



A 201-ACRE DEVELOPMENT OPPORTUNITY IN THE HEART OF MYRTLE BEACH

# PINE ISLAND

---

MYRTLE BEACH, SOUTH CAROLINA

FOUNDRY  
COMMERCIAL



# CONTENTS

- 1 EXECUTIVE SUMMARY
- 2 ASSET OVERVIEW
- 3 PROJECT INFORMATION
- 6 LOCATION OVERVIEW



## PINE ISLAND

# EXECUTIVE SUMMARY

Foundry Commercial is pleased to present a residential development opportunity in the heart of Myrtle Beach, South Carolina. Due to its pristine beaches, low cost of living, top rated schools, and access to amenities, Myrtle Beach is in the midst of a housing boom. US census data indicates that Myrtle Beach is the second fastest growing metropolitan market in the country and the fastest growing market on the East Coast. The region welcomes in excess of 16,300 new residents annually, almost 45 per day.

The Pine Island tract is a rare offering in the established Carolina Forest/Forest Brook area in the core of the Myrtle Beach market. Located between the Tanger Outlets and Broadway at the Beach, the site is minutes away from an abundance of retail amenities, the area's top golf courses, the most popular beaches, and the entertainment attractions that attract over 19 Million tourists annually.

Not just a retirement destination, the tract is located in the region's sought-after Carolina Forest school district, attracting young families and retirees alike. Further evidence that home buyers value the location, Pine Island is situated between two of the region's top master planned communities, Berkshire Forest and Bella Vita which are currently experiencing an unprecedented new home sales pace.



## **PINE ISLAND**

# **ASSET OVERVIEW**

Pine Island is a ± 201 acre residential development opportunity located in the established core Myrtle Beach market. The offering is for a bulk sale of the land, however, the property has three conceptual pods that may be able to be purchased individually.

### **UNRIVALED LOCATION**

While most development opportunities are in sprawling suburban areas, the Pine Island tract is central to the quality of life conveniences and attractions that draw residents to the region.

### **UNPRECEDENTED MARKET GROWTH**

Myrtle Beach is the #1 fastest growing metro market on the East Coast, experiencing 16,000+ new residents annually.

### **TOP RATED SCHOOLS**

The Carolina Forest school district is a sought-after district and has facilitated the rapid growth of the submarket.

### **EXPEDITED APPROVALS**

The tract features in-place "Resort Commercial" zoning allowing high density development. The opportunity is a blank canvas for the developer to design their neighborhood as they feel suited, while the site plan approval process will be quick and seamless given the in-place zoning, easy connectivity to public utilities, and the development support of local municipalities.

