



DEVELOPMENT PARCEL

SC Highway 9 & Pecan Street

Little River, SC

AREA DATA

SC Highway 9 is one of two primary arteries connecting inland road systems to nearby resort districts of the greater Grand Strand area. As a primary gateway, nearby residential areas have long served as primary bedroom communities.

Eastbound access is provided via turn lane following deceleration from SC 31 with a center median turn lane providing access for westbound vehicles travelling four lane SC 9. The site is further accessible via Pecan Street providing convenient access to Sea Mountain Highway.

The expansion of SC Highway 31 further served to increase traffic patterns, setting the stage for the Little River & Longs communities to experience unprecedented and robust residential & commercial growth in recent years. The final leg of SC 31 expansion into nearby North Carolina has now been identified.

2040 projections of growth by Horry County Planning and Zoning estimates that among the highest population growth rates projected, the Longs area will experience a 367.6% population increase, or, an annual growth rate of 14.70%.

Nearby area features include: River Park Senior Living, North Myrtle Beach High School, McLeod Seacoast Medical Campus, North Myrtle Beach Sports Park, Food Lion, Tractor Supply, CVS as well as complementary retail and restaurant facilities.

Coastal North Town Center featuring Publix, Dicks Sporting Goods, West Marine, Hobby Lobby, Mattress Firm, Pet Smart, Ross, TJ Maxx and a number of restaurant operations are located within 3.7 miles, with the Atlantic Ocean being a mere +/- 5.4 miles distance.

- 59,659 + Population
- \$85,196 + Average Income
- 35,200 + Traffic Count * SC Highway 31
- 33,000 + Traffic Count * SC Highway 9

SITE DATA

PIN # 31308040005 & # 31300000005

+/- 18.72 acres total

+/- 430 feet frontage

Zoning:

MRD-3 portion: 18.72 acres

280 units approved

Horry County Jurisdiction

OFFERING:

