



**Dolphin Tract
Signalized Intersection
2700 Highway 17 South
North Myrtle Beach, SC. 29582**

GENERAL SITE INFORMATION:

- Signalized Intersection of U.S. Highway 17 and 17th Avenue South
- Approximately .89 +/- Acres, (38,855 Square Feet)
- Approximately 250' of Frontage on Highway 17 South
- Average Daily Traffic Count-41,800 (Source: SCDOT 2017)
- Identified as: TMS #156-03-36-020, City of North Myrtle Beach, SC.
- Annual Real Estate Taxes 2017: \$11,312.78

IMPROVEMENTS:

- Two Curb Cuts onto Highway 17 South and One Curb Cut onto 27th Avenue South
- Deceleration Lane for Northbound Traffic

ZONING:

- Highway Commercial (HC), City of North Myrtle Beach, SC.

OFFERING:

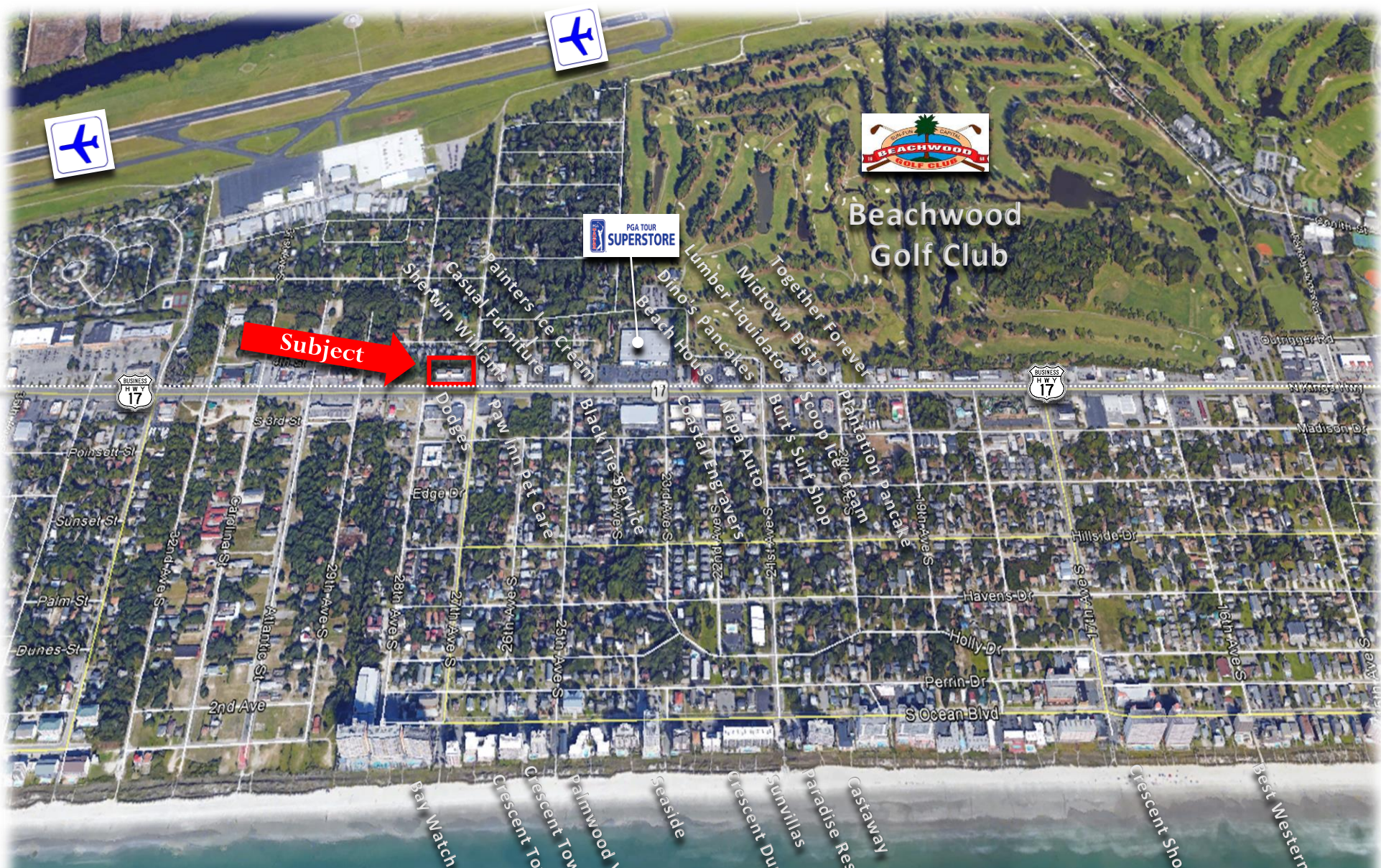
- Offered for Lease at Sixty Five Thousand Dollars (\$65,000) per Year, NNN
- Possible Build-To-Suit for Qualified Tenant(s)

