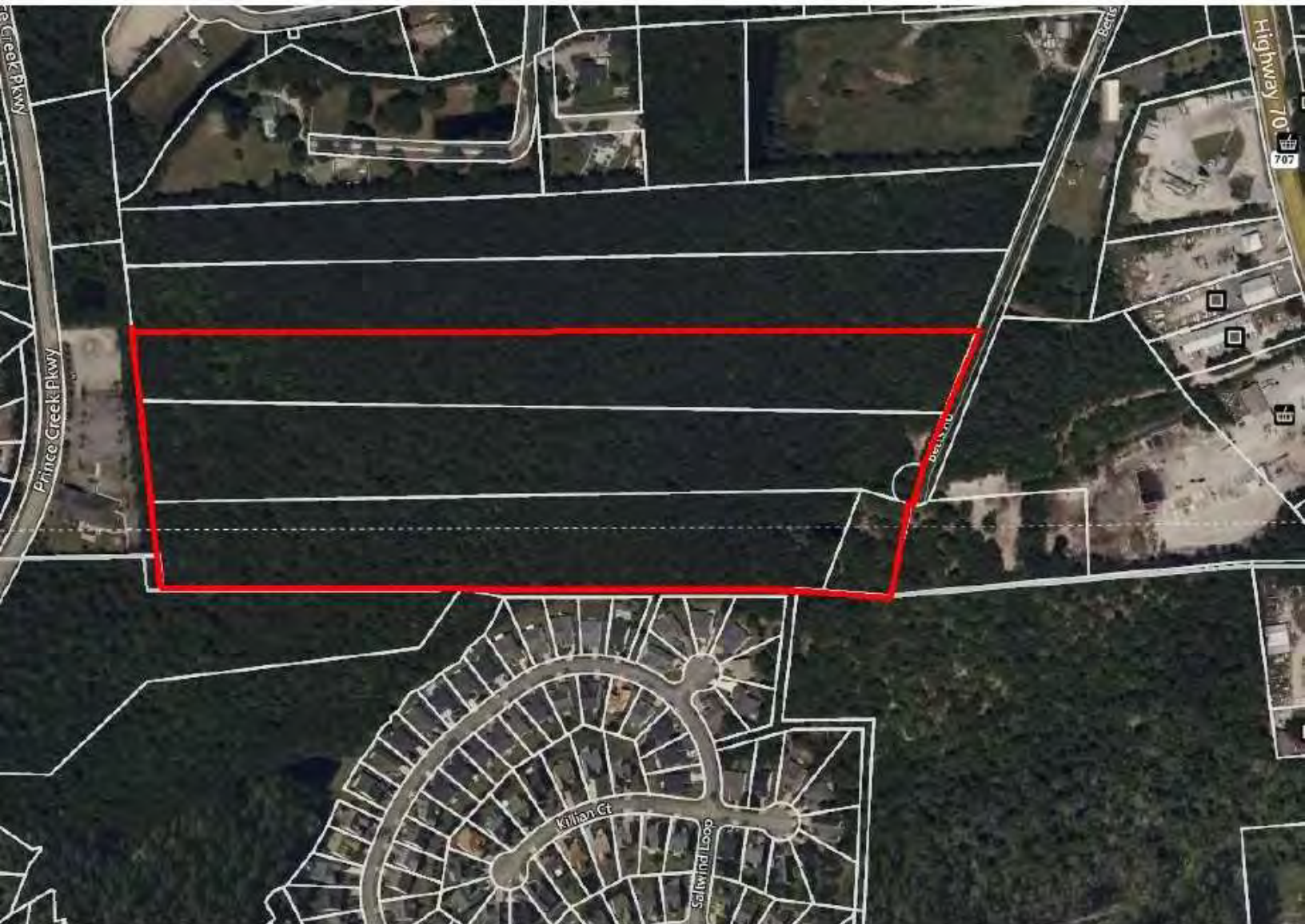


LAND OFFERING MEMORANDUM



32 AC BETTS RD

BETTS ROAD, MURRELLS INLET, SC 29576



FOR SALE / OFFERING MEMORANDUM

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



PRESENTED BY:

