



Investment Offering
Myrtle Beach MSA

LINARES STREET AND HIGHWAY 9
LORIS, SC

OC
OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE



Not Actual Subject Site

New Construction • 15-Year NNN Lease • Corporate Guaranty • Myrtle Beach MSA

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DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been a change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.



LINARES STREET & HWY 9

LORIS, SC

PRICE	\$9,592,209
CAP RATE	5.25%
NOI	\$503,591
ESTIMATED DELIVERY DATE	December 2025
RENT COMMENCEMENT	January 29, 2026
LEASE TERM	15-Years
LEASE TYPE	NNN
RENTAL INCREASES	10% Every 5 Years
RENEWAL OPTIONS	(4) 5-Year Options
BUILDING SIZE	4,813 SF
LOT SIZE	2.78 Acres
YEAR BUILT	2025
PIN	21611040035, 21611040036
COUNTY	Horry
ZONING	HC - Highway Commercial
ROFR	Yes (30 Days)
GUARANTOR	Corporate



Edgefield
235 Planned Units

The Forest at
Black Bear
554 Planned Units

Myrtle Beach

Future
Traffic
Light

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
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2024 Population	5,291	39,670	97,012
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Population Growth Annual	19.75%	20.23%	21.63%
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(2024-2029)			
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Number of Households	2,490	19,516	50,848
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2023 Average Household	\$75,883	\$73,613	\$74,887
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Daytime Employees	853	11,978	25,788
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CONSTRUCTION PHOTO





OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE

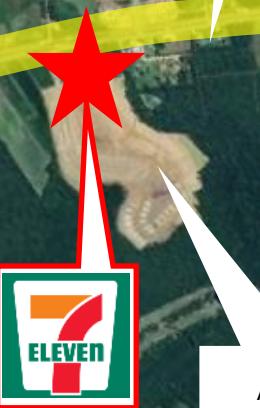
The Forest
at Black
Bear
554 Planned
Units



