

# SANDRIDGE

±129 ACRES IN NORTH MYRTLE BEACH, SC

## SANDRIDGE

# EXECUTIVE SUMMARY

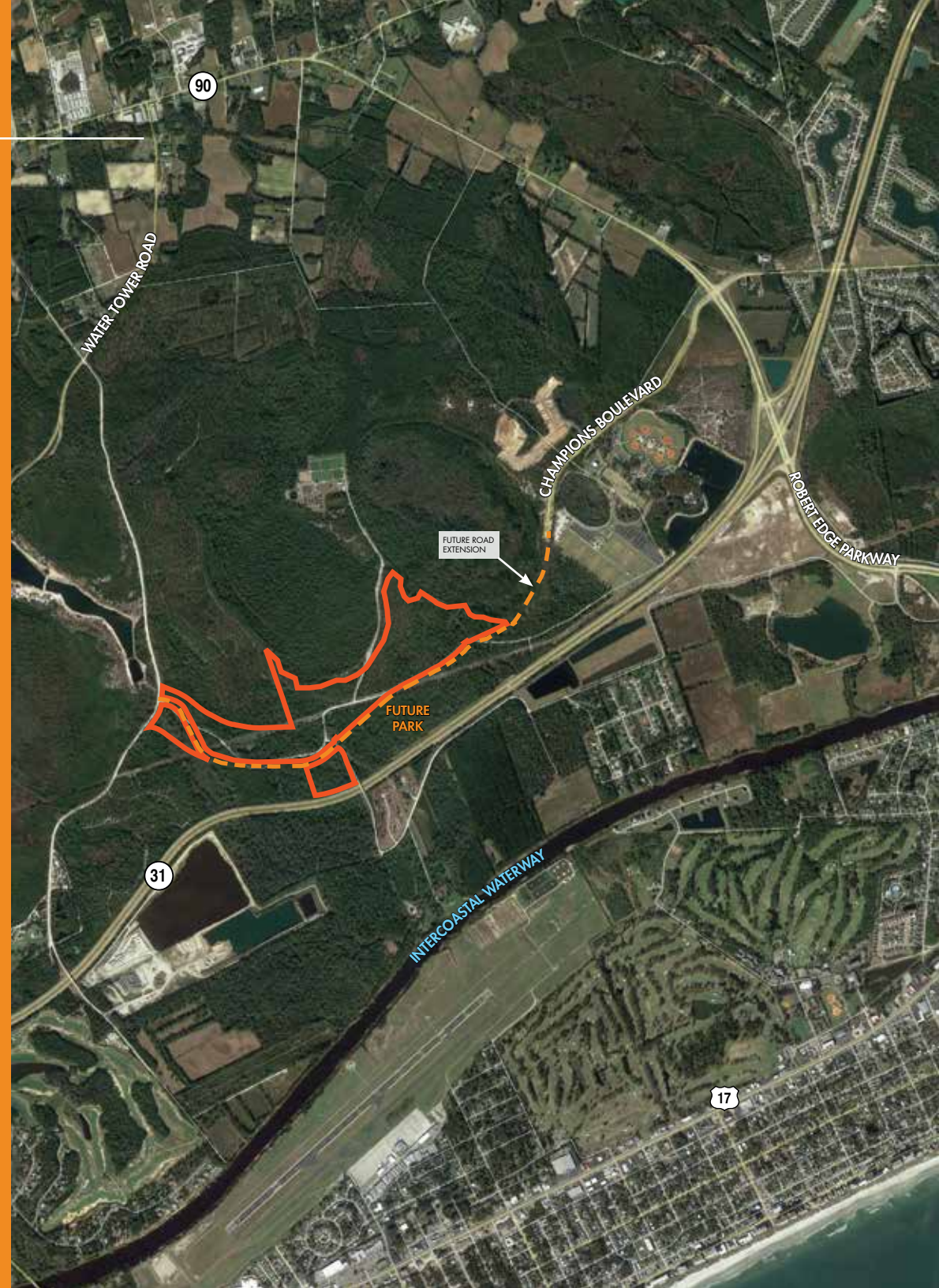
## A RARE OFFERING IN THE GRAND STRAND

On behalf of Foundry Commercial, we are pleased to present the opportunity to purchase the remaining  $\pm 129$  acres of land within the Sandridge master-planned development in North Myrtle Beach, Horry County, South Carolina. The Myrtle Beach market is experiencing a housing boom and was recently named the second fastest growing metro market in the US, according to the US Census Bureau.