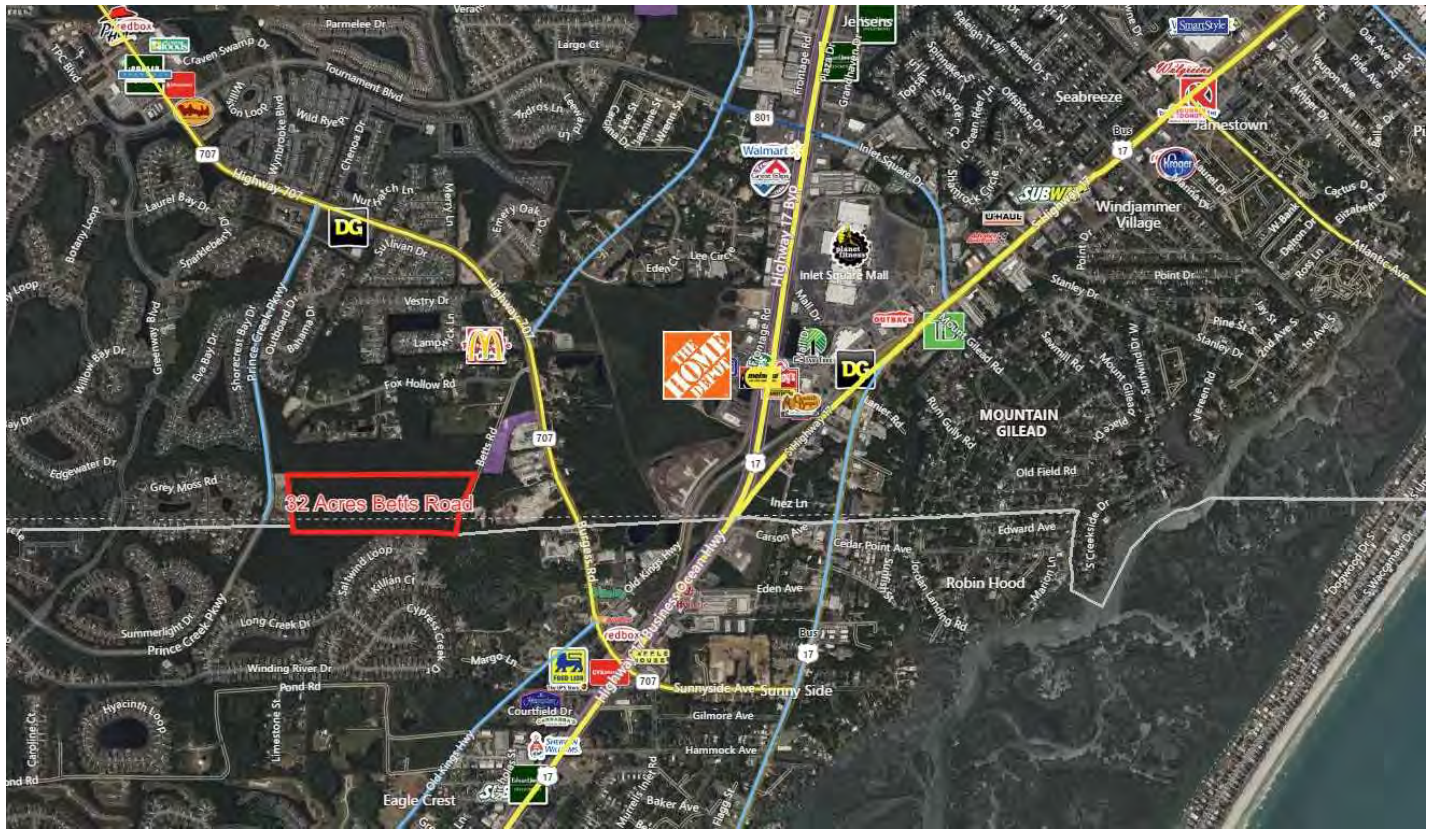
CHIP ABERNETHY
843-241-2654
chip@abernethyandjones.com

MAX JONES
843-251-4053
max@abernethyandjones.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

BETTS ROAD



Property Summary

APN:	1970001065 1970001066 1970001067
Price:	\$1,950,000
County:	Horry
Cross Streets:	Highway 707
Lot Size:	32.0 Acres
Type:	Land
Zoning:	R40

