



**Bypass Plaza Lot 18
11887 Plaza Drive
Frontage Road Bypass Highway 17
Murrells Inlet, SC. 29576**

Conveniently Located in Murrells Inlet off of Highway 17 Bypass just north of Inlet Square Mall in South Park Centre, an established professional/office park. Great locations for your business with Highway 17 Bypass Exposure . Key business complex with high traffic count.

GENERAL SITE INFORMATION:

- Approximately .53+/- Acres, (23,087 Square Feet)
- Approximately 100' of Frontage on Plaza Drive (See Attached Plat)
- Average Daily Traffic Count-Highway 17 Bypass 35,600- (Source: SCDOT 2015)
- Identified as: PIN #46904010014, County of Horry, SC.
- Annual Real Estate Taxes 2016: \$2,870.67 County of Horry, SC.
- All Utilities Available

ZONING:

- Zoned Highway Commercial (HC), County of Horry, SC.

OFFERING:

- Fee Simple Sale at One Hundred Ninety Nine Thousand Dollars (\$199,000)

CONTACT:

**B.W. "Rusty" Helm/Ryan M. Earnest
Listing Agent**

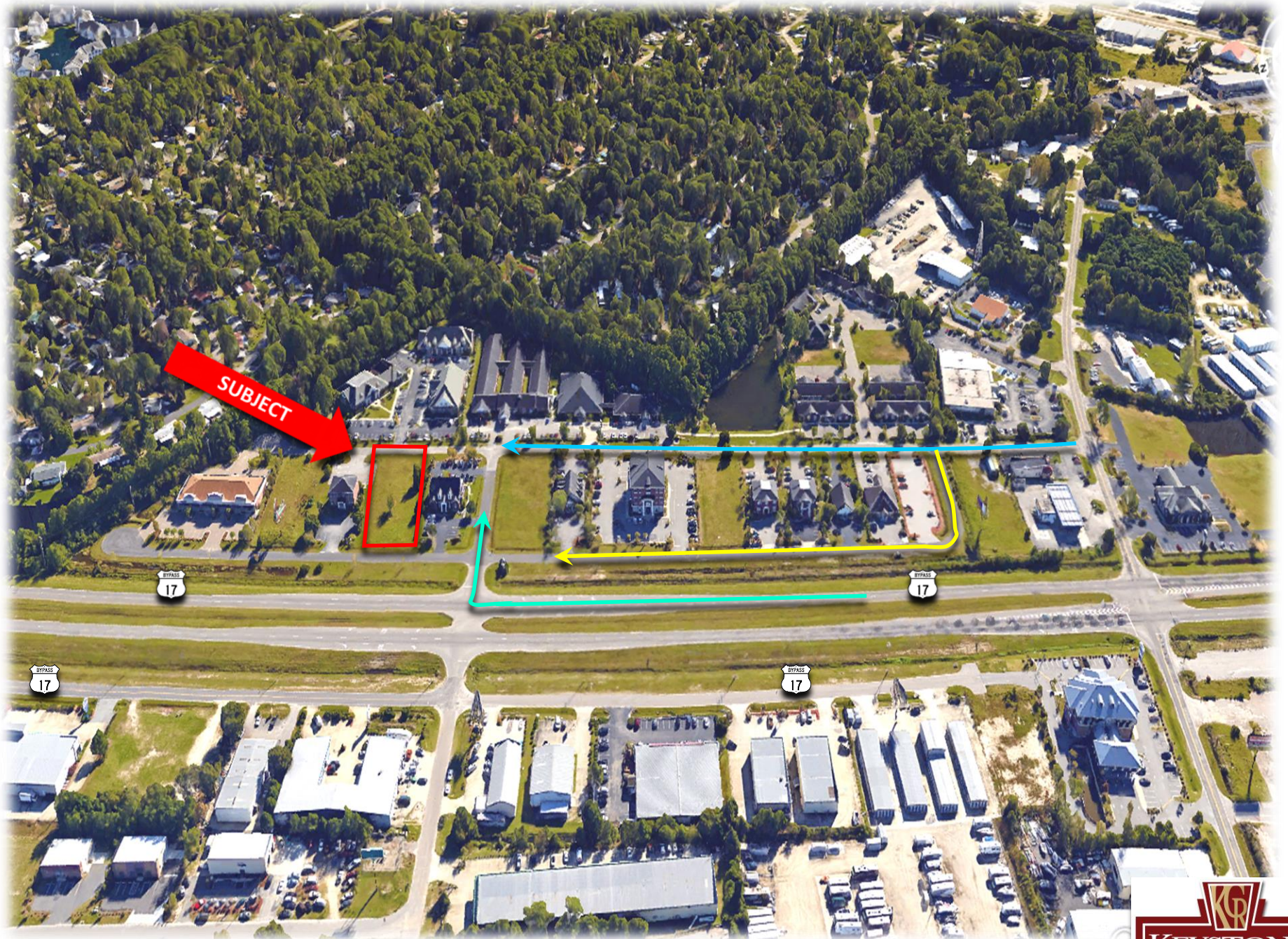
Keystone Commercial Realty, LLC, has prepared this document in order to market the sale/lease of the above assets. The information contained herein has been compiled from sources believed to be reliable, but is in no way warranted or guaranteed by Keystone. Anyone considering this real estate opportunity is specifically urged to perform his/her own investigation of the information contained herein.