The offering consists of  $\pm 129$  gross acres of land ( $\pm 105$  upland acres) within the  $\pm 1,600$  acre mixed-use master-planned Sandridge community. The Sandridge development is conveniently located at the US Highway 31/Carolina Bays Parkway and US Highway 90/Robert Edge Parkway interchange. The location provides for direct access to the regional North-South thoroughfare, US Highway 17, which leads through the heart of North Myrtle Beach. Sandridge is convenient to an abundance of retail and entertainment amenities and is a mere four miles to Myrtle Beach's pristine beaches.

Located at the Champions Boulevard extension, the property is adjacent to one of the region's most sought-after amenities, the \$16 million North Myrtle Beach Park and Sports Complex. This provides the property with an abundance of in-place recreational amenities to serve the new development.

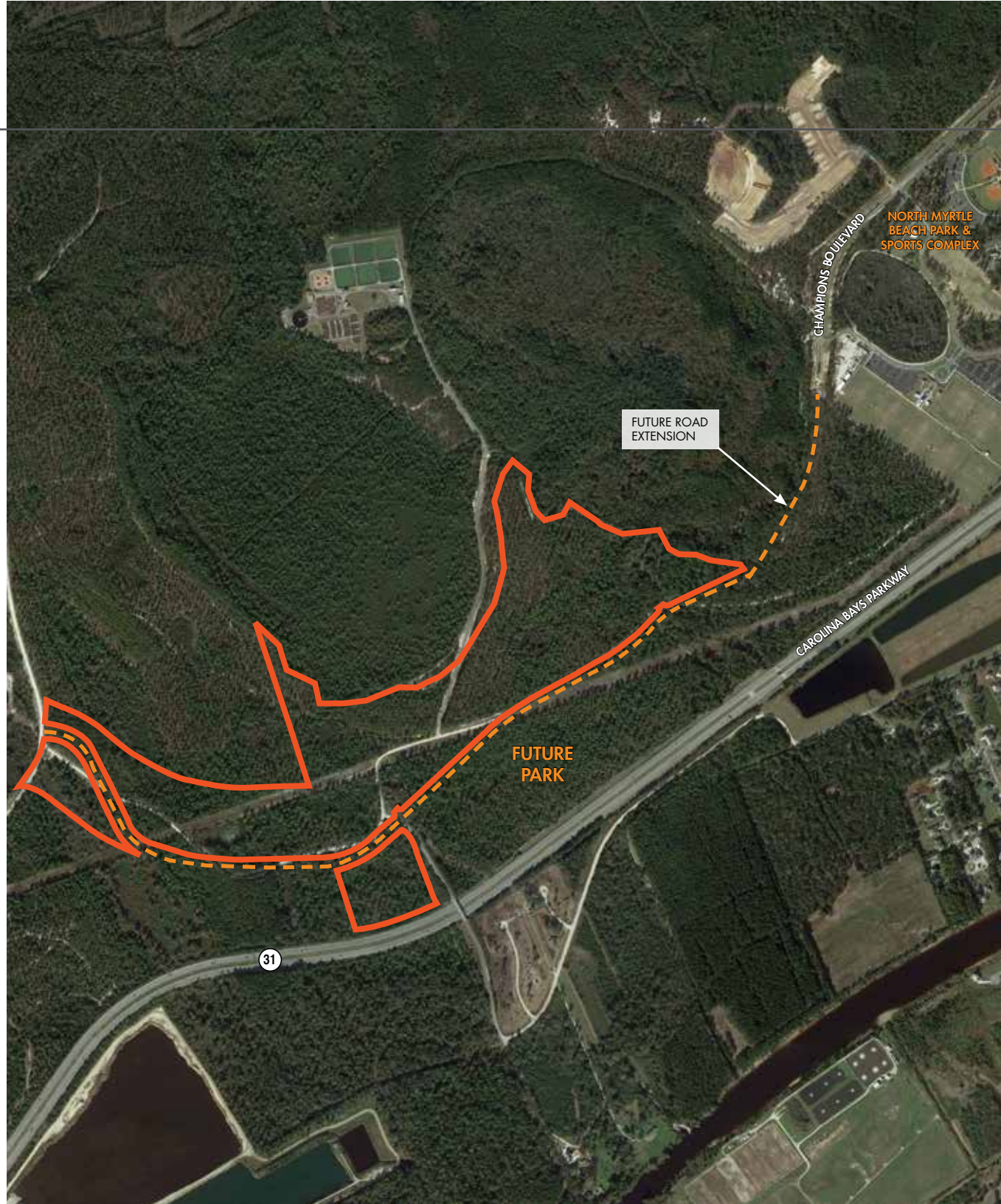
Sandridge features a favorable Mid-Rise Multifamily Residential (R-2A) zoning designation that allows for residential development up to 750 dwelling units. The site is ideally suited for medium to high density single family residential development as the zoning allows for a wide range of construction types, flexible lot widths, and maximum housing densities.