Property Overview

Price Improvement - 32 +/- acres (Survey needed to determine exact acreage). This listing includes 3 parcels (Parcels 3,4,5) that we are selling as one property. It is located in Murrells Inlet and one of the few remaining large tracks. The zoning is R40 which is 40,000 SF lots and it is being sold as this zoning. It would be great for large estate lots or a couple of homesites. It is located on Betts Road which ends before it gets to the property. There are a total of 5 - 10 acre parcels at the end of Betts Road and we are working on pricing for the road. It is a county road but owners of parcels 1,2,3,4,5 will have to pay for the cost of extending the road. - Wetland map is attached. We are estimating 15 acres of the 30 acres to be high and dry. Buyer will need to verify this information with a wetland company. - Beautiful trees and privacy all around b/c of the wetlands. It is truly a little slice of paradise with the water and beach down the road. As well as the Marshwalk in Murrells Inlet for all of the live music and great food.

Location Overview

Just off Highway 707 in Murrells Inlet

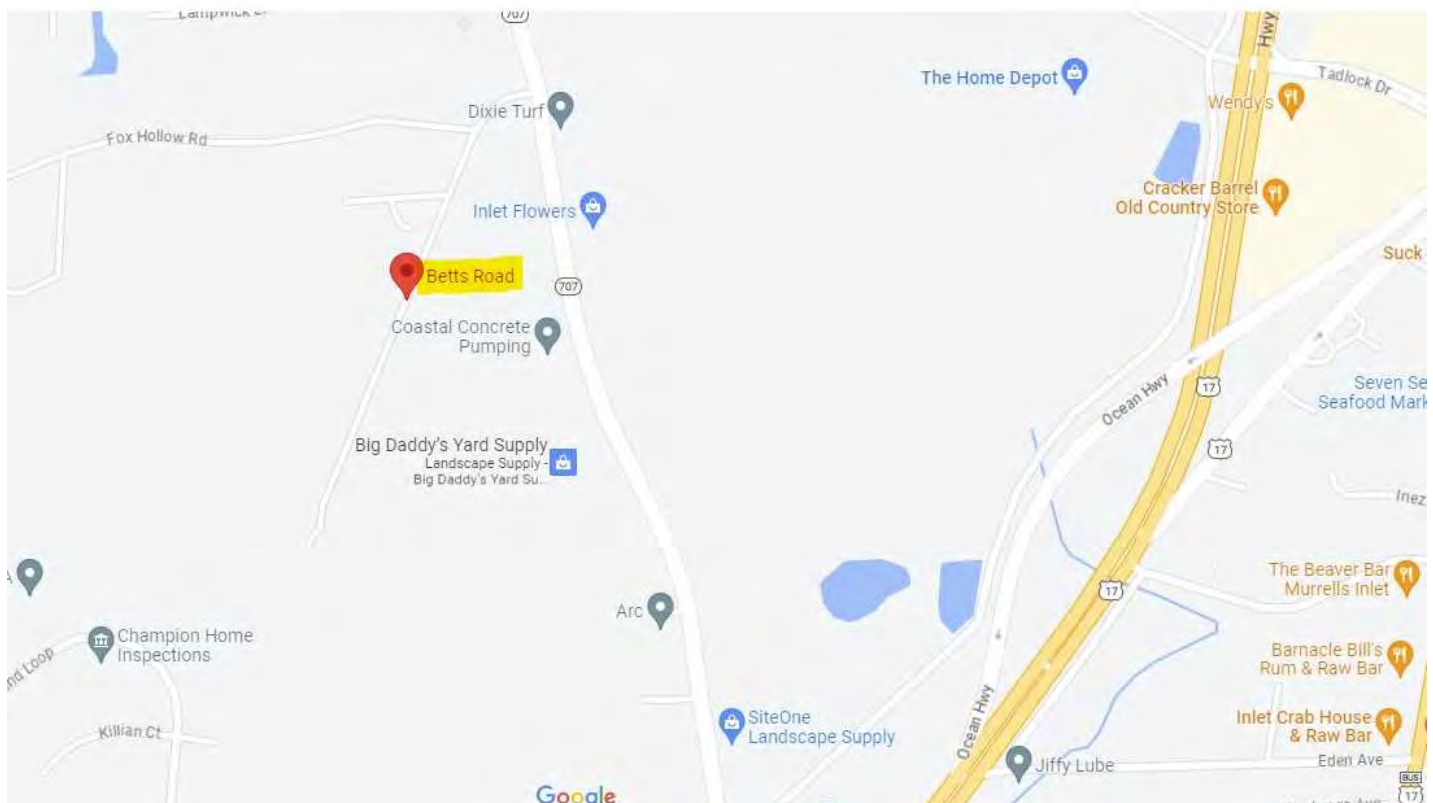
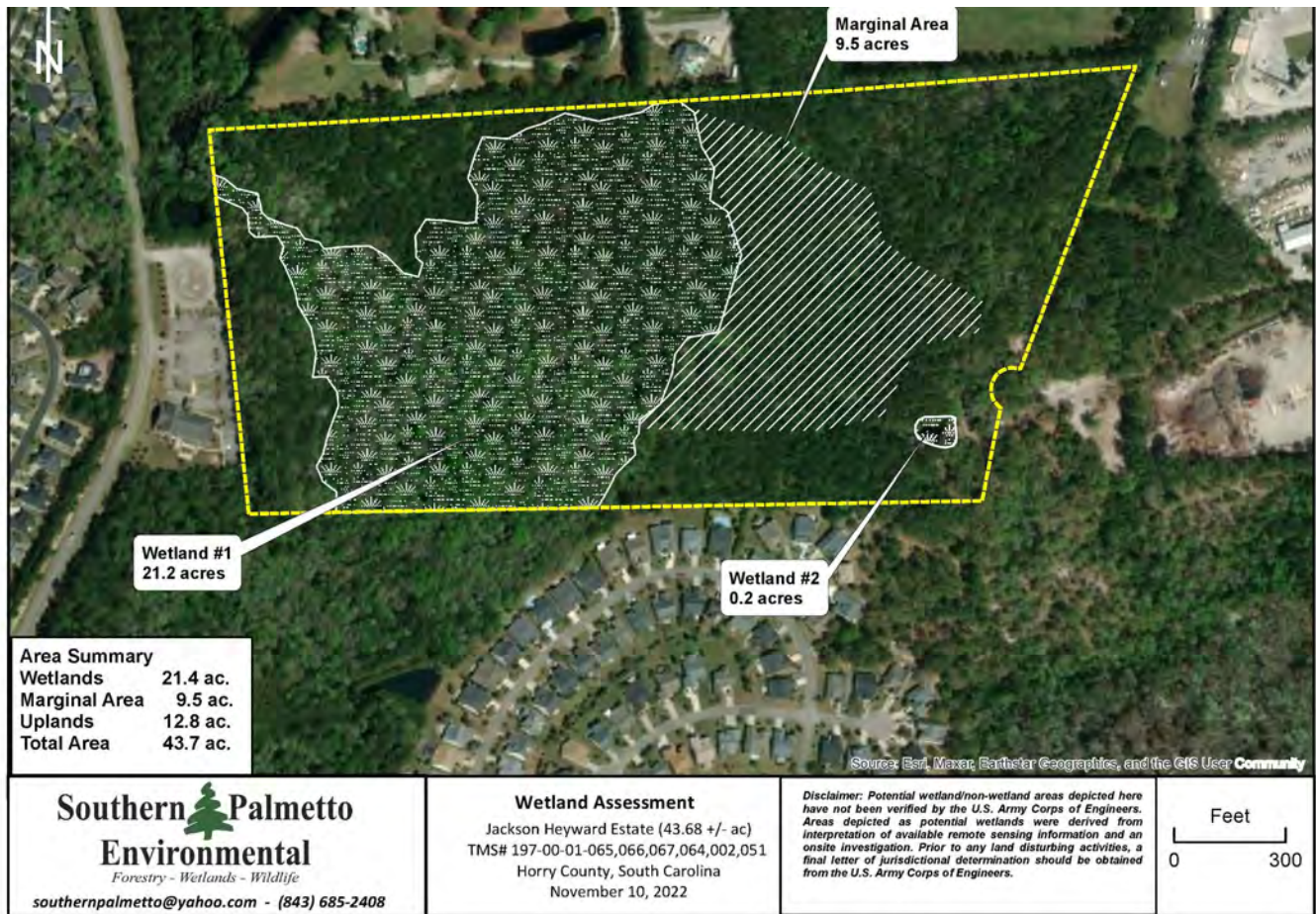
PROPERTY PHOTOS