Blue Compass RV
North Myrtle
Beach

The Tides of
Little Creek
94 Planned Units

The Ranch
Proposed 974 Single Family
318 Townhome Condos



Andalusia
202 Planned Units

Crown Park
Golf Club

Recreation
USA RV

The Willows by
Chesapeake
192 Planned Units

Cypress Ridge
353 Planned
Units

Heritage
Park at Longs
482 Planned
Homesites

The Park at
Long Bay

The Long
Bay Club

The Ranch
Proposed 974 Single Family
318 Townhome Condos

Arbor Glen

Oak
Hollow

Arberdeen
Country Club

DOLLAR
GENERAL

Longs



Myrtle
Beach



CVS
pharmacy

McDonald's



Loris



Loris Hospital



Loris High
School

Loris Middle
School

Loris Elementary
School

**DOLLAR
GENERAL**

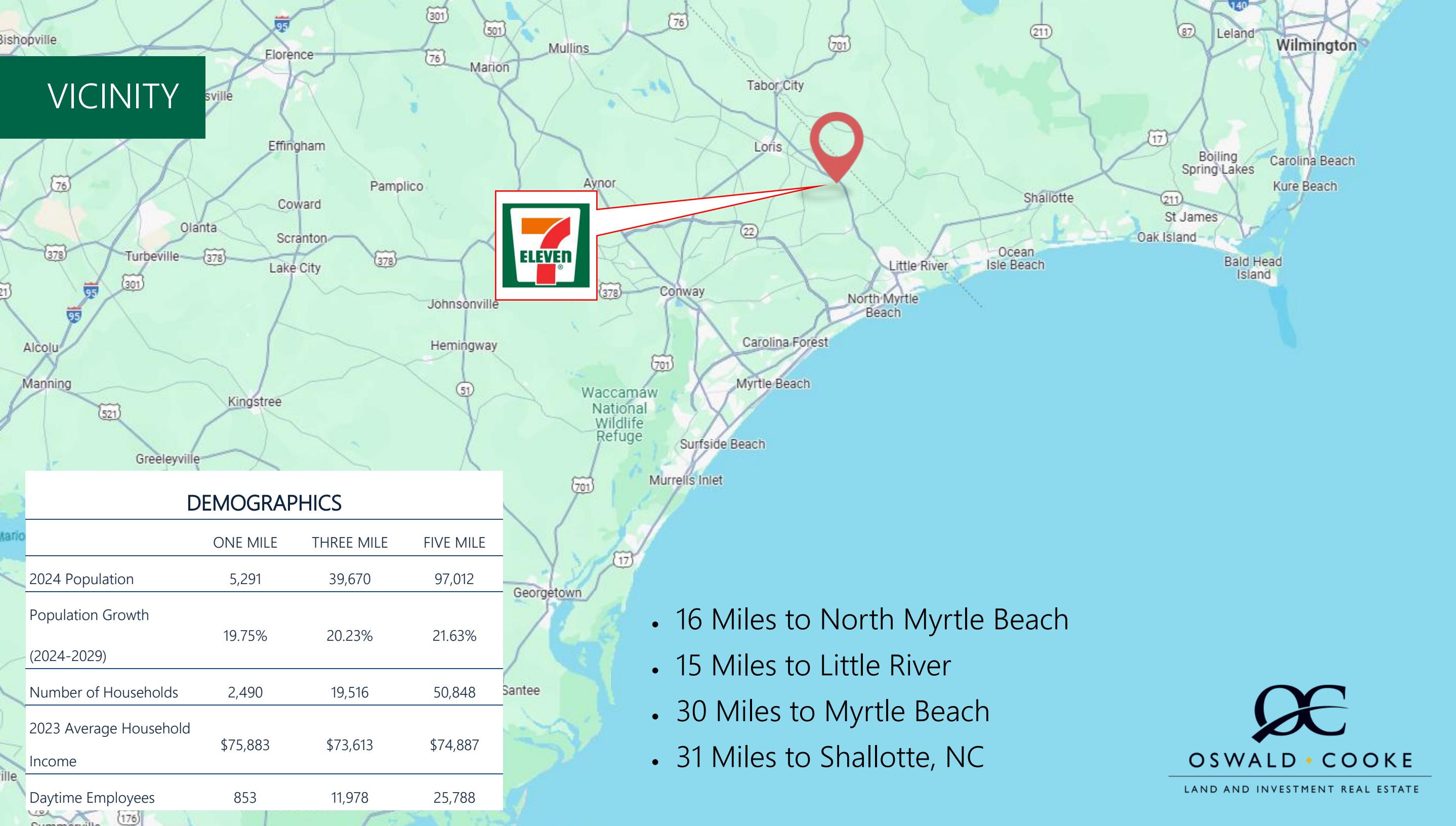


Myrtle Beach

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Image © 2025 Airbus

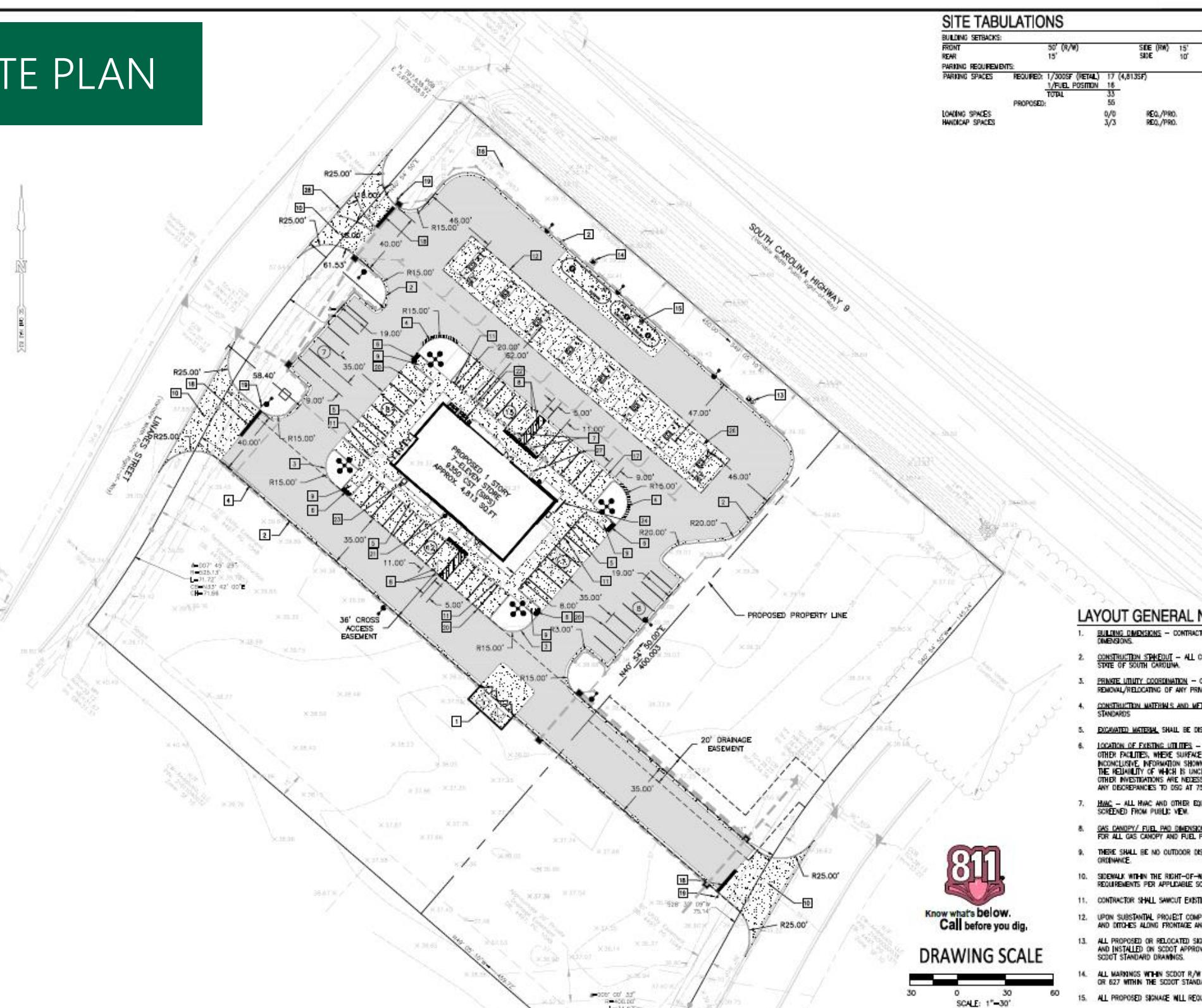
VICINITY



OSWALD COOKE

LAND AND INVESTMENT REAL ESTATE

SITE PLAN



SITE TABULATIONS

BUILDING SETBACKS:			
FRONT	5'	(R/W)	SIDE (R/W)
REAR	15'		SIDE
PARKING REQUIREMENTS:			
PARKING SPACES	REQUIRED	1/300SF (RETAL) 1/FUEL POSITION	17 (4,613SF)
		TOTAL	33
	PROPOSED:		55
LOADING SPACES		0/0	REQ. /190.
HANDICAP SPACES		3/3	REQ. /190.

HATCH LEGEND

- PROPOSED NORMAL STRENGTH ASPHALT PAVEMENT, SEE SHEET COT-10.0 FOR DETAILS