SANDRIDGE

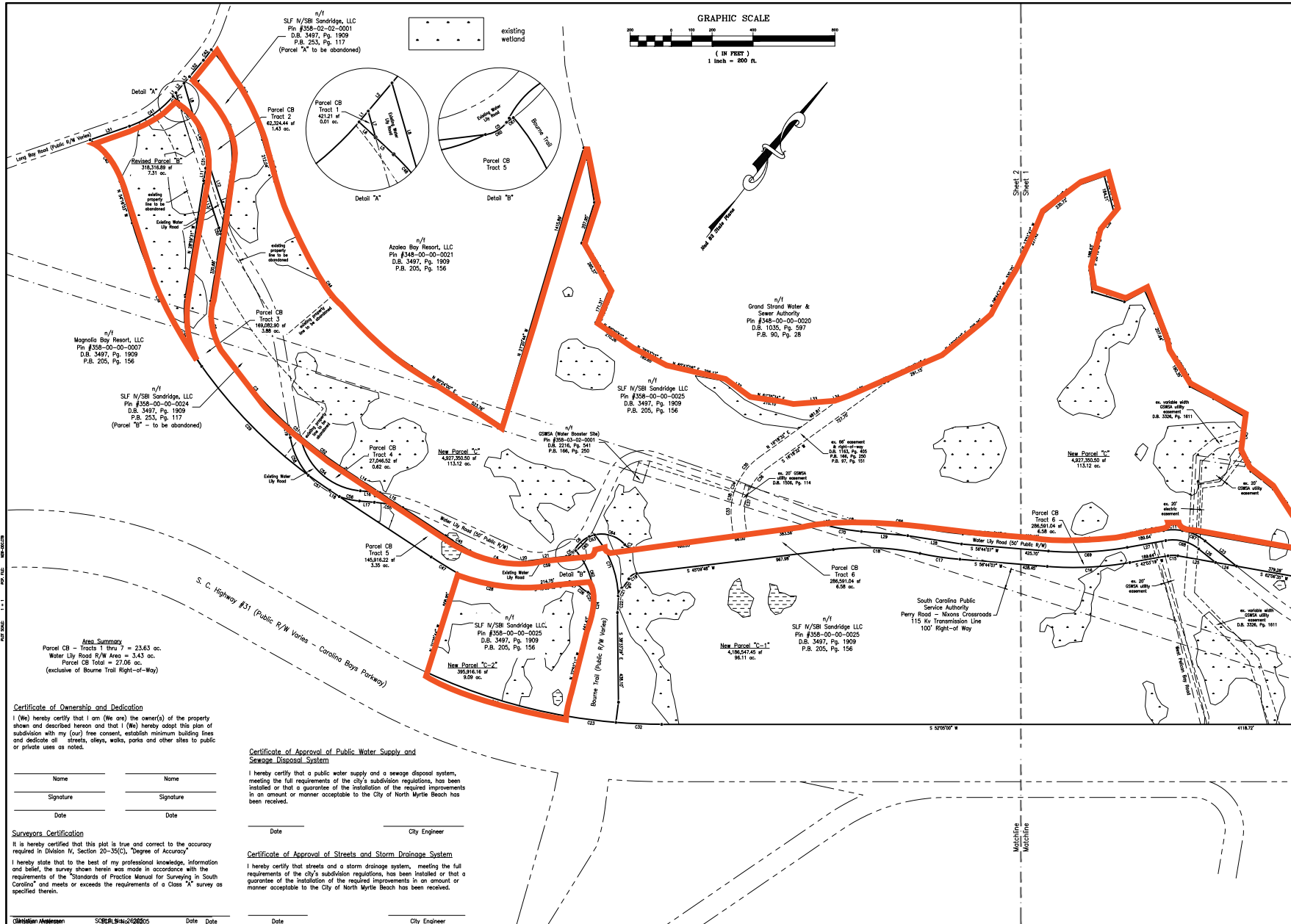
# PROPERTY INFORMATION

<b>ADDRESS</b>	Champions Boulevard, North Myrtle Beach, SC
<b>PIN #</b>	34800000036, 35804010001, 35803030001
<b>COUNTY</b>	Horry County
<b>MUNICIPALITY</b>	City of North Myrtle Beach
<b>ZONING</b>	Mid-Rise Multifamily Residential (R-2A)
<b>ALLOWABLE PRODUCT TYPES</b>	SFD 50' lot widths/5' setbacks Zero lot line attached SFD Townhome Duplex Multiplex Mid Rise Apartment Garden Apartment Assisted Living Nursing Home
<b>ALLOWABLE UNITS</b>	Up to 750
<b>ACREAGE</b>	± 129.52 gross acres ± 105.05 upland acres
<b>UTILITIES</b>	Municipal Water and Sewer
<b>LIST PRICE</b>	Call for Details





# FUTURE DEVELOPMENT EXHIBIT



**Area Summary**  
 Parcel CB - Tracts 1 thru 7 = 23.63 ac.  
 Water Lily Road R/W Area = 3.43 ac.  
 Parcel CB Total = 27.06 ac.  
 (exclusive of Bourne Trail Right-of-Way)

**Certificate of Ownership and Dedication**  
 I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (We) hereby adopt this plan of subdivision with my (our) free consent, establish minimum building lines and dedicate all streets, alleys, walks, ponds and other sites to public or private uses as noted.