BETTS ROAD



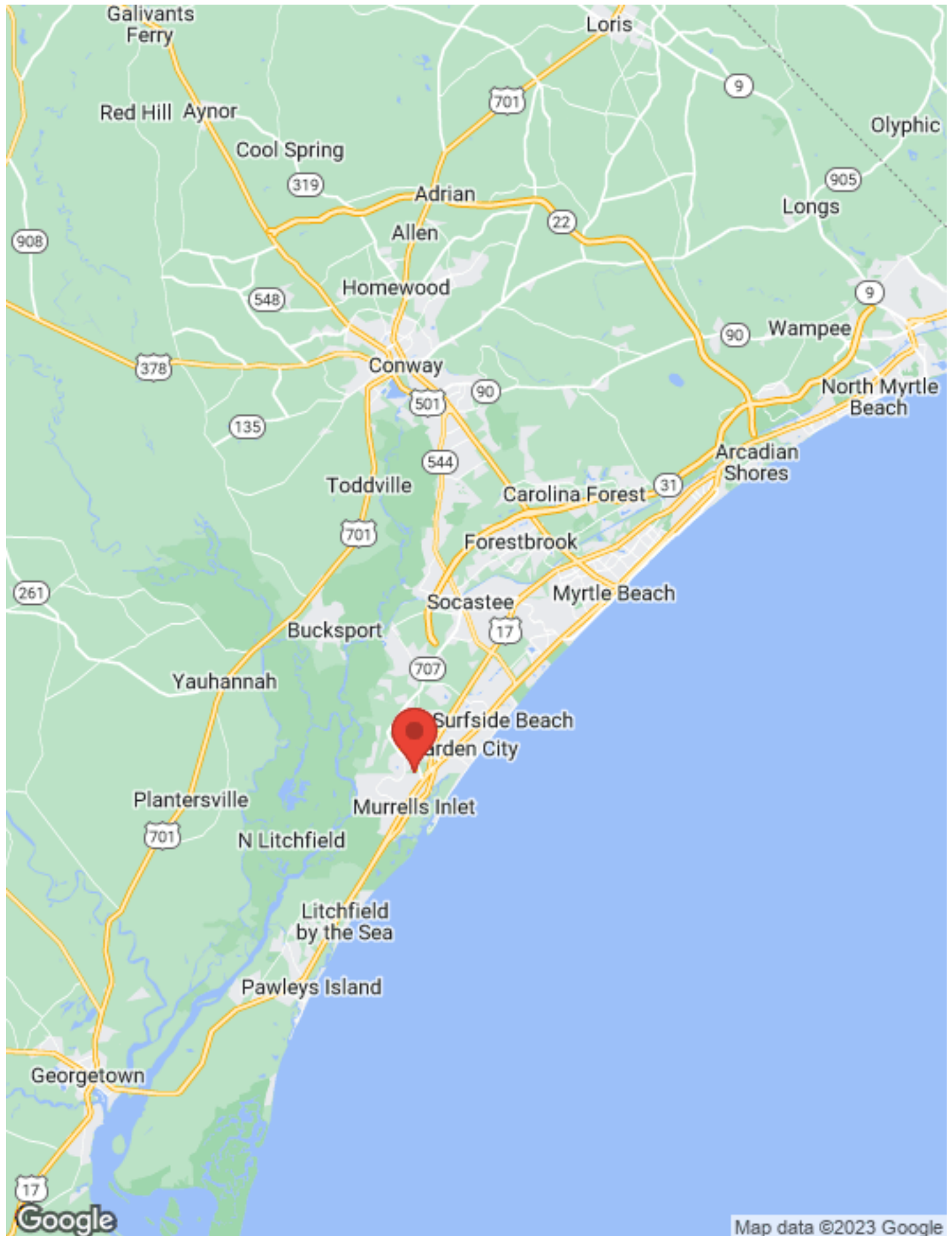
PROPERTY PHOTOS

BETTS ROAD



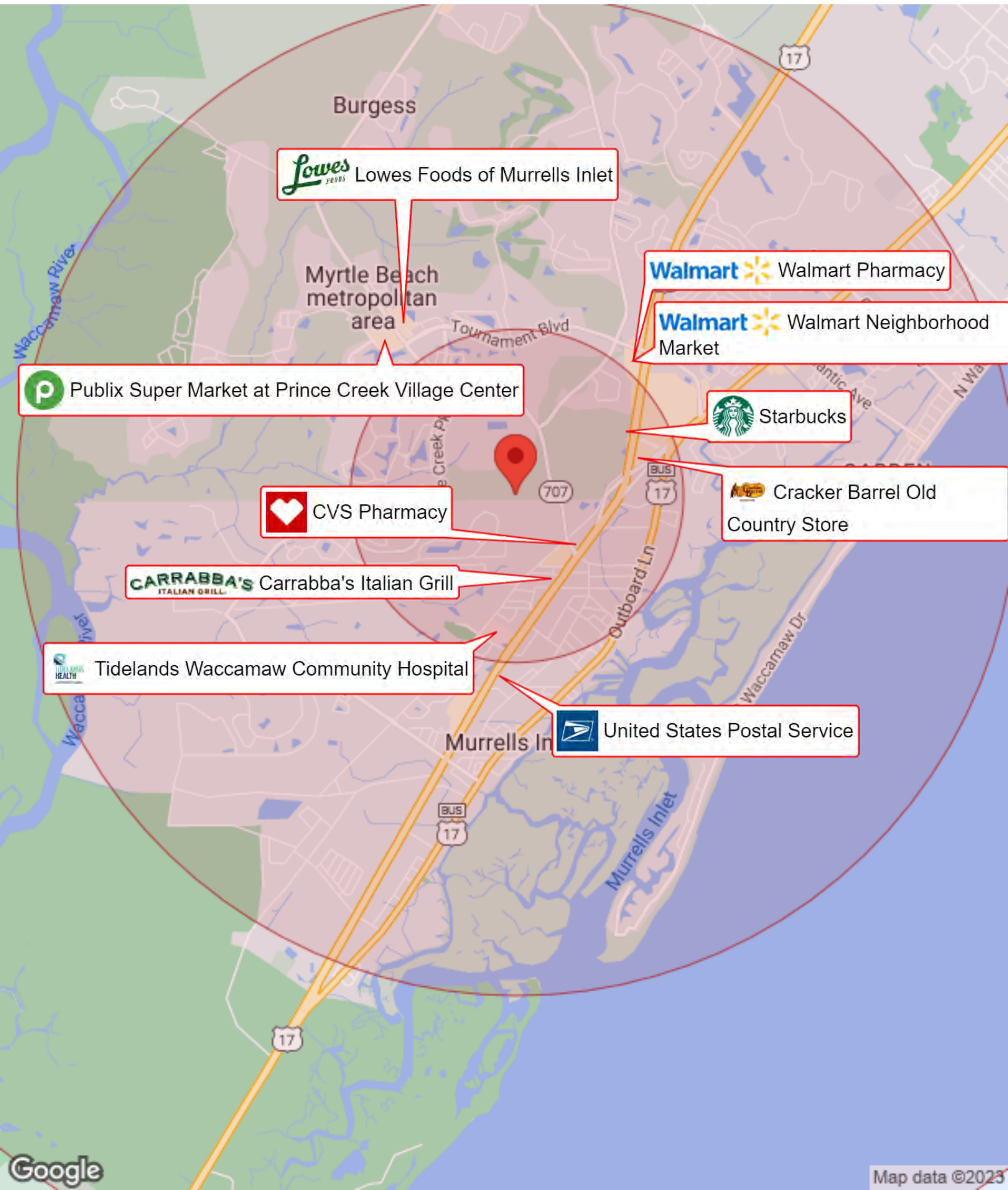
REGIONAL MAP

BETTS ROAD



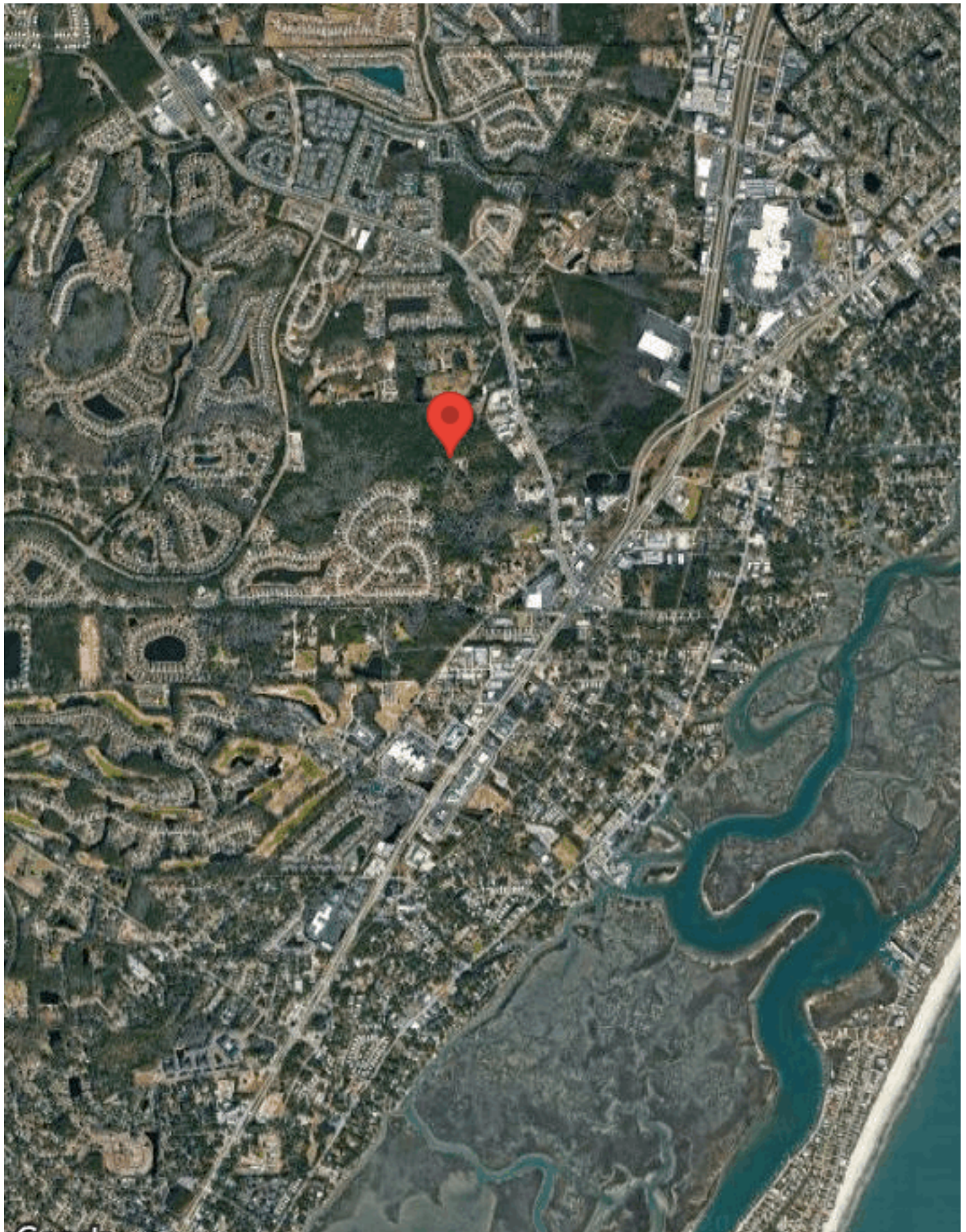
BUSINESS MAP

BETTS ROAD



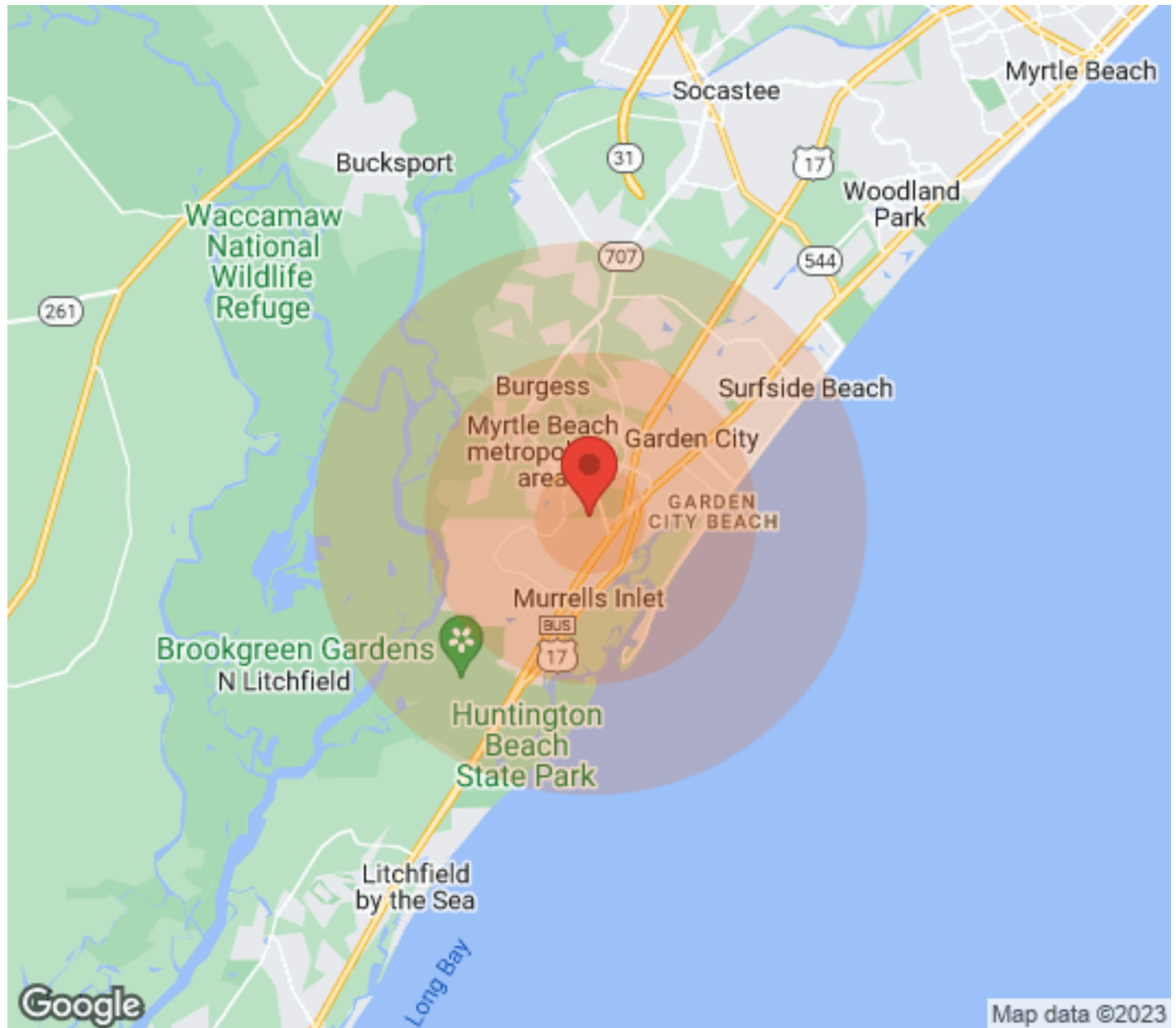
AERIAL MAP

BETTS ROAD



DEMOGRAPHICS

BETTS ROAD



