



**LAND FOR SALE**

# LITTLE RIVER DEVELOPMENT SITE

OUTPARCEL HWY 17 LITTLE RIVER, SC 29566



**RYAN EARNEST**

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## PROPERTY HIGHLIGHTS

- Approximately 0.69 Acres
- Annual Real Estate Taxes 2025: \$4,081.25
- Identified as PIN#: 31101030016, County of Horry, SC
- Average Daily Traffic Count - 46,300 Highway 17 (Source: SCDOT 2024)
- Rapidly growing sub market of the Grand Strand
- Site at entrance to River Oaks Villas (190 Townhomes - Units)
- Survey Attached

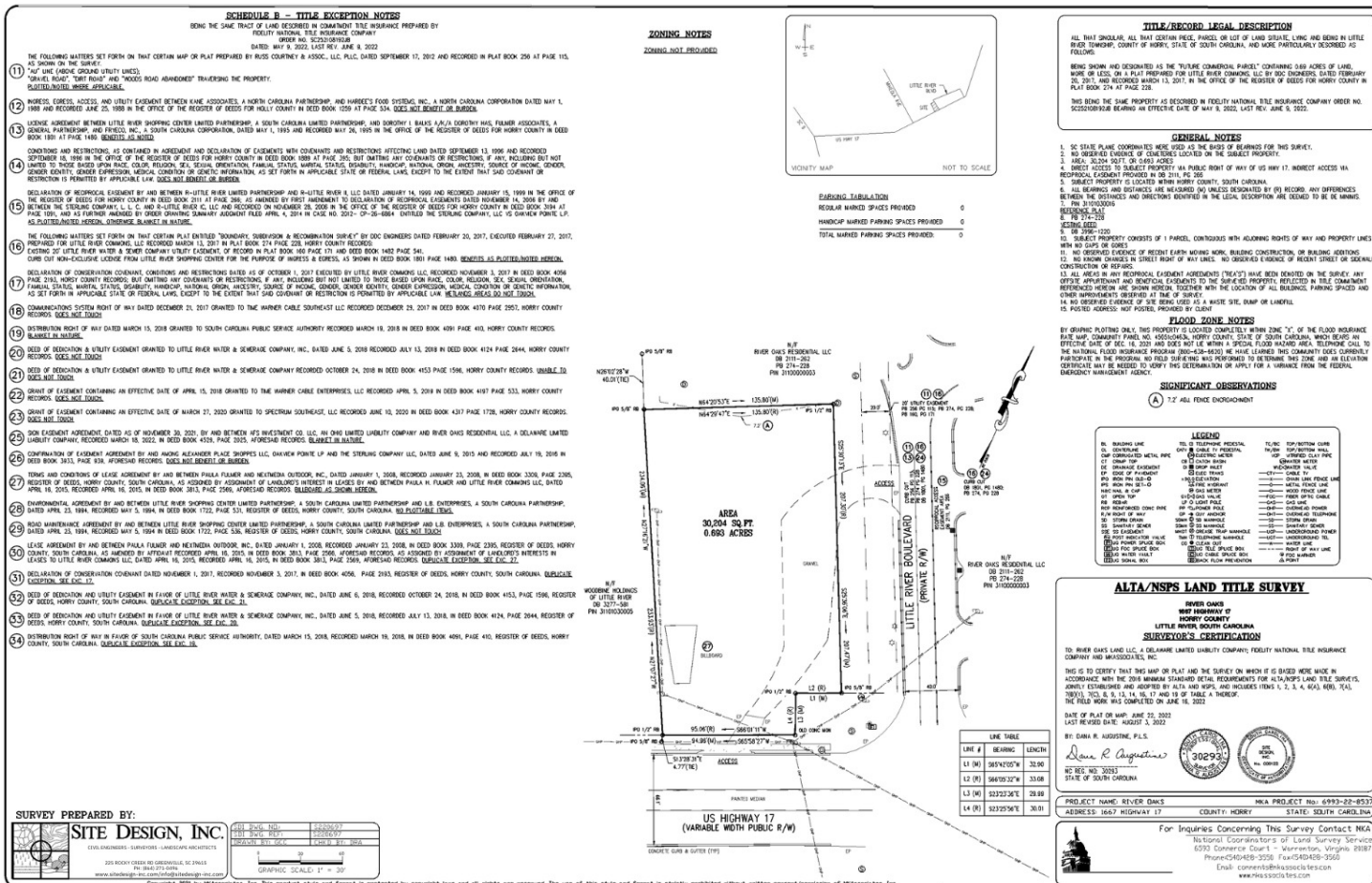
## OFFERING SUMMARY

Sale Price:	\$649,000
Lease Price:	\$75,000/Yr
Lot Size:	0.69 Acres
Zoning:	Highway Commercial (HC) County of Horry, SC

