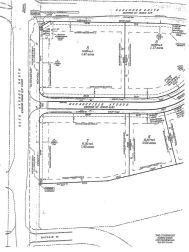


ALL FIELDS DETAIL



(42) MLS # 2315889
(55) Status ACTIVE
(47) Asking Price \$785,900
(43) Class LAND
(45) Type Commercial Lot - Sale
(48) Address 3800 Houndsfield Ave.
(49) Address 2 38th Ave N Lot 7
(50) City Myrtle Beach
(51) State SC
(54) Zip 29577



CONTACT

(60) Listing Agent	Liat Edri - Cell: 843-222-6357	(68) Owners Name	Strand Developers LLC
(66) Co-Listing Agent		(96) HOA Contact Name & Number	
(61) List Team		(114) Lot Size Source	Public Records
(62) Listing Office	Realty ONE Group Dockside - Main Line: 843-492-4030	(32) Listing Service	Full Service
(29) Previous Tax Map#		(14) Price Per SQFT	
(1) Proposed Closing Date		(18) Input Date	8/9/2023 12:18 PM
(31) Geocode Quality	Manually Placed Pin	(3) Listing Office 2	
(15) Sold Price Per SQFT			
(19) Update Date	8/10/2023 10:35 AM		

STATS

(94) Input Date	8/9/2023 12:18 PM	(34) Agent Hit Count	87
(13) Days On Market	8	(35) Client Hit Count	2

SOLD INFORMATION

(105) How Sold		(106) Contract Date	
(109) Selling Agent		(107) Closing Date	
(110) Sell Team		(108) Sold Price	
(111) Selling Office		(112) Sellers Concession	

FINANCIAL

(57) Sale/Rent	For Sale	(97) HOA Calculated Monthly	\$0
(95) Original Price	\$785,900	(98) Frequency HOA Paid	Does not have HOA
(56) Price Per Acre	\$561,357.14	(65) Variable Commission (Y/N)	Yes
(71) Type of Agency	Exclusive Right to Sell	(64) Buyers Broker Fee	2
		(63) CSL Subagents Fee	0
		(28) Transaction Broker Fee	2.00

LOCATION

(73) Section/Subdivision	Not within a Subdivision	(81) Elementary School	
(52) County	Horry	(82) Middle School	
(46) Area	16E Myrtle Beach Area--29th Ave N to 48th Ave N	(83) High School	
(74) Zoning	MU-M		
(75) TMS/PIN#	42014040023		
(76) 2nd TMS/PIN #			
(77) 3rd TMS/PIN #			

GENERAL

(58) Number of Acres	1.40	(67) Stipulation of Sale	None
(69) Listing Date	8/7/2023	(59) # of Lots	
(80) Estm. Road Frontage		(85) Associated Document Count	4
(72) 4 Sided Lot Measurement			
(79) Deed Book/Pg #			
(4) Intermediate School			
(5) Primary School			

AGENT TO AGENT REMARKS

(102) Agent to Agent Remarks

PUBLIC REMARKS

(103) Public Remarks Do not miss the last commercial lot with a 38th Avenue North front at The Oleander Business Park! 1.4 acres, infrastructure done! Underground utilities to site. Ready to break ground. 260x200x286x195 with a estimated 200' road frontage on 38th Ave. Surrounded by established communities, prominent business, banks and professional office buildings. Located across from Myrtle Beach school district and only 3 blocks from the ocean!! All services, including shopping, banking medical & pharmaceutical are within walking distance. 458' road front corner lot with great visibility! All measurements are approximate and not guaranteed. Buyer to verify.

LEGAL DESCRIPTION

(78) Legal Description Oleander Business Park Ph V; Lt 7

DRIVING DIRECTIONS

(101) Driving Directions From Bypass turn East onto 38th Ave N, property will be on the left at corner of Houndsfield Ave. From Hwy 17 Business turn West onto 38th Ave N, cross Grissom Parkway, property will be on the right.