PINE ISLAND

# PROJECT INFORMATION

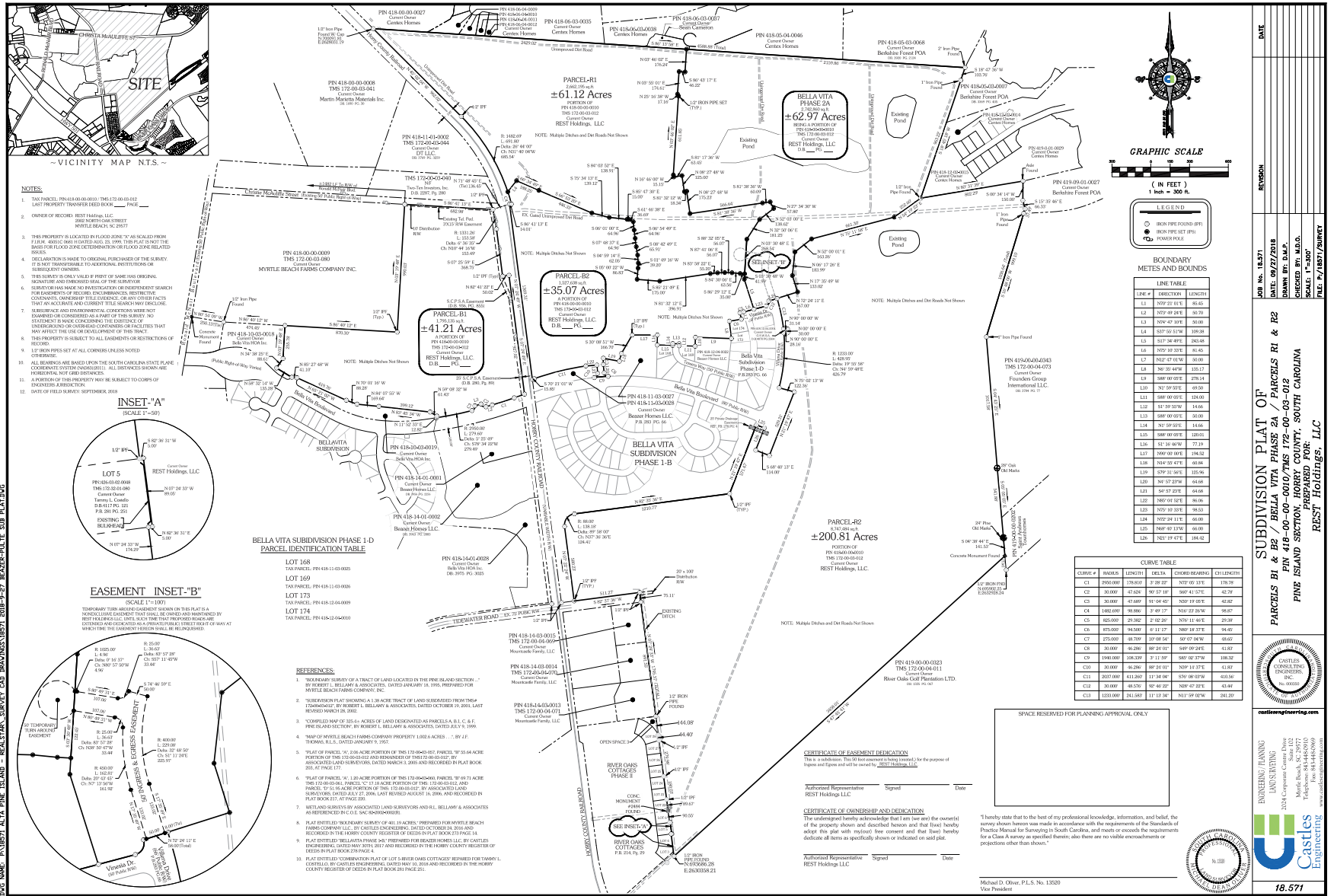
PROJECT INFORMATION

TRACT SIZE	±200.81 ACRES
ZONING	Resort Commercial
ALLOWABLE USES	High Density Residential
NET USABLE ACRES	±175 upland acres
UTILITIES	Municipal water and sewer
PRICING	Bulk Sale \$12,000,000 (\$60,000 per acre)
POD PRICING	To be determined



# PROPERTY INFORMATION

## SITE PLAN



**DATE:** \_\_\_\_\_

**REVISION:** \_\_\_\_\_

**JOB NO.:** 18-571

**DATE:** 09/27/2018

**DRAWN BY:** D.M.P.

**CHECKED BY:** M.D.O.

**SCALE:** 1"=100'

**FILE #:** P/1857/SUMY

**SUBDIVISION PLAT OF PARCELS B1 & B2 / BELLA VITA PHASE 2A / PARCELS R1 & R2 PIN 418-00-00-0010/TMS 172-00-00-03-012 PINE ISLAND SECTION, HORRY COUNTY, SOUTH CAROLINA PREPARED FOR: REST Holdings, LLC**

