



LONG'S PROPERTY TRACT
Highway 9 and Highway 905
Longs, SC. 29568

Approximately 6 +/- Acres with 210 Feet Direct Highway 9 Frontage at the Intersection of Highway 905. With over 16 New Housing developments and rapidly growing commercial development, this highly visible and accessible tract is located in a high traffic area.

GENERAL SITE INFORMATION:

- Site offers Approximately 6 +/- Acres with approximately 210 Feet direct Highway 9 Frontage
- Two Access Points from Highway 9
- Additional Property access from Highway 905 off Cox Road
- Strategically located near signalized intersection
- Average Daily Traffic Count-25,300 (Source: SCDOT 2018)
- Identified as: TMS #102-00-03-097 / PIN # 26602020008, County of Horry, SC.
- Annual Real Estate Taxes 2018-\$57

IMPROVEMENTS:

- Offers Approximately 3 +/- Acres Cleared and 3 +/- Acres Wooded
- Income Producing Billboard
- Existing shared road access with Gas Station from Highway 9

ZONING: [\(Zoning Map\)](#) [\(Zoning Code\)](#)

- Commercial Forest Agriculture (CFA), County of Horry, SC.

OFFERING:

- Fee Simple Sale at Seven Hundred Ninety Five Thousand Dollars (\$795,000)
- Subdivision may be possible

CONTACT:

C. N. "Nick" Sherfese
Listing Agent

Keystone Commercial Realty, LLC, has prepared this document in order to market the sale of the above asset. 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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6 Acres

Access
Points

Subject

Access
Point

Access
Point







THE REGION

#1 BEST PLACES
PEOPLE ARE
MOVING TO

US News & World Report, 2018

Ranked # 4

BEST AFFORDABLE
Family Vacation

US News & World Report, 2018

BEST FAMILY BEACH VACATION
RANKED #5

US News & World Report, 2018

Ranked # 7
MOST EXCELLENT
CITIES FOR EXPERIENCES

Trip Advisor, 2018

TOP DESTINATION TO
AREA FOR RETIREES
RANKED #10

Where to Retire Magazine, 2018

MYRTLE BEACH, SC. 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, 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.

	2010	2018	2023
Population U.S. Census Bureau	376,722	467,292	533,198
Total Households U.S. Census Bureau	158,522	196,299	244,089
Avg. Household Income U.S. Census Bureau		\$68,058	\$77,206

EMPLOYMENT,
Bureau of Labor Statistics



MAY 2017:
4.4%

MAY 2018
3.6%

UNEMPLOYMENT RATE
Bureau of Labor Statistics