_____ Name	_____ Name
_____ Signature	_____ Signature
_____ Date	_____ Date

**Surveyors Certification**  
 It is hereby certified that this plot is true and correct to the accuracy required in Division IV, Section 20-35(C), "Degree of Accuracy"

I hereby state that to the best of my professional knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the "Standards of Practice Manual for Surveying in South Carolina" and meets or exceeds the requirements of a Class "A" survey as specified therein.

\_\_\_\_\_  
Date Date

**Certificate of Approval of Public Water Supply and Sewage Disposal System**

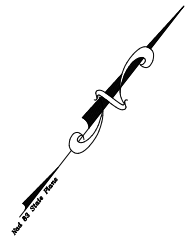
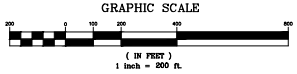
I hereby certify that a public water supply and a sewage disposal system, meeting the full requirements of the city's subdivision regulations, has been installed or that a guarantee of the installation of the required improvements in an amount or manner acceptable to the City of North Myrtle Beach has been received.

\_\_\_\_\_  
Date City Engineer

**Certificate of Approval of Streets and Storm Drainage System**

I hereby certify that streets and a storm drainage system, meeting the full requirements of the city's subdivision regulations, has been installed or that a guarantee of the installation of the required improvements in an amount or manner acceptable to the City of North Myrtle Beach has been received.