**ENGINEERING/PLANNING:** CASTLES CONSULTING INC. (Professional Seal)

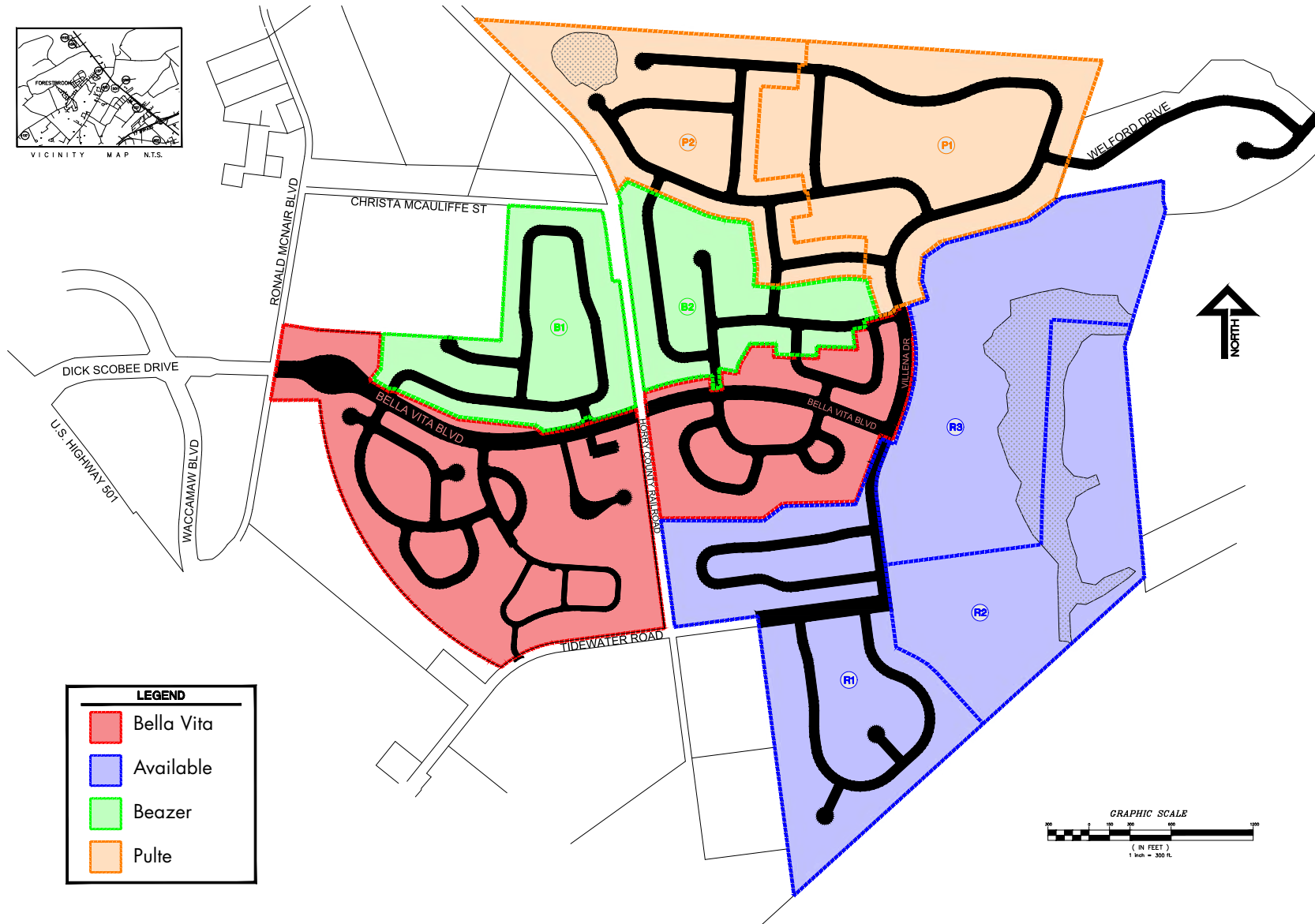
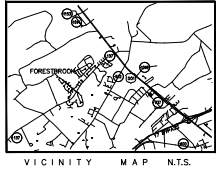
**LAND SURVEYING:** CASTLES CONSULTING INC. (Professional Seal)