- PROPOSED NORMAL STRENGTH CONCRETE, SEE SHEET COT-10.0 FOR DETAILS
- PROPOSED PERVIOUS CONCRETE

AYOUT PLAN LEGEND

- 1 DUMPSITE ENCLOSURE. SEE ARCH PLANS FOR DETAILS.
- 2 CONCRETE CURB AND GUTTER SEE SHEET CDT-10.0 FOR DETAILS.
- 3 6" CONCRETE CURB. SEE DETAIL ON SHEET CDT-10.0
- 4 REVERSE CURB AND GUTTER
- 5 CONCRETE SIDEWALK. SEE DETAIL SHEET CDT-10.0 FOR DETAILS.
- 6 DETECTABLE WARNING SURFACE. SEE SHEET CDT-10.3 FOR DETAILS.
- 7 VAN ACCESSIBLE "ADA" SIGN. SEE SHEET CDT-10.4 FOR DETAILS.
- 8 VAN ACCESSIBLE "ADA" PAVEMENT MARKINGS. SEE DETAIL SHEET CDT-10.4.
- 9 ADA ACCESSIBLE SIDEWALK RAMP. SEE SHEET CDT-10.3 FOR DETAILS.
- 10 CONCRETE COMMERCIAL ENTRANCE
- 11 CONCRETE BOLLARD (TYP.) SEE SHEET CDT-10.1 FOR DETAILS.
- 12 OVERHEAD FUEL CANOPY (3,992SF)
- 13 AIR/VAC UNIT
- 14 FUEL VENT
- 15 STANDARD UNDERGROUND STORAGE TANKS
- 16 PROPOSED SIGN. ACTUAL SIGN SIZE AND PLACEMENT WILL BE PERMITTED SEPARATELY.
- 17 PROPOSED CONC. VALLEY GUTTER
- 18 24" STOP BAR (WHITE)
- 19 PROPOSED 30" STOP SIGN
- 20 4" PARKING PAINT STRIPE (WHITE)
- 21 PROPOSED TRASH CAN (TYP.)
- 22 PROPOSED ICE MERCHANDISER
- 23 PROPOSED CO2 CASE
- 24 PROPOSED BIKE RACK (TYP.)
- 25 8'X20' FUEL DISPENSER PARKING SPACE
- 26 BUILDING AWNING (TYP.)(298 SF.)
- 27 PROPOSED REINFORCED CONCRETE ISLAND WITH MOUNTABLE CURING

