SEABREEZE LOT
Surgeons Drive
Portions of Lot 2
Myrtle Beach, SC. 29579

Offered FOR SALE: 1.0 Acre Lot in Carolina Forest Professional Park. This site is located within the trendy Carolina Forest Community and is ideally situated on the north side of Highway 501 between Myrtle Beach and Conway, South Carolina. Carolina Forest Professional Park is the home to medical offices, a gymnastic facility, and a developing physical therapy facility. The Professional Park allows a variety of different use types that could service the numerous surrounding Residential Developments of Walkers Woods, Covington Lakes, Waterbridge, Plantation Lakes, and The Farm.

GENERAL SITE INFORMATION:

- Approximately 1.0 Acre Lot (See Survey Plan Attached)
- Identified as a portion of PIN #39716010006, County of Horry, SC. (Subject to Subdivision)
- Drainage is Master Engineered and Drainage Ditch in Place
- Approximately 150' of Frontage and 278' Feet in Depth

ZONING:

- Community Commercial (CC) County of Horry, SC.

OFFERING:

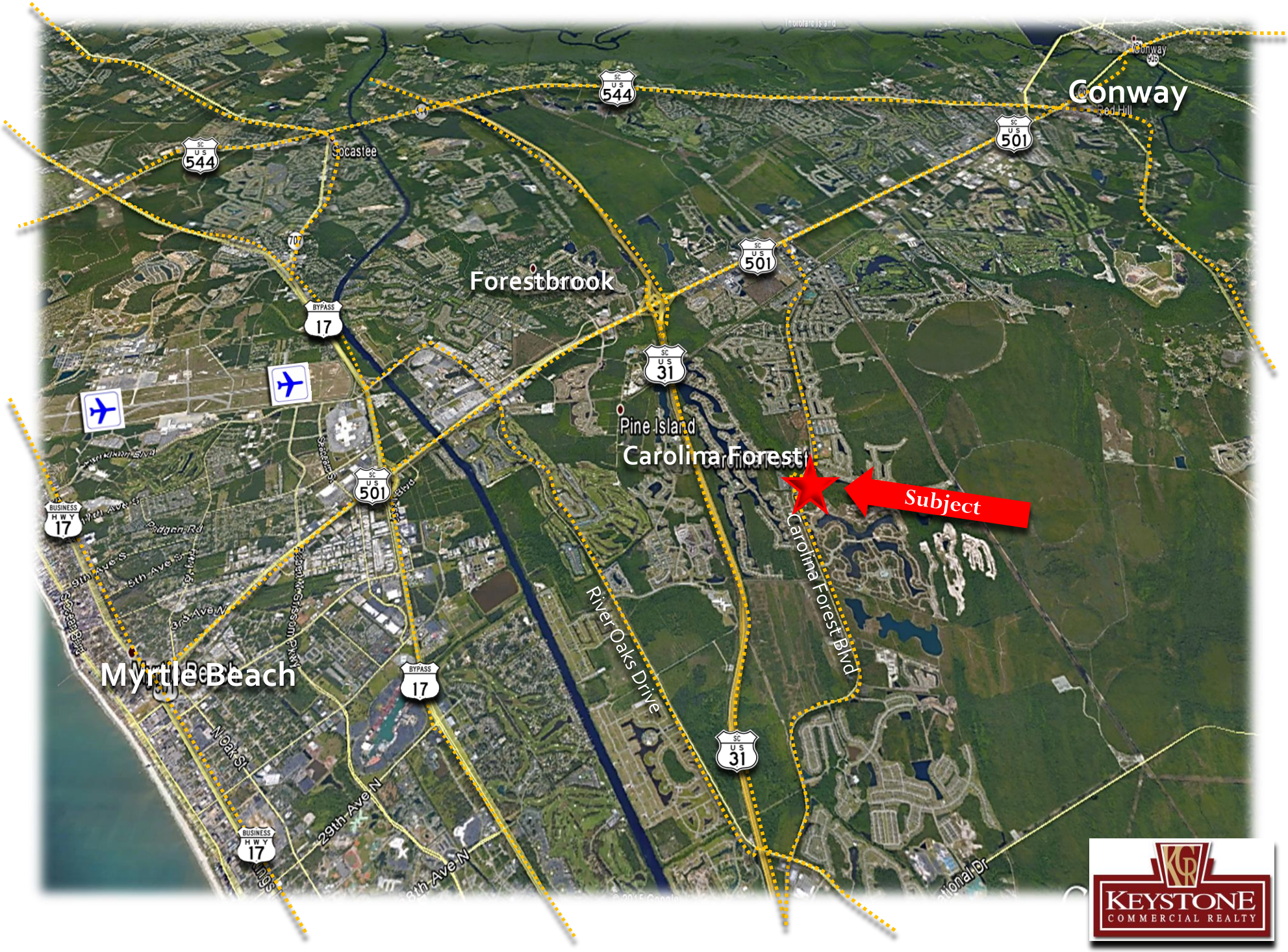
- Offered FOR SALE at One Hundred Ninety Nine Thousand Dollars ($199,000)

