



THE BELL TRACT
U. S. Highway 17 North
North Myrtle Beach, SC. 29582

Offered FOR SALE this 0.67 Acre site with excellent exposure and access on U.S. Highway 17 in the City of North Myrtle Beach, South Carolina. The Property is situated near the signalized corner of 2nd Avenue North directly across from Lowes Home Improvement, Staples and Tuesday Morning, and within blocks to Home Depot, Lowes, Super WalMart, Publix, Ross, Pet Smart, TJ Maxx, and Hobby Lobby.

GENERAL DESCRIPTION:

- Site Consists of 0.67 Acres, 29,241 Square Feet, Survey Attached
- TMS # 144-06-03-058 County of Horry, South Carolina
- 99.96' Frontage on Highway 17 North
- 293.05' in Depth
- West Side of U.S. Highway 17 North at 2nd Avenue North
- Two blocks from the Main Street Connector (Robert Edge Parkway) which connects North Myrtle Beach to the Carolina Bays Parkway (Highway 31)
- Curb Cut off Highway 17
- 50' Rear Public Right of Way access to 2nd Avenue North
- Utilities Available to Site: Electricity, Water, Sewer, Cable
- Average Daily Traffic 46,600; Source: SCDOT 2014

ZONING:

- The Site Falls Under the Jurisdiction of the City of North Myrtle Beach, S.C.
- Entire Tract Zoned Highway Commercial (HC); Copy of Zoning Available Upon Request

OFFERING:

Fee Simple Sale \$849,000 (Eight Hundred Forty Nine Thousand Dollars)

CONTACT:

Ryan M. Earnest
Listing Agent

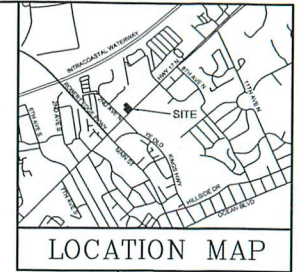
Keystone Commercial Realty, LLC, has prepared this document in order to market the sale of the above assets. The information contained herein has been compiled from sources believed to be reliable, but is in no way warranted or guaranteed by Keystone. Anyone considering this real estate opportunity is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



NOTES:

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. ALL OFFSETS ARE TO THE SIDING OF THE STRUCTURE.
3. FOR CURRENT ZONING AND SETBACK REQUIREMENTS, CONTACT THE CITY OF NORTH MYRTLE BEACH OFFICE OF PLANNING AND ZONING AT (843) 280-5583.
4. REFERENCE PLAT ENTITLED "MAP OF LOTS 5, 6, 9, & 10 BLOCK 154, TILGHMAN ESTATES", PREPARED BY C.B. BERRY, R.L.S., DATED JULY 18, 1993 RECORDED IN PLAT BOOK 76 @ PAGE 256.
5. THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON FEMA MAP No. 4501C0583.H, DATED AUGUST 23, 1992.
6. NO TITLE SEARCH PERFORMED BY THIS OFFICE.
7. I HEREBY CERTIFY THAT THIS IS A RESURVEY OF AN EXISTING LOT OF RECORD WITH NO BOUNDARY CHANGES WHATSOEVER.



50' UNNAMED / UNIMPROVED PUBLIC R/W

GRAVEL DRIVE

U.S. HIGHWAY 17 (PUBLIC R/W VARIES)

LOT 6
TMS# 144-06-03-067
STEVE MAIN
DB: 2745 PG: 1403

LOT 11
TMS# 144-06-03-056
NEW COMMUNICATIONS OF
THE CAROLINAS INC
DB: 3512 PG: 1209

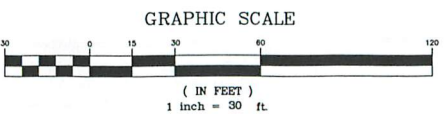
LOT 5, BLOCK 154
TMS# 144-06-03-058
J.C. BELL
29,241 SQ. FT.
0.67 ACRES
(UNIMPROVED LOT)

LOT 10
TMS# 144-06-03-055
RICHARD E. PETIT
DB: 1925 PG: 684

LOT 4, BLOCK 154
TMS# 144-06-03-042
J.C. BELL
19,259 SQ. FT.
0.44 ACRES

1 STY
CMU & STEEL FRAME
COMMERCIAL BUILDING
3,700 SQ. FT. +/-
#205 U.S. HWY 17 N.

LOT 2 & 3
TMS# 144-06-03-041
PAULINE L. LOWMAN
DB: PG:



CITY OF NORTH MYRTLE BEACH
MORTGAGE SURVEY OF LOT 4 & LOT 5, BLOCK 154, TILGHMAN ESTATES
- PREPARED FOR -
J.C. BELL

STATE OF SOUTH CAROLINA

ROBERT A. HERRY
Surveyor
No. 140419
DB

Eric N. Wilson, P.L.S.
Surveyor
No. 29524
DB

DECEMBER 10, 2014
Date

29524
S.C. Registration Number

KEYSTONE COMMERCIAL REALTY

CERTIFICATE OF ACCURACY

I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was 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 A survey as specified herein.

DECEMBER 10, 2014
Date

Eric N. Wilson
Eric N. Wilson, P.L.S.

29524
S.C. Registration Number

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