\_\_\_\_\_  
Date Date City Engineer



DDC ENGINEERS, INC.  
 No. 00036



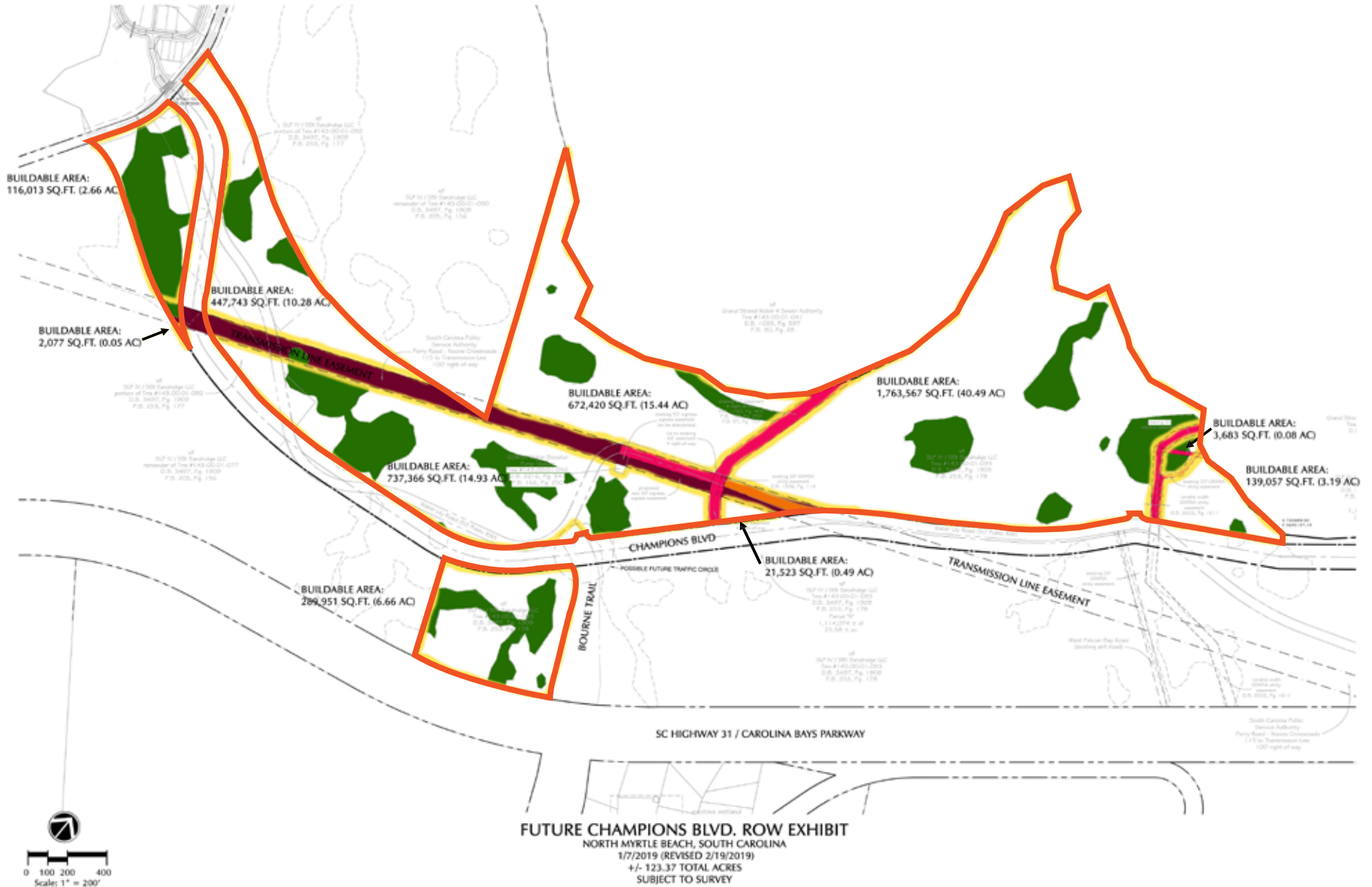
No.	DATE	REVISION	DESCRIPTION	BY
1	07/17/19			