CONTACT:

Ryan M. Earnest / Val M. Trask Jr.
Listing Agents

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



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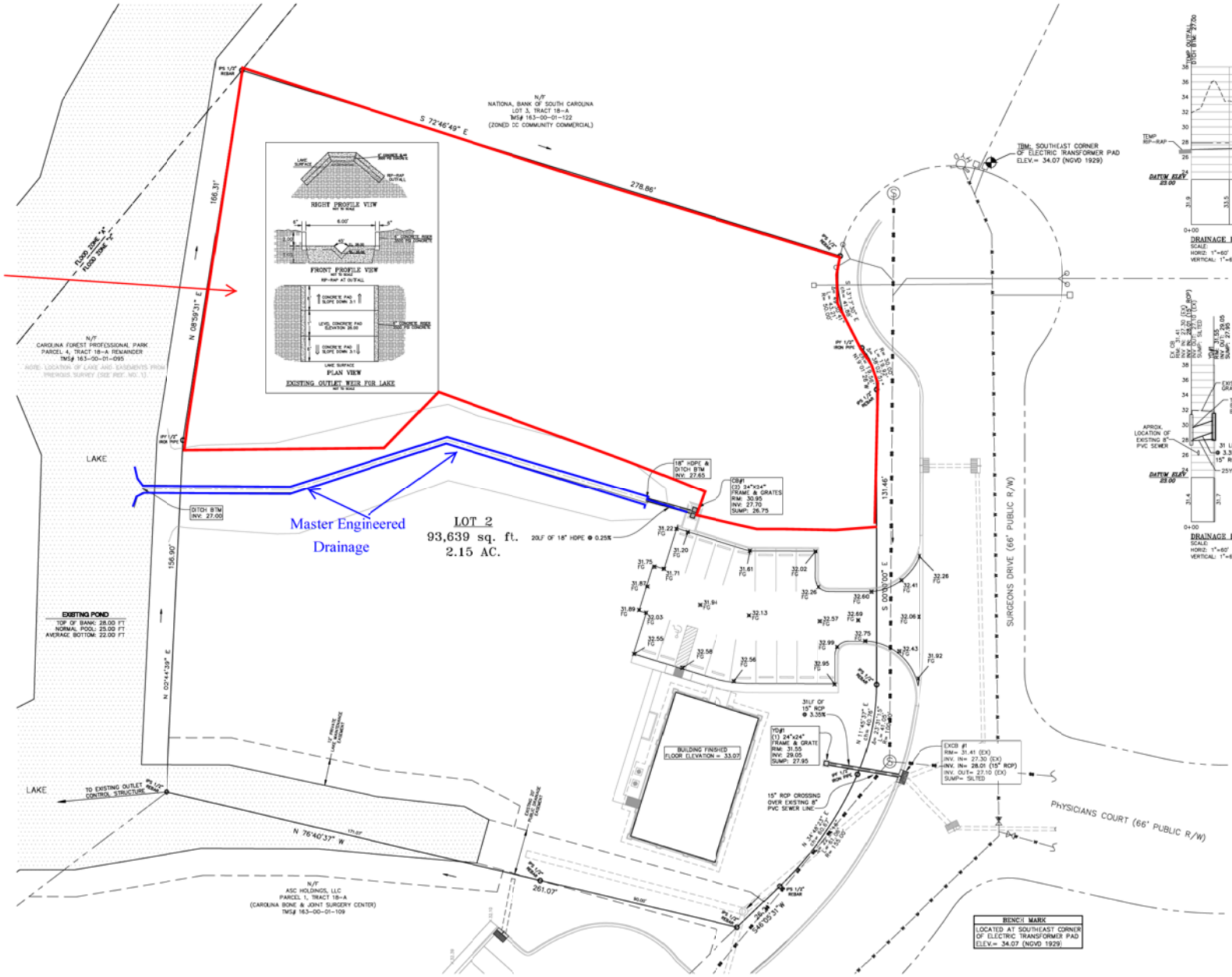
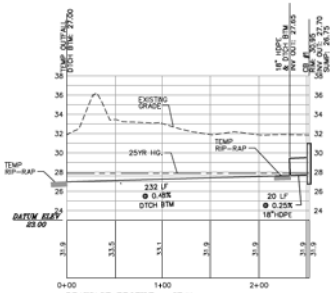
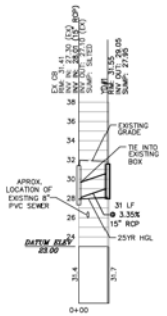




