KEYSTONE
COMMERCIAL REALTY

COMMERCIAL LAND FOR SALE

Exeter Boulevard Lots

2609 SOUTH OCEAN BOULEVARD MYRTLE BEACH, SC 29577



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OFFERING SUMMARY

Sale Price:	$3,100,000
Lot Size:	0.88 Acres
Zoning:	Mixed-Use High Density (MU-H) City of Myrtle Beach, SC.

PROPERTY OVERVIEW

OFFERED FOR SALE: Is one Oceanfront Lot and one 2nd Row Lot located on South Ocean Boulevard in Myrtle Beach, SC. The Ocean Front lot is very deep and will accommodate on-site parking and amenities not possible on most oceanfront lots.

NEIGHBORHOOD:

These lots are located in the South Ocean Boulevard District and are within comfortable walking distance to Springmaid Pier, Downwind Watersport Rentals, Myrtle Beach State Park and several Oceanfront Dining Options. The property is also in close proximity to the Horry County International Airport, and Market Commons which is a NEW Specialty Retail/Dining/ Entertainment District.

PROPERTY HIGHLIGHTS

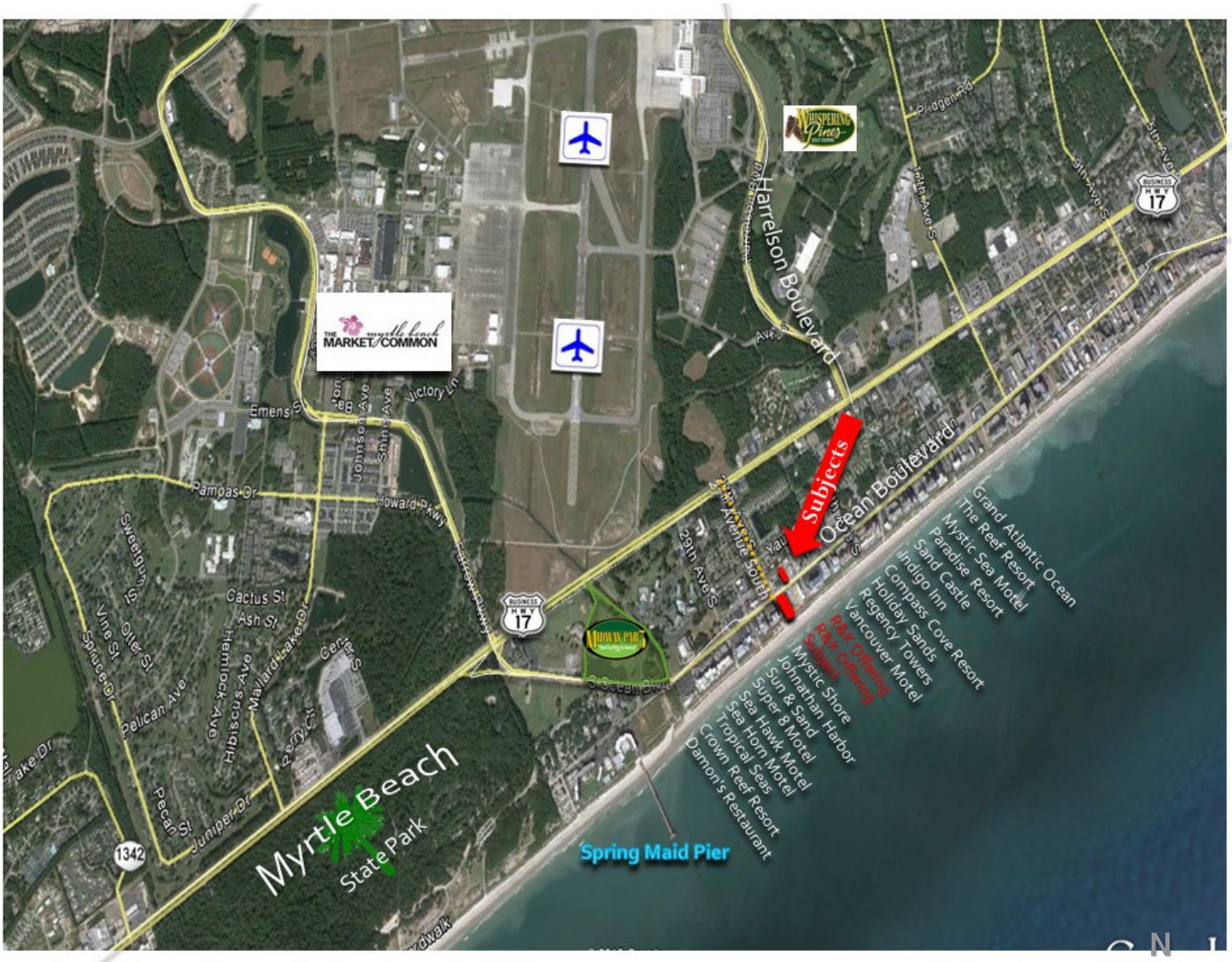
- Consists of Two (2) Lots Totaling Approximately 0.88 Acres.
- Identified as PIN #44501030125 & PIN #44501030517, City of Myrtle Beach, the County of Horry, SC.
- One (1) Ocean Front Lot Approximately 104.94' of Ocean Frontage and Approximately 267.36' deep.
- One (1) 2nd Row Lot is Approximately 70' on South Ocean Boulevard and 150' deep.
- City of Myrtle Beach Impact Fees 58 ERUs prepaid from prior development.
- Annual Real Estate Taxes 2019 $36,422, City of Myrtle Beach, County of Horry, SC.
- Average Daily Traffic Count-12,300 (Source: SCDOT 2019).
- Close proximity to Springmaid Pier, Downwind Sails Watersports and Myrtle Beach State Park.
- Close proximity to Myrtle Beach International Airport and The Market Common.