LAYOUT GENERAL NOTES

1. **BUILDING DIMENSIONS** – CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR ALL BUILDING DETAILS AND DIMENSIONS.
2. **CONSTRUCTION SURVEY** – ALL CONSTRUCTION SURVEY SHALL BE PERFORMED BY A SURVEYOR LICENSED IN THE STATE OF SOUTH CAROLINA.
3. **PRIVATE UTILITY COORDINATION** – CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REMOVAL/RELOCATING OF ANY PRIVATE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
4. **CONSTRUCTION MATERIALS AND METHODS** – ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO COUNTY STANDARDS
5. **EXCAVATED MATERIAL** SHALL BE DISPOSED OF IN A LAWFUL MANNER.
6. **LOCATION OF EXISTING UTILITIES** – LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES, WHERE SURFACE FEATURES (MANHOLES, CATCH BASINS, VALVES, ETC.) ARE UNAVAILABLE OR INCONCLUSIVE, INFORMATION SHOWN MAY BE FROM UTILITY OWNER'S RECORDS AND/OR ELECTRONIC LINE TRACING, THE RELIABILITY OF WHICH IS UNCERTAIN. THE CONTRACTOR SHALL PERFORM WHATEVER TEST EXCAVATIONS OR OTHER INVESTIGATIONS AS NECESSARY TO VERIFY LOCATIONS AND CLEARANCES AND SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO OSA AT 757-908-2372.
7. **HVAC** – ALL HVAC AND OTHER EQUIPMENT WILL BE LOCATED ON THE ROOF OF THE PROPOSED BUILDING AND SCREENED FROM PUBLIC VIEW.
8. **GAS CANOPY / FUEL PAD DIMENSIONS** – CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS AND GAS PLANS FOR ALL GAS CANOPY AND FUEL PAD DETAILS AND DIMENSIONS.
9. **THERE SHALL BE NO OUTDOOR DISPLAY AND SALES AREAS PER SECTION 807 OF THE Horry COUNTY ZONING ORDINANCE.**
10. **SEWER** WITHIN THE RIGHT-OF-WAY MUST BE REPLACED FROM JOINT TO JOINT MEETING ALL ADA AND SCOT REQUIREMENTS PER APPLICABLE SCOT STANDARD DRAWINGS.
11. **CONTRACTOR SHALL SAWCUT EXISTING ASPHALT FOR SMOOTH JOINT NOT ALIGNED WITH WHEEL PATH.**
12. **UPON SUBSTANTIAL PROJECT COMPLETION, CONTRACTOR SHALL CLEAR EXISTING CULVERTS/PIPES, CATCH BASINS, AND DITCHES ALONG FRONTAGE AND DOWNSTREAM AS NECESSARY TO ACHIEVE POSITIVE DRAINAGE.**
13. **ALL PROPOSED OR RELOCATED SIGNAGE SHALL BE PLACED OR REPLACED IN ACCORDANCE WITH SECTION 850-4000 AND INSTALLED ON SCOT APPROVED BREAKAWAY SIGN SUPPORTS AS DETAILED IN SECTION 850-4000 IN THE SCOT STANDARD DRAWINGS.**
14. **ALL MARKINGS WITHIN SCOT R/W SHALL BE APPROVED PERMANENT PAVEMENT MARKINGS PER SECTIONS 825, 826, OR 827 WITHIN THE SCOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.**
15. **ALL PROPOSED SIGNAGE WILL REQUIRE SEPARATE SUBMITTAL AND APPROVAL FROM Horry COUNTY.**



Know what's below.
Call before you dig.

DRAWING SCALE



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TOMING
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IMMEDIATELY
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TRACING,
LITES OR

EDUCATION FOR THE
REAL ESTATE INVESTOR

CL-50

UE 3.0



Seven & I Holdings Co. Ltd. | SVNDF S&P Credit Rating: A

7-Eleven pioneered the convenience store concept way back in 1927 at the Southland Ice Company in Dallas, Texas. In addition to selling blocks of ice to refrigerate food, an enterprising ice dock employee began offering milk, bread and eggs on Sundays and evenings when grocery stores were closed. This new business idea produced satisfied customers and increased sales, and convenience retailing was born!