**2024 Composite Census: Steve Smith, Marla Beck, SC 29127, Telephone: 803-415-8509, www.castlesengineering.com**

**18.571**

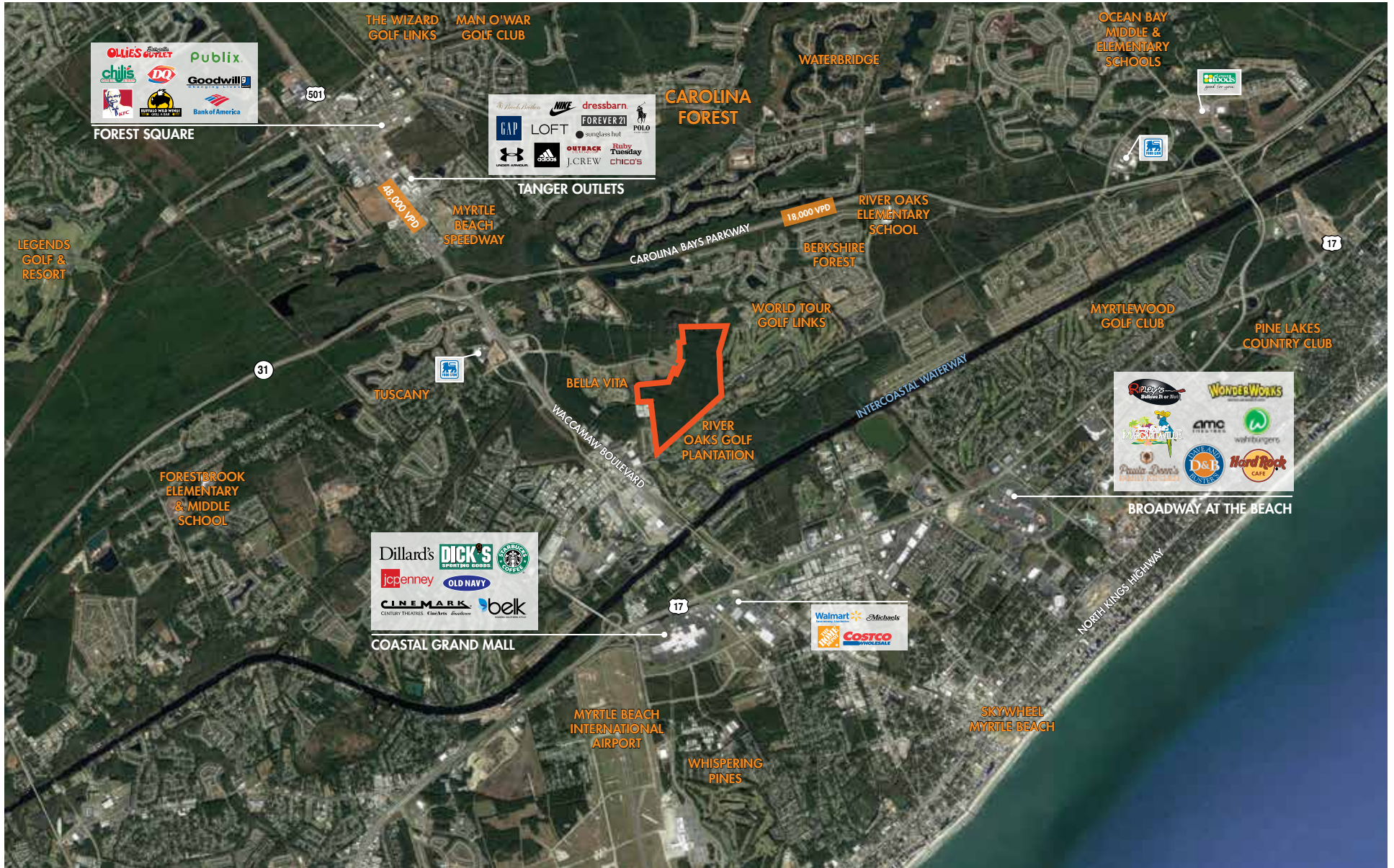