CONTACT:

**B.W. "Rusty" Helm
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**

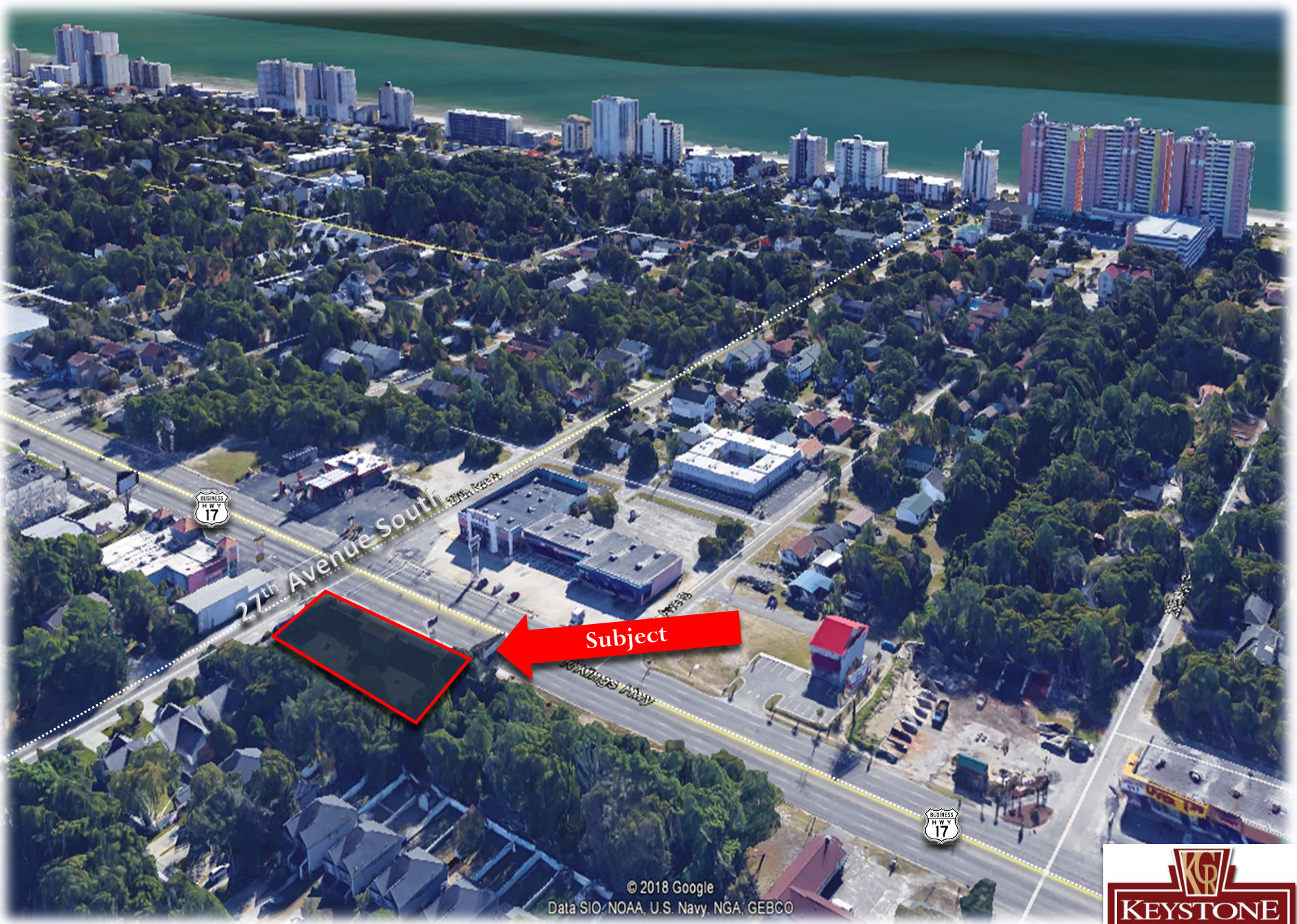


Beachwood
Golf Club



Subject →





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Data SIO, NOAA, U.S. Navy, NGA, GEBCO



CITY OF SOUTH CAROLINA
Horry County

CERTIFICATE OF ACCURACY
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT TO THE ACCURACY REQUIRED IN ORDINANCE 4, SECTION 20-20(C) (2008) OF ACCURACY
I, **TIMOTHY L. DAVIS**, STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 2 SURVEY AS SPECIFIED THEREIN.