Prepared For: SLF W/SB Sandridge, LLC  
 2022 Oak Street, Suite 200  
 Myrtle Beach, SC 29577

Map of Parcel CB  
 Little River Township, Horry County, South Carolina  
 Boundary, Subdivision & Recombination Plat  
 Prepared For: SLF W/SB Sandridge, LLC  
 2022 Oak Street, Suite 200  
 Myrtle Beach, SC 29577

File No.: 19050E  
 Sheet No.: 2 of 2

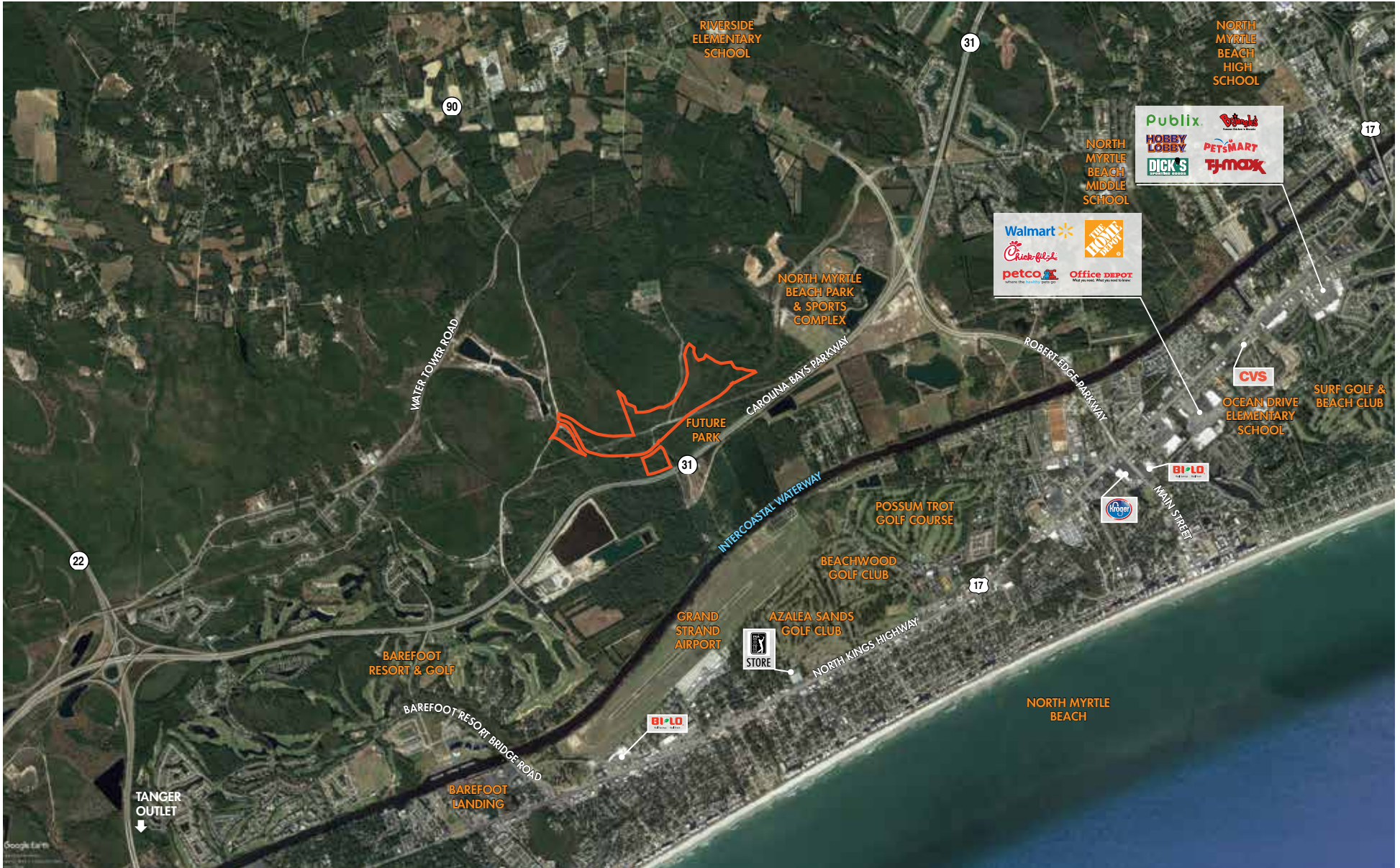
# FUTURE DEVELOPMENT EXHIBIT



# FUTURE PARK AREA - AMENITY



# AREA AMENITIES





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North Myrtle Beach Park and Sports Complex.