# PROPERTY INFORMATION

## SITE PLAN- POTENTIAL PODS



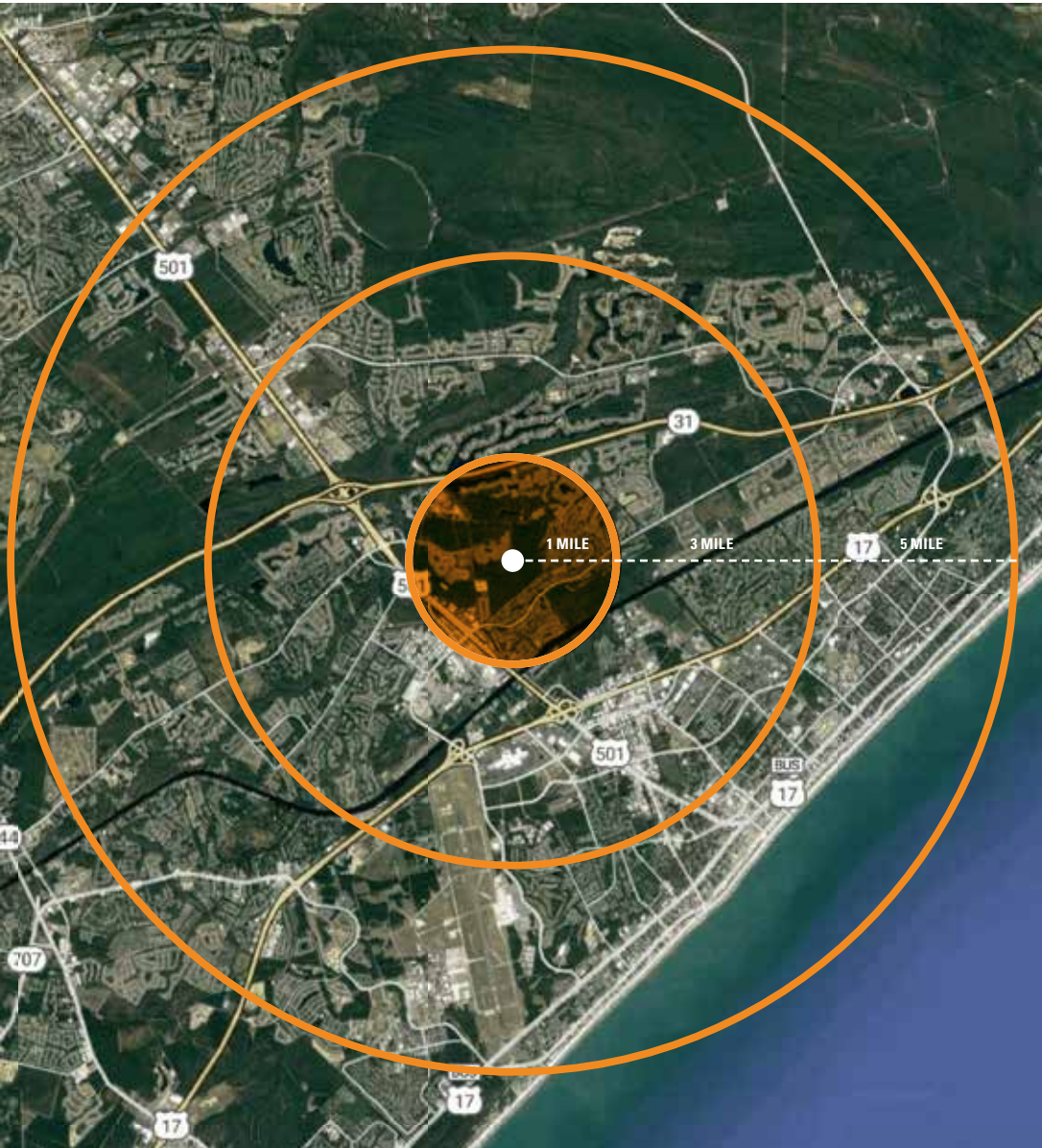
LEGEND	
	Bella Vita
	Available
	Beazer
	Pulte