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	493	12,002	20,193	Median	\$56,060	\$56,048	\$52,023
Female	498	12,928	21,928	< \$15,000	114	925	1,919
Total Population	991	24,930	42,121	\$15,000-\$24,999	57	1,379	2,308
				\$25,000-\$34,999	36	1,420	2,543
				\$35,000-\$49,999	20	2,006	3,438
				\$50,000-\$74,999	87	2,377	4,117
				\$75,000-\$99,999	96	1,516	2,426
				\$100,000-\$149,999	52	1,167	1,773
				\$150,000-\$199,999	N/A	451	525
				> \$200,000	N/A	353	422
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	110	3,021	5,373	Total Units	595	18,578	33,371
Ages 15-24	78	2,021	3,606	Occupied	460	11,438	19,564
Ages 25-54	425	8,906	14,968	Owner Occupied	324	9,431	15,401
Ages 55-64	178	3,926	6,343	Renter Occupied	136	2,007	4,163
Ages 65+	200	7,056	11,831	Vacant	135	7,140	13,807
Race	1 Mile	3 Miles	5 Miles				
White	981	23,901	40,225				
Black	10	675	1,193				
Am In/AK Nat	N/A	6	8				
Hawaiian	N/A	23	23				
Hispanic	N/A	381	741				
Multi-Racial	N/A	562	1,168				



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