DRAINAGE PROFILE - CB#1
SCALE:
HORIZ: 1"=60'
VERTICAL: 1"=6'



DRAINAGE PROFILE - YD#1
SCALE:
HORIZ: 1"=60'
VERTICAL: 1"=6'

LEGEND	
10.00	ASBUILT FINISHED GRADE
FG	FINISHED GRADE (ASBUILT)
	EXISTING DITCH BASIN
	EXISTING JUNCTION BOX
	ASBUILT DRAINAGE PIPING
	EXISTING DRAINAGE PIPING
HDPE	HIGH DENSITY POLYETHYLENE PIPE
RCP	REINFORCED CONCRETE PIPE
BTM	BOTTOM (TEMPORARY DITCH)
SS-SS	EXISTING GRAVITY SEWER MAIN
W-W	EXISTING WATER MAIN
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING GATE VALVE
	IRON PIN
IPS	IRON PIN SET (1/2")
IPF	IRON PIPE/PIN FOUND
RBF	REBAR FOUND

OWNER/DEVELOPER:
JFF INVESTMENTS, LLC
P.O. BOX 13799
FLORENCE, SC 29504
[p] (843) 665-5572

CONTRACTOR:
WALKER INDUSTRIES, LLC
P.O. BOX 6243
FLORENCE, SC 29502
[p] (843) 667-4400

NOTES:
1. ALL FINISHED GRADE ELEVATIONS IN PARKING AREA WERE TAKEN AT EDGE OF ASPHALT PAVEMENT.

2. THE FACILITIES MEET THE APPROVED STORM WATER MANAGEMENT AND SEDIMENT CONTROL PLAN AND SPECIFICATIONS OR ACHIEVE THE FUNCTION FOR WHICH THEY WERE DESIGNED.

3. ALL ELEVATIONS SHOWN ARE BASED UPON NGVD 1929.

REFERENCES:
1. FINAL PLAT OF CAROLINA FOREST MEDICAL PARK, TRACT 18-A, BY ROBERT L. BELLAMY & ASSOCIATES DATED DECEMBER 19, 2003 WITH REVISIONS TO 01/29/04 AND RECORDED IN PLAT BOOK VOLUME 195 AT PAGE 173

2. CONSTRUCTION PLANS FOR SEABREEZE ORTHODONTICS, BY ROBERT L. BELLAMY & ASSOCIATES, INC., DATED 10/30/13.

2. TOPOGRAPHIC SURVEY & PLAT, LOT 2, TRACT 18-A, BY ROBERT L. BELLAMY & ASSOCIATES DATED AUGUST 2, 2012 AND REVISED 08/20/12.

ENGINEERS CERTIFICATION:
THE FACILITIES HAVE BEEN CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLAN, AND THE FACILITIES MEET THE APPROVED STORMWATER AND SEDIMENT CONTROL PLAN AND SPECIFICATION OR ACHIEVE THE FUNCTION FOR WHICH THEY WERE DESIGNED.

WILLIAM G. BELLAMY, PE SC#3718 DATE

HORRY COUNTY APPROVAL

KEYSTONE COMMERCIAL REALTY

4706 CLEANDER DRIVE
MYRTLE BEACH, S.C. 29577
PH# (843) 449-6463
FAX (843) 449-8369
RLB
ROBERT L. BELLAMY AND ASSOCIATES, INC.
CONSULTING ENGINEERS, PLANNERS AND SURVEYORS

W.O. No.: 4974-1
Scale: 1"=20'
Date: 8/21/13
Drawn By: BKG
Checked By: WGB
Approved By: WGB