Adjacent to the property is the renowned North Myrtle Beach Park and Sports Complex. The Park features baseball and soccer fields, eight tennis courts, batting cages, scenic walking/biking trails, two dog parks, playgrounds, picnic shelters, a zip line/high ropes course experience, and an inflatable water park.



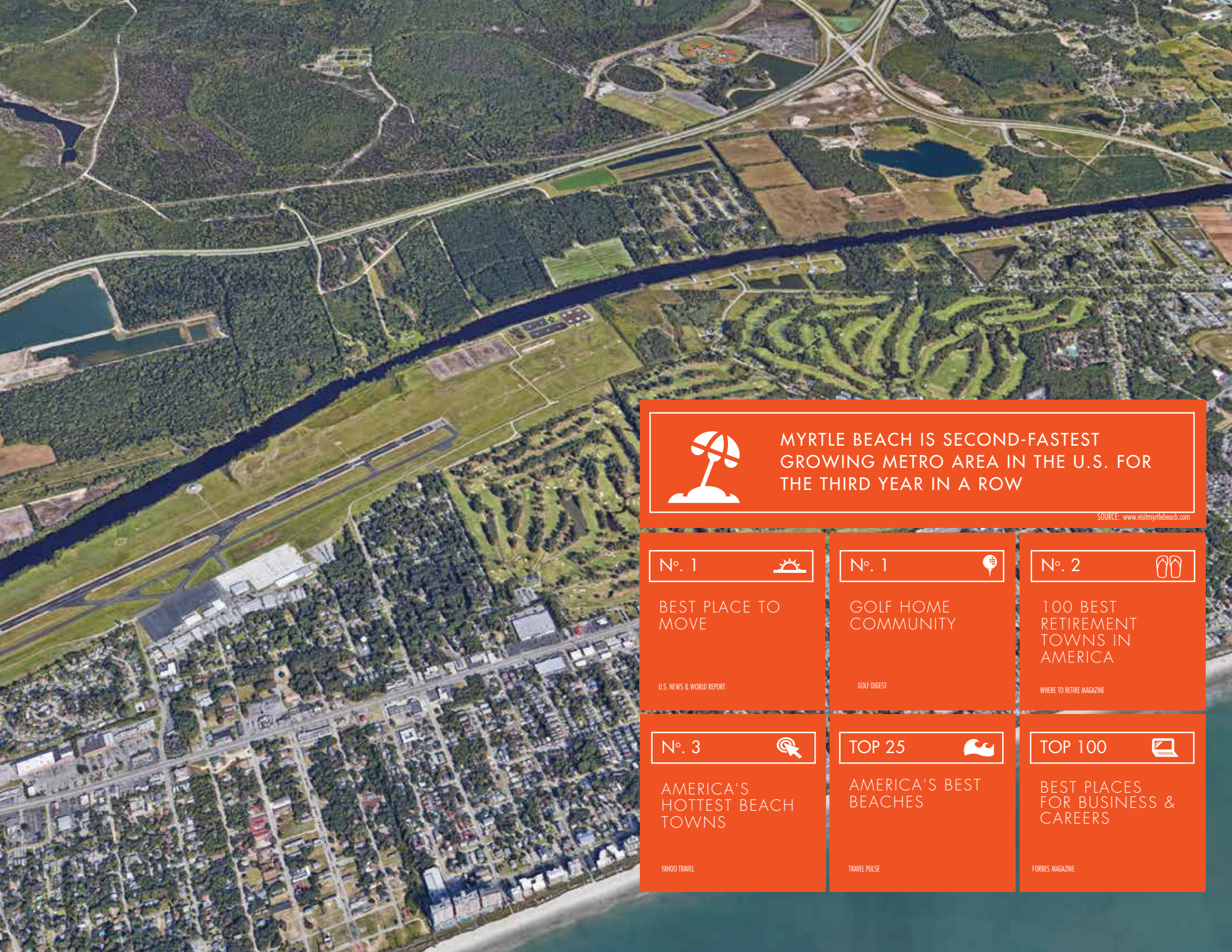
# DEMOGRAPHICS



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 ESTIMATED POPULATION	76	14,357	31,573
2024 PROJECTED POPULATION	90	17,060	37,441
2019 ESTIMATED HOUSEHOLDS	38	7,017	15,542
2024 PROJECTED HOUSEHOLDS	42	7,671	16,923
AVERAGE HH INCOME	\$74,082	\$65,846	\$66,089
MEDIAN HH INCOME	\$58,688	\$52,958	\$56,910
2019 TOTAL BUSINESSES	-	1,249	2,498
2019 TOTAL EMPLOYEES	6	11,359	22,975

SOURCE: Sites USA



MYRTLE BEACH IS SECOND-FASTEST GROWING METRO AREA IN THE U.S. FOR THE THIRD YEAR IN A ROW

SOURCE: [www.vistmyrtlebeach.com](http://www.vistmyrtlebeach.com)

Nº. 1



BEST PLACE TO MOVE

U.S. NEWS & WORLD REPORT

Nº. 1



GOLF HOME COMMUNITY

GOLF DIGEST

Nº. 2



100 BEST RETIREMENT TOWNS IN AMERICA

WHERE TO RETIRE MAGAZINE

Nº. 3



AMERICA'S HOTTEST BEACH TOWNS

YAHOO TRAVEL

TOP 25



AMERICA'S BEST BEACHES

TRAVEL PULSE

TOP 100



BEST PLACES FOR BUSINESS & CAREERS

FORBES MAGAZINE

# ACCOLADES

## 2018 MYRTLE BEACH ACCOLADES

- Most Excellent Places to Travel - *TripAdvisor*
- America's Best Small Cities - *Resonance Consultancy*
- Reader's Choice: Best Overall Destination and Favorite Destination for Accommodations & Hospitality - *Sports Destination Management*
