

OFFERING MEMORANDUM



38± Acres

HIGHWAY 9 W, LORIS, SC



blustrand
real estate group

38± Acres | Commercial Property | Horry County



Disclaimer: The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Blue Strand Real Estate Group (BSREG) and should not be made available to any other person or entity without the written consent of BSREG. This Offering Memorandum has been prepared to provide summarized, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. BSREG has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and any improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of any improvements thereon, or the financial condition or the business prospects of any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, BSREG has not verified, and will not verify, any of the information contained herein, nor has BSREG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the Information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

EXECUTIVE SUMMARY