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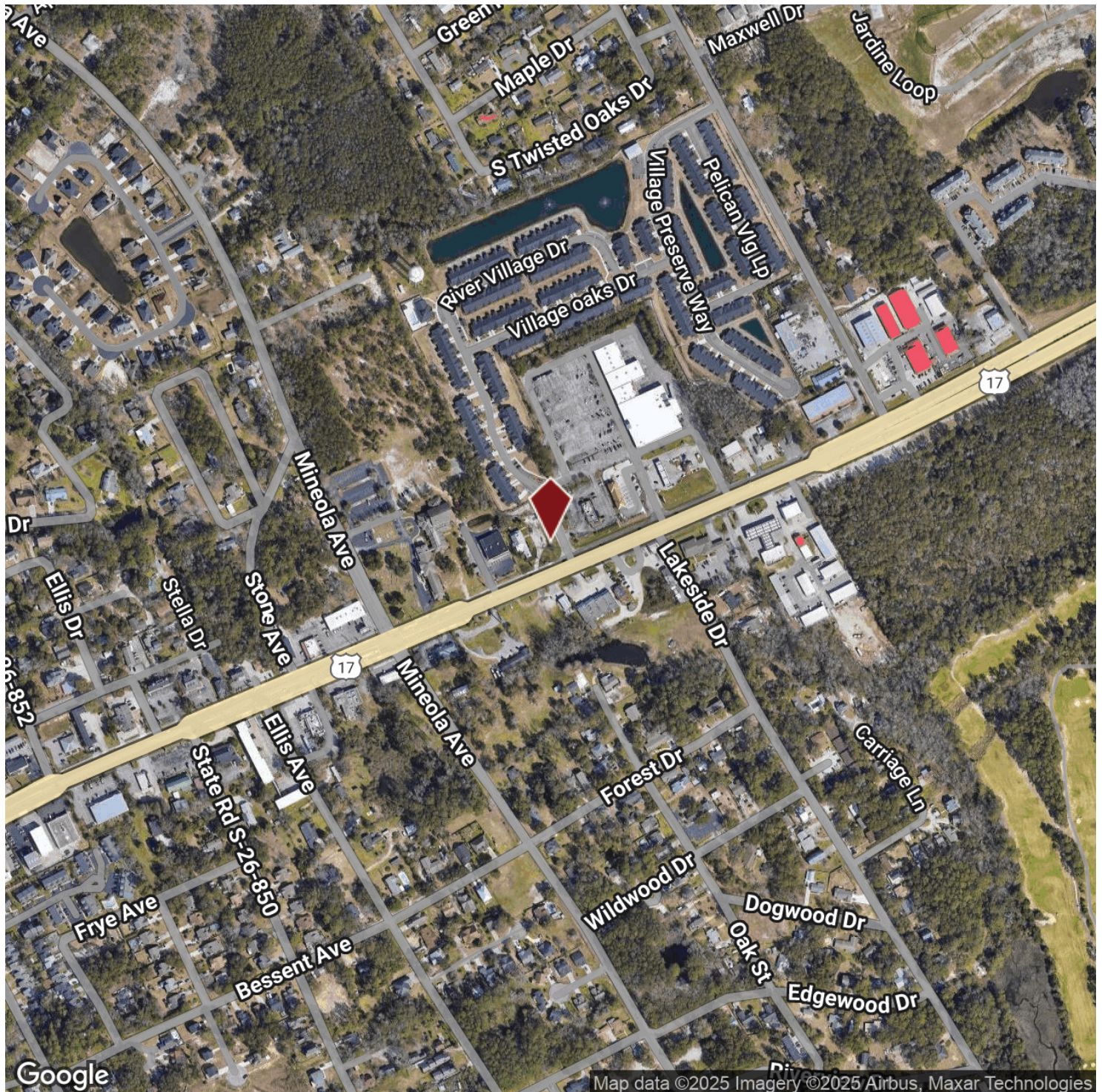
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