**608 16th Avenue North, Suite G * Myrtle Beach, SC 29577
Tel: (843)626-3400 * Fax: (843)626-9494
www.KeystoneCommercial.com**



SUBJECT







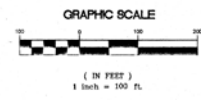
144-224

FILED
Horry County, S.C.
96 NOV 22 PM 3:36
R.M.C.

~PLAT~
OF 22 LOTS CONTAINING 7.90 ACRES OF LAND IN
SCALETEE TOWNSHIP, HORRY COUNTY, S. C. SURVEYED
FOR
**BYPASS PLAZA
SOUTH
PHASE I**

RE: PLAT BY SUR-TECH, INC. DATED JUNE 13, 1995
FOR PIVER CORPORATION, RECORDED IN PLAT BOOK
86 AT PAGE 30, HORRY COUNTY RECORDS.

I, Terry M. Watson, hereby state that to the best of my knowledge, information, and belief, the survey shown here is made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein. Also, there are no encroachments, projections, or setbacks affecting the property other than those shown.



CERTIFICATION OF THE REQUIRED IMPROVEMENTS
I hereby certify that all required improvements have been installed or a schedule therefor has been filed with the appropriate authority in accordance with the applicable provisions of the applicable laws of the State of South Carolina.

Date: _____
Subdividing Engineer: _____

CERTIFICATION APPROVAL OF WATER AND/OR SEWER SYSTEMS
I hereby certify that the public water transmission lines and/or sewer collection lines shown on this plat meet the requirements of the South Carolina Department of Health and Environmental Control for the installation and future activity for operation.

Date: _____
Local Board Member and/or Health Officer: _____

CERTIFICATE OF OWNERSHIP AND DESIGNATION
I, Carl, hereby certify that I am (one) and the majority of the owners of the above described land and that I (we) hereby assign this land to the PIVER CORPORATION, a South Carolina corporation, and designate the PIVER CORPORATION as the owner of the above described land for the purposes of this plat. I (we) further certify that I (we) have no other interest in the above described land.

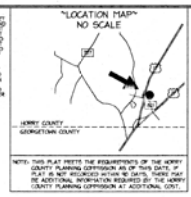
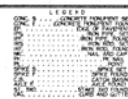
8-5-96
Shawn Piver for Piver Corp.