- Best Places People Are Moving To - *U.S. News & World Report*
- 20 Best Vacations for Teens & Parents Alike - *TripAdvisor*
- 25 Best Beaches in The United States - *Travel Pulse*
- Best Family Summer Vacations - *U.S. News & World Report*
- Top Destination Areas for Retirees - *Where to Retire*
- Best South Carolina Beaches - *USA Today 10best*
- Most Affordable Beach Towns in America - *Coastal Living*
- 2018 Best Family Beach Vacations in The USA - *U.S. News & World Report*
- Best South Carolina Attractions - *USA Today 10best*
- Travelers' Choice Awards: The Top Destinations For 2018 - *Afar Magazine*
- Best Destinations for A Last-Minute Vacation - *Travel Pulse*
- East Coast Vs. West Coast: Battle of The Beaches - *Compass + Twine*
- 10 Best East Coast Beaches - *Travel Channel*
- Say "See Ya" To Winter in These 25 Cities - *Expedia*
- Greenest City Awards - *Insurify*
- Great Southern Dog Parks - *Southern Living*
- Best Family Beaches - *Family Vacation Critic*
- Most Bikeable Coastal Cities in America - *Brooklyn Bicycle Company*
- Beach Bash: 25 Of the Best Beaches in America - *ReviewIt Magazine*
- Visit Myrtle Beach Promotes Inclusivity as Autism-Friendly Destination – *HSMAl Adrian Award*
- Best Family-Friendly Spring Break Destinations on A Budget – *Select Quote*
- Top 15 Beaches on The East Coast – *Town & Country*
- 2018 Best Botanical Gardens – *USA Today*

SOURCE: [www.visitmyrtlebeach.com](http://www.visitmyrtlebeach.com)





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