DRAINAGE ASBUILT

SEABREEZE ORTHODONTICS

LOT 2, TRACT 18-A, CAROLINA FOREST PROFESSIONAL PARK
CONWAY TOWNSHIP, HORRY COUNTY, SOUTH CAROLINA
PREPARED FOR: JFF INVESTMENTS, LLC

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CAROLINA PROFESSIONAL ENGINEER ROBERT L. BELLAMY III NO. 12678 HLDC CERTIFICATE OF AUTHORIZATION

CAROLINA PROFESSIONAL ENGINEER AND LAND SURVEYOR 3718 WILLIAM G. BELLAMY

Dwg. No.
ABD1

Sheet 1 Of 1
Plan File No.: 560-G

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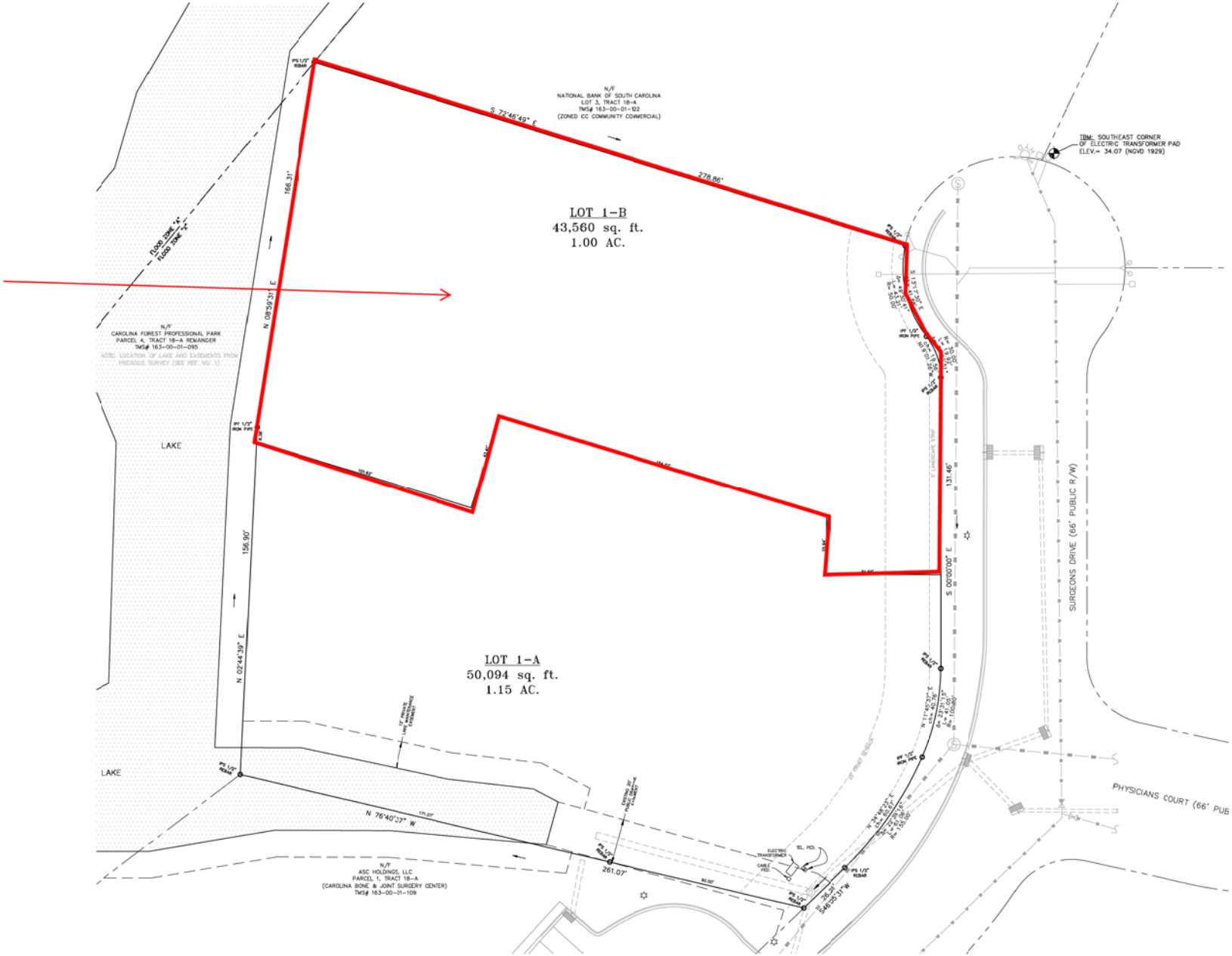

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