TERRY M. WATSON, R.L.S.
LAND SURVEYING, INC.
Surveyors - Land Planners
913 3rd Ave. / Conway, S.C. 29526 / 248-4439 / FAX 248-9284

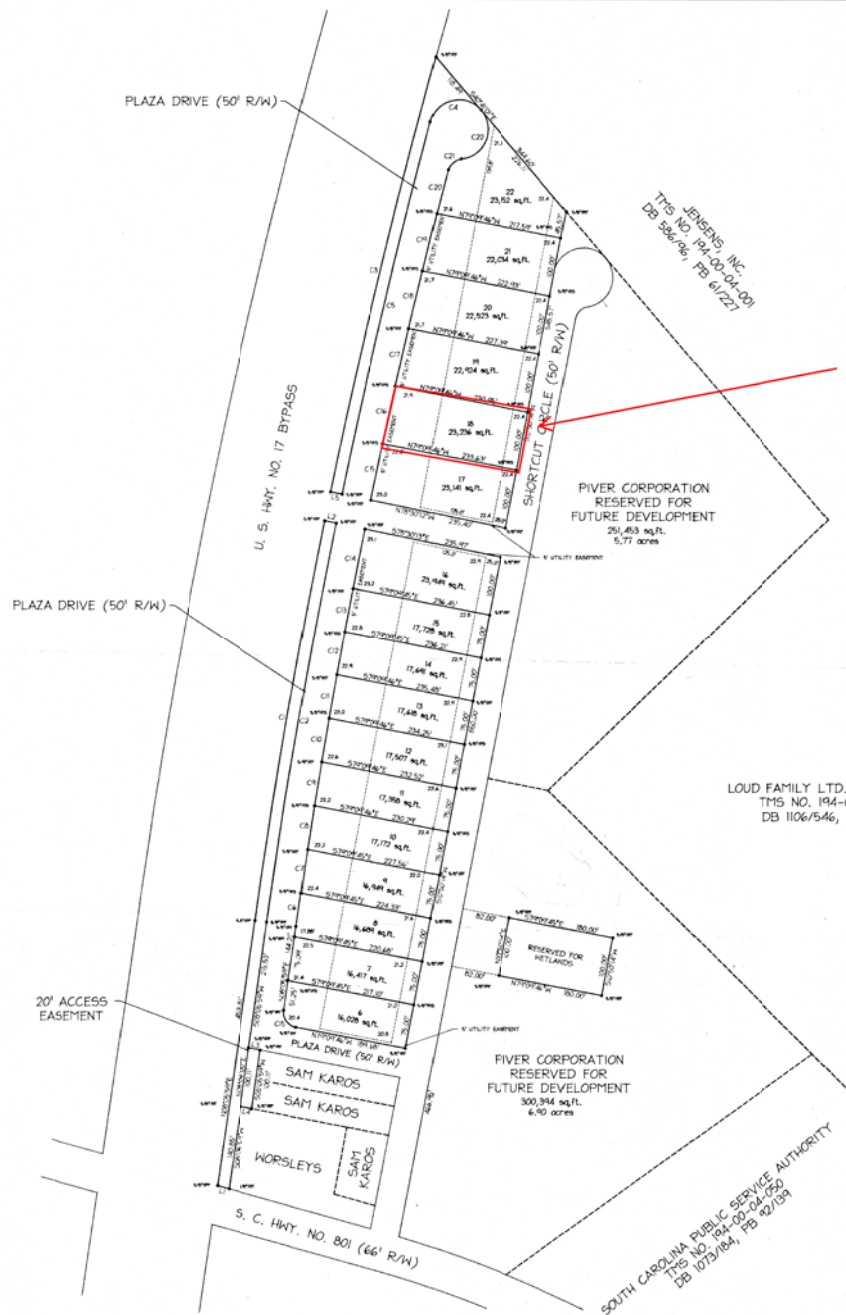
CERTIFICATE OF ACCURACY
I hereby certify that the plan shown and the data thereon were prepared by me or under my direct supervision and that I am a duly licensed and qualified land surveyor in the State of South Carolina. I am a member in good standing of the South Carolina Surveyors Association.

Terry M. Watson, R.L.S.
July 30, 1996
Terry M. Watson, R.L.S. No. 760
See Remarks

If signature does not appear in red, do not record.