# AREA NEIGHBORHOODS & AMENITIES





# LOCATION OVERVIEW



## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2018 EST. POPULATION	3,633	41,365	91,364
2023 PROJ. POPULATION	4,183	48,156	106,961
2018 EST. AVERAGE HOUSEHOLD INCOME	\$46,694	\$60,210	\$60,912
2018 EST. MEDIAN HOUSEHOLD INCOME	\$47,758	\$51,396	\$50,905
2018 EST. PER CAPITA INCOME	\$24,436	\$25,831	\$26,978
2018 ESTIMATED HOUSEHOLDS	1,901	17,709	40,409
2023 PROJECTED HOUSEHOLDS	1,999	18,813	43,227

PINE ISLAND

# LOCATION OVERVIEW

## MYRTLE BEACH METRO AREA

#1

U.S. Golf  
Destinations

Golf.com Reader's Choice Awards

#2

Best Beaches in  
America

Travel Channel

#1

Best Places People  
Are Moving in 2018

U.S. News & World Report

#2

Fastest Growing  
U.S. Metro Markets

Census Bureau

#10

Best Places to Retire  
In The U.S

Retire Magazine, 2018

#6

Most Affordable Coastal  
Towns in America

Coastal Living

419,000

2017 Residents in the  
Myrtle Beach metro area

90

Golf Courses

19M

Visitors Per Year

1,800+

Full-Service Restaurants

99%

Cost of  
Living Index

60

Miles of  
Pristine Beaches

\$7B

Annual Economic Impact of  
Tourism in Local Markets

73

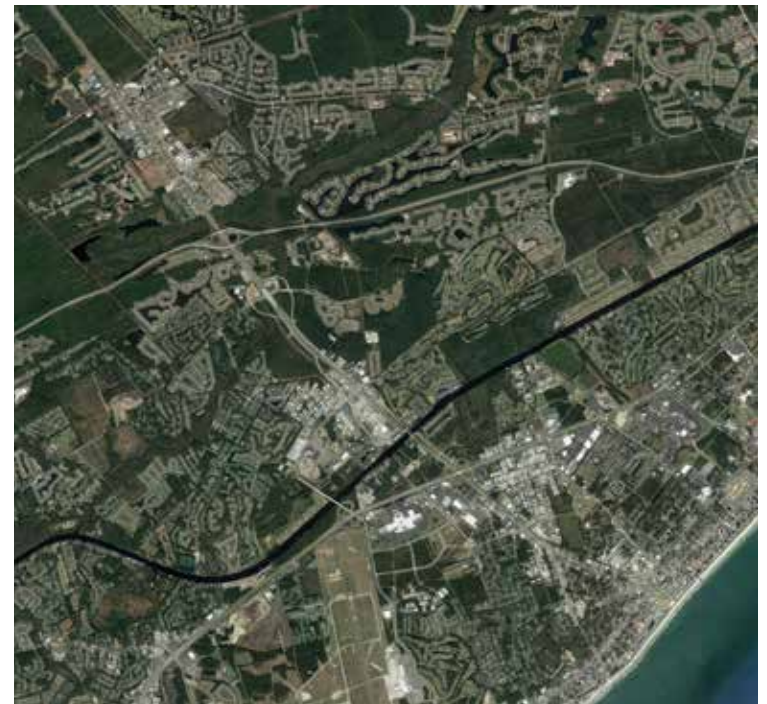
Degrees Average  
Annual Temperature

## PINE ISLAND

# 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 – *HSMIA 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*





**KARL HUDSON IV, CCIM**

Senior Vice President  
(919) 987 1012  
karl.hudson@foundrycommercial.com

**MATT GILLIAM**

Vice President  
(919) 987 1010  
matt.gilliam@foundrycommercial.com

**FOUNDRY**  
COMMERCIAL

[foundrycommercial.com](http://foundrycommercial.com)

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.