\$4,900,000.00

T. Van Davenport

Managing Partner

H. B. Springs Co. Commercial Real Estate

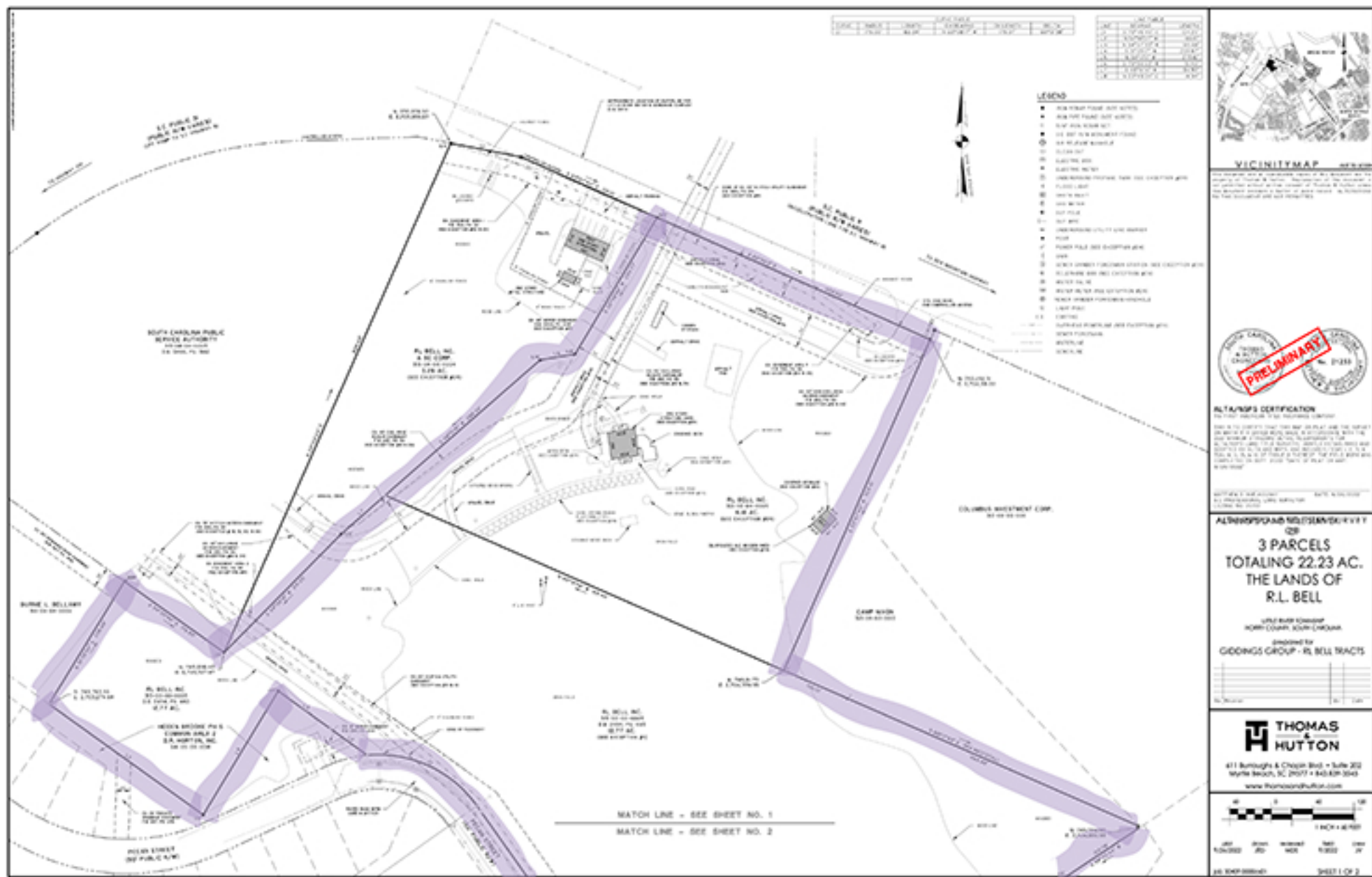
2511 Oak Street

Myrtle Beach ~ SC ~ 29578

1.843.222.8153 Cell

(843) 448-7653 Office

tvandavenport@hbsprings.com



SITE INFORMATION TABLE

OWNER:
RL BELL INC.
5725 HIGHWAY 30
LITTLE ROCK, SC 29354

PARCEL:
PIN: 213-00-04-0005 & 213-00-05-0005
ACREAGE: 18.72 AC. (PORTION)

ZONING:
CURRENT: CFA & HC
PROPOSED: NRD-3

SETBACKS:
FRONT: 30'
SIDE: 15'
REAR: 20'
CORNER: 15'

MAX HEIGHT: 60'

DENSITY:
GROSS: 14.9 UNITS/NO. H
NET: 14.9 UNITS/NO. H

UNITS:
TOTAL 1 BEDROOMS: 118
TOTAL 2 BEDROOMS: 120
TOTAL 3 BEDROOMS: 44
TOTAL UNITS: 260

PARKING:
REQUIRED: 264
PROVIDED: 515
ACCESSIBLE 13 SPACES
30 GARAGE TO RENT
12 UNIT GARAGES

OPEN SPACE:
REQUIRED: 200 X 500 = 140,000 SF
ACTIVE: 140,000 X 0.20 = 28,000 SF
20,000 SF X 2 = 70,000 SF
PROVIDED: 40,000 SF
ACTIVE: 81,134 SF
PASSIVE: 120,294 SF

PCNA: X
ZONE: K
Filter type: 450K0000K

TITLES:
LITTLE ROCK WATER & SEWERAGE COMPANY

NOTES:

1. THREE (3) SUSTAINABLE DESIGN CRITERIA SHALL BE PROVIDED:
 - IA. 10% INCREASE IN ACTIVE OPEN SPACE
 - IB. COMMUNITY GARDEN
 - IC. INTERNAL BIODIVERSITY (2 CONCRETE)
2. LIVE OAKS 2" DBH OR GREATER SHALL NOT BE REMOVED, DRAINAGE OR DESTROYED.
3. AREAS ARE APPROXIMATE AND SUBJECT TO CHANGE UPON COMPLETION OF A SURVEY.
4. WETLANDS PROVIDED BY THE DRIGMAN COMPANY DATED JULY 2, 2022

1 SITE PLAN
March 1, 1999

LOCATION

PROJECT NAME
COUNTY OF MONTGOMERY
MULTIMEDIA APPLICATIONS

PROJECT ADDRESS
10000 UNIVERSITY BOULEVARD
BETHESDA, MARYLAND 20814

CONTACT NAME
JAMES M. MONTGOMERY
JAMES.MONTGOMERY@MONTGOMERYCOUNTY.MD

[illegible]

DATE	05.10.2021
NAME	CONCEPTUAL
PROJECT NUMBER	70
CREATED BY	

DATE PLAIN

SHEET NO. 10 OF 10

A1.01