TIMOTHY L. DAVIS, P.L.S. # 27449
4618 MAIN STREET
LORIS, S.C. 29569
PHONE 843-756-2029
DAVISTIM@COMCAST.NET



CERTIFICATE OF OWNERSHIP AND RESIGNATION
THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (OR AM) THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (OR WE) HEREBY ACCEPT THIS (PLAT OF) (CONVEYANCE/PLAT) WITH MY (OUR) FREE CONSENT AND THAT I (OR WE) HEREBY RESIGN ALL CLAIMS AS SPECIFICALLY SHOWN OR INDICATED ON SAID PLAT.

NAME: _____ SIGNATURE: _____ DATE: _____
NAME: _____ SIGNATURE: _____ DATE: _____

- NOTES:**
- 1) THIS PARCEL IS LOCATED IN FLOOD ZONE X AS SHOWN ON PANEL NO. 4003000000 N DATED AUGUST 23, 1988 - FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP.
 - 2) PARENT PLAN NO.: PLAN # 2017-10-01-0000
 - 3) DATE OF FIELD SURVEY: APRIL 26, 2018
 - 4) THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.
 - 5) OWNER OF RECORD: HORRY SUPPLY CORPORATION
 - 6) LAND USE: COMMERCIAL
 - 7) TOTAL ACRES: 0.89 ACRES
 - 8) S.C. GEODETIC CONTROL: SC 100 NETWORK
 - 9) REFERENCE: DEED BOOK 214, PAGE 33
PLAT BOOK 2, PAGE 126

Timothy L. Davis, P.L.S.
Land Surveyor
4618 Main Street
Loris, S.C. 29569
843-756-2029



CITY OF N. MIDDLE BEACH
LITTLE RIVER TOWNSHIP
HORRY COUNTY
SOUTH CAROLINA
SCALE: 1" = 30'
DATE: APRIL 25, 2018
JOB # 084-18



- LEGEND:**
- I.P.S. IRON PIPE SET
 - I.P.F. IRON PIPE FOUND
 - I.A.S. IRON ROD SET
 - I.A.F. IRON ROD FOUND
 - R.S.S. REBAR SET
 - R.S.F. REBAR FOUND
 - P.C.S. P.C. NAIL SET
 - P.C.F. P.C. NAIL FOUND
 - C.P. COMPOSITE POINT
 - S.S.F. RAILROAD SPINE SET
 - S.S.F. RAILROAD SPINE FOUND
 - C.C.S. CONCRETE MONUMENT SET
 - C.C.F. CONCRETE MONUMENT FOUND
 - L.S.S. LIGHTWOOD STAKE FOUND

CERTIFICATE OF NON-EVALUATION FOR WATER AND SEWER AVAILABILITY
THE PROPERTY OWNER OF RECORD HEREBY ACKNOWLEDGES THAT THE SURVEYED PARCELS AND OR TRACTS INDICATED HAVE NOT BEEN EVALUATED TO DETERMINE THE AVAILABILITY OF ON-SITE WASTE DISPOSAL SYSTEMS OR PROVISIONS OF PUBLIC UTILITY OR SANITARY SERVICES. ACCEPTANCE OF THIS PLAT SHALL BEYOND ANY IMPLICATION OR IMPLICATION BY HORRY COUNTY THAT THE LOTS OR OTHER LAND DIVISIONS SHOWN HEREON ARE CAPABLE OF BEING SERVED BY ON-SITE DISPOSAL OR PUBLIC UTILITY OR SANITARY SERVICES UNLESS OTHERWISE STATED HEREON. ALL SURVEYED TRACTS AND/OR PARCELS INDICATED HAVE NOT BEEN REVIEWED FOR ON-SITE WASTE DISPOSAL SYSTEMS OR PUBLIC UTILITY OR SEWER SERVICES.

NAME: _____ SIGNATURE: _____ DATE: _____
NAME: _____ SIGNATURE: _____ DATE: _____

BOUNDARY SURVEY OF
LOTS 13 THRU 17
OF THE G. F. KIRTON SUBDIVISION
IN CRESCENT BEACH FOR
Laniado Properties, LLC