NOTE: THIS PLAT MEETS THE REQUIREMENTS OF THE Horry COUNTY PLANNING COMMISSION AS OF THIS DATE. IF A LOT IS NOT INDICATED WITHIN 10 FEET, THERE MAY BE ADDITIONAL IMPROVEMENTS REQUIRED BY THE Horry COUNTY PLANNING COMMISSION AT ADDITIONAL COST.



- NOTES:
1. THE 100-YEAR FLOOD BOUNDARY HAS OBTAINED DIRECTLY FROM FEMA FLOOD PSP #08060304 F, (EFFECTIVE DATE APRIL 2, 1993). THIS PROPERTY IS LOCATED IN FLOOD ZONE X-OUT.
 2. THIS PROPERTY IS SUBJECT TO ANY EASEMENT OR RESTRICTION OF PUBLIC RECORD.
 3. THIS PROPERTY IS ZONED AG.
 4. THERE HAS BEEN NO DETERMINATION OF HAZARDOUS WASTE ON THIS PROPERTY.
 5. THIS NO. 194-27-01-001, 003, 004, 006, 007, 008, AND 009 IS REDESIGNATED TO MAKE LOTS 17, 18, 19, 20, 21, AND 22.

LINE	DIRECTION	DISTANCE	ANGLE
L1	N102°17'00"W	20.17'	
L2	S10°29'37"E	20.00'	
L3	S10°00'00"E	20.00'	
L4	N10°00'00"W	20.00'	
L5	N10°00'00"W	20.00'	

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1860.00'	4491.03'	3448.87'	609.46'	N00°17'37"E	03°28'40"
C2	1860.00'	456.26'	344.24'	609.46'	S00°17'37"W	03°28'39"
C3	1860.00'	707.46'	378.87'	717.72'	N17°15'00"E	03°01'01"
C4	1860.00'	109.66'	86.29'	88.20'	S17°54'00"W	02°59'54"
C5	1860.00'	648.31'	324.15'	648.31'	S17°15'00"W	03°14'24"
C6	1290.00'	37.22'	29.46'	37.22'	N00°00'00"E	00°00'00"
C7	1290.00'	76.07'	37.63'	76.07'	N00°22'27"E	00°22'51"
C8	1290.00'	76.07'	37.63'	76.07'	N00°00'00"E	00°22'51"
C9	1290.00'	76.07'	37.63'	76.07'	N00°00'00"E	00°22'51"
C10	1290.00'	76.07'	37.63'	76.07'	N00°00'00"E	00°22'51"
C11	1290.00'	76.07'	37.63'	76.07'	N00°00'00"E	00°22'51"
C12	1290.00'	76.07'	37.63'	76.07'	N00°00'00"E	00°22'51"
C13	1290.00'	76.07'	37.63'	76.07'	N00°00'00"E	00°22'51"
C14	1290.00'	122.72'	51.36'	122.72'	N10°15'00"E	03°17'11"
C15	1290.00'	76.07'	37.63'	76.07'	N00°00'00"E	00°22'51"
C16	1290.00'	76.07'	37.63'	76.07'	N00°00'00"E	00°22'51"
C17	1290.00'	100.04'	50.02'	100.04'	N02°27'47"E	00°27'18"
C18	1290.00'	100.04'	50.02'	100.04'	N02°27'47"E	00°27'18"
C19	1290.00'	100.04'	50.02'	100.04'	N02°27'47"E	00°27'18"
C20	1290.00'	76.84'	38.42'	76.84'	N10°15'00"E	03°17'11"
C21	25.00'	30.25'	17.74'	25.71'	N00°00'00"E	00°42'31"
C22	25.00'	108.77'	47.64'	81.02'	N02°00'00"E	00°42'31"

NO.	DATE	DESCRIPTION	BY
1	08/02/96	ADDED NOTE ABOUT RESUBDIVIDING LOTS	T.M.W.
		CORRECTED FEMA MAP DATE	

TMS NO. 194-27-01-001 THRU 025

DRAWER G-59D