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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.

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Myrtle Beach & the Grand Strand

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, and numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America's top vacation destinations, the area hosts an estimated 16 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel.

Beaches

Hotels, condos, and resorts create a mini-skyline along downtown Myrtle Beach, where the sandy beaches are long and deep, and the crowds are family-oriented. The Myrtle Beach State Park provides more than 300 acres of piney woods and access to a sandy beach; cast your line into the ocean water from a fishing pier.

Shopping

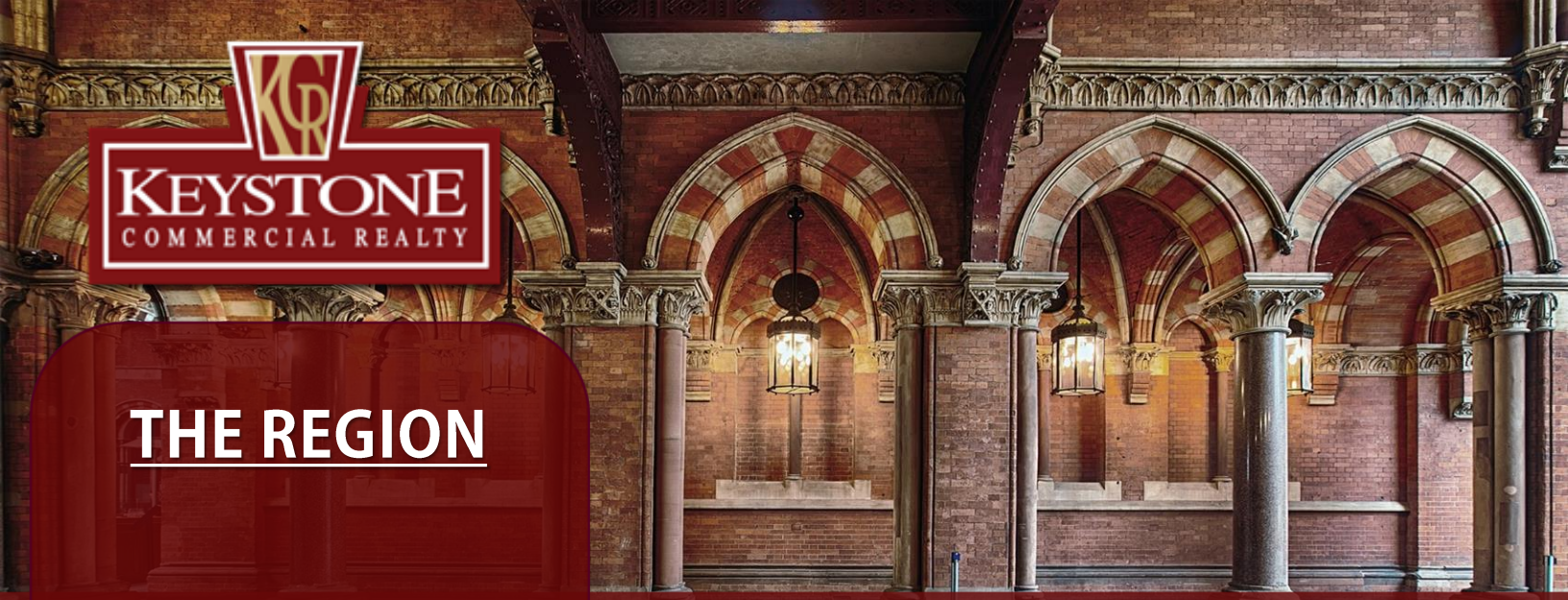
Specialty shops line the pathways of the shopping centers at Barefoot Landing and Broadway at the Beach, and fireworks in the summer lend a festive air. Bargain hunt for brands such as Reebok and Polo Ralph Lauren at Tanger Outlets. Urban critics applaud the work-play-live development at The Market Common, which offers restaurants, a movie theater, and residential homes atop upscale storefronts.