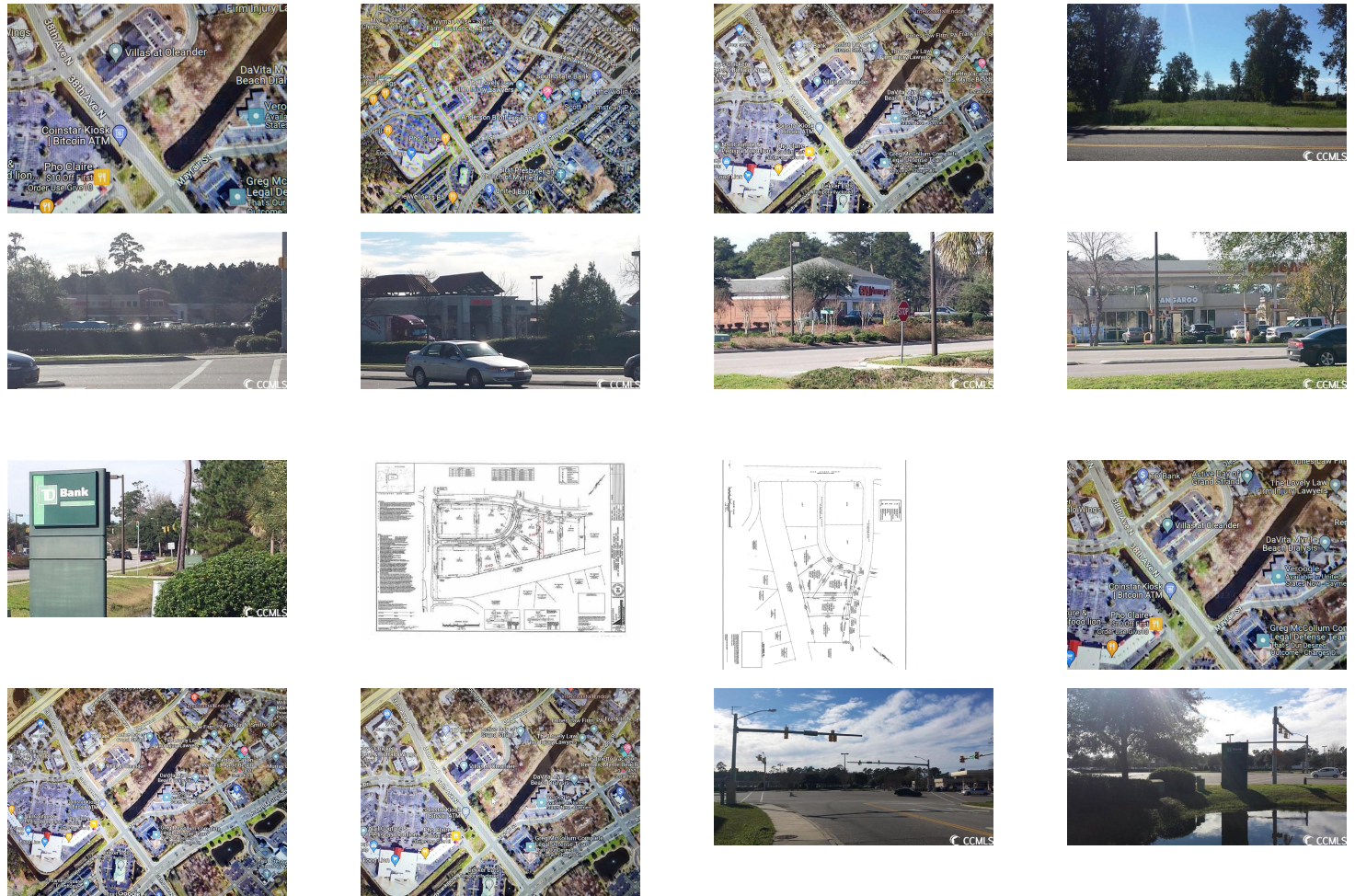
SHOWING INSTRUCTIONS

(104) ShowingTime Instructions Go and show

ADDITIONAL INFORMATION

(89) Display on Internet	Y	(92) HotSheet Date	8/9/2023
(99) Display on Realtor.com	Yes	(84) Off Market Date	
(37) VOW Include	Yes	(93) Price Date	8/9/2023
(38) VOW Address	Yes	(91) Status Date	8/9/2023
(39) VOW Comment	Yes	(90) Update Date	8/10/2023
(40) VOW AVM	Yes	(100) Last Photo Update Date	
(12) Picture Count	22		
(88) Search By Map			
(53) Zip	29577		

ADDITIONAL PICTURES





DISCLAIMER

the Coastal Carolinas Multiple Listing Service, Inc (CCMLS). This information is deemed reliable, but not guaranteed. Neither the Coastal Carolinas Multiple Listing Service, Inc (CCMLS) , nor the listing broker, nor their agents or subagents are responsible for the accuracy of the information. The buyer is responsible for verifying all information. This information is provided by the Coastal Carolinas Association of REALTORS for use by its members and is not intended for use for any other purpose.