The company's first convenience outlets were known as Tote'm stores since customers "toted" away their purchases, and some even sported genuine Alaskan totem poles in front. In 1946, Tote'm became 7-Eleven to reflect the stores' new, extended hours - 7 a.m. until 11 p.m., seven days a week. The company's corporate name was changed from The Southland Corporation to 7-Eleven, Inc. in 1999.

Today, 7-Eleven is the undisputed leader in convenience retailing with more than 13,000+ stores operating in the U.S. and 17 other countries and had over \$99.7 billion in revenue in 2019. Today there are over 70,000 stores in 17 countries.



*Not actual subject site.

ABOUT MYRTLE BEACH MSA

The Myrtle Beach area is the jewel of South Carolina and is nestled along the mid-Atlantic region of the eastern United States. Recognized for its exceptional golf courses and beautiful coastline, Myrtle Beach is a top choice when it comes to vacation destinations. From fascinating museums and oceanfront eateries to pristine campgrounds and unforgettable fishing, there are many avenues that draw tourists in. The Myrtle Beach area enjoys a mild annual average temperature of 73° F with an average of 215 sunny days each year. Myrtle Beach offers over 60 miles of shoreline and is one of South Carolina's fastest growing MSA's. The MSA offers hundreds of restaurants and shopping options for locals and guests. It is estimated that over 19 million visitors come to Myrtle Beach annually.



HORRY COUNTY LARGEST EMPLOYERS

Company Name	Employees
Horry County School District	5,300
Wal-Mart	3,000
Horry County Government	2,200
Coastal Carolina University	2,200
Conway Hospital	2,000
McLeod Loris Seacoast	1,489
Grand Strand Regional Medical Center	1,400
Food Lion	1,000
City of Myrtle Beach	990
Horry County Cooperative	700

ECONOMIC OVERVIEW SOUTH CAROLINA

The Southeastern United States' fast-paced population growth to date, along with the region's manufacturing renaissance, has made it an ideal location for businesses seeking to cut operating costs and reach strategic markets. In the heart of the Southeast, South Carolina offers unparalleled value to companies seeking the ideal business location.

Reliable, affordable energy

South Carolina has one of the lowest industrial power rates in the nation, costing an average of only 5.29 cents per kilowatt hour — that's 30 percent less than the national average. Over the years, South Carolina's strong tradition in manufacturing has shaped an ample and durable energy infrastructure that meets the needs of today's capital-intensive industry.

Low cost to operate and a business-friendly climate

South Carolina is committed to enhancing its business-friendly climate and establishing an environment where businesses can prosper. In fact, South Carolina consistently ranks as one of the most business-friendly states in the nation with a low cost of doing business, a tax base that lends itself to economic growth, and several other incentives:

The Right Connections

Although South Carolina stands out as a unique, powerful entity, it's connected to key markets in the North, South and West:

- Comprehensive multi-modal transportation network that includes 11 interstate highways
- Expansive rail system that includes two Class I railroads and eight independent lines to service 2,300 miles of rail
- Four major commercial airports in addition to 50 municipal airports
- Four ports, two of which are inland: the Port of Charleston, which has five terminals and has received worldwide recognition for its innovative design and productivity; the Port of Georgetown, which includes specialty cargo-handling facilities; and the inland ports in Greer and Dillon, which connect South Carolina to the majority of the East Coast via I-85 and I-95.

HIGHLIGHTS

- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a **"Top 10 Pro-Business State"** for each of the eight years of the Illinois-based corporate real estate consultant's survey.
- South Carolina ranks as one of the 10 best states in the nation to do business, according to Chief Executive magazine's annual poll of CEOs who rate states based on taxation and regulation, workforce quality and quality of life.
- Forbes magazine ranked South Carolina fifth best in 2019 for its pro-business regulatory environment. Forbes considered the state's regulatory environment, tort climate and incentives.
- South Carolina consistently ranks among Site Selection magazine's "Top State Business Climates" and tied for fifth place in 2018 under "Best States for Business."
- South Carolina is a right-to-work state with one of the lowest unionization rates in the nation.
- 3rd Fastest growing state in the US in 2022 according to the US Census.

You won't find a more hospitable or business-friendly climate than South Carolina.

LISTING TEAM

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All information in the package is confidential in nature and is believed to be true and reliable. However, Oswald Cooke & Associates makes no guaranties, warranties or representations to the completeness thereof. The presentation is subject to errors and should be verified by all interested parties.



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