Eating and Drinking

Many major chains and sports-celebrity restaurants are found here, including Hard Rock Café, The House of Blues and Greg Norman's Australian Grill. Away from the chains, look for waterside spots serving fresh local seafood in unvarnished Low Country preparations. Or give decorum a rest and head to, Calvin Gilmore’s Carolina Opry which packs in crowds nightly.

Attractions

Renowned for its thrilling entertainment venues and exciting attractions, Myrtle Beach is one of the nation's most sought after tourist destinations. Meet locals on the golf course -- there are more than 100 to choose from. Myrtle Beach Board Walk, 1.2 miles long, named the nations #3 boardwalk by National Geographic. Myrtle Waves, one of the largest water parks on the east coast. Family Kingdom Amusement Park, a classic seaside amusement park, named #5 best amusement park in the country. Broadway at the Beach, a large entertainment festival complex including the Pavilion Nostalgia Park, Ripley's Aquarium, Magiquest, and Jimmy Buffett's Margaritaville. Also, look for the Skywheel, NASCAR SpeedParks, Wild Water and Wheels, Ocean Water Sports, Alabama Theater and Medieval Times. The list of exciting family friendly entertainment is abundant and is waiting just for you.



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THE REGION

#1 BEST PLACES TO LIVE IN SOUTH CAROLINA
US News & World Report, 2020

Ranked # 3
Best Places to Live By the Beach in the U.S.
US News & World Report, 2020

BEST FAMILY BEACH VACATION
RANKED #6
US News & World Report, 2020

Second Fastest Growing Metropolitan Area in the Country
U.S. Census Bureau, 2019

BEST PLACES TO RETIRE
RANKED #11
US News & World Report, 2020

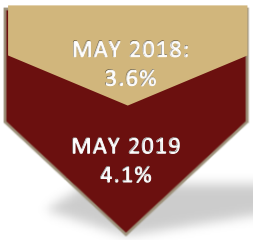
MYRTLE BEACH, SC.
Metropolitan Statistical Area

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America's top vacation destinations, the area hosts an estimated 16 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel.

	2010	2018	2023
Population U.S. Census Bureau	376,722	467,292	533,198
Total Households U.S. Census Bureau	158,522	196,299	244,089
Avg. Household Income U.S. Census Bureau		$68,058	$77,206

EMPLOYMENT,
Bureau of Labor Statistics





UNEMPLOYMENT RATE
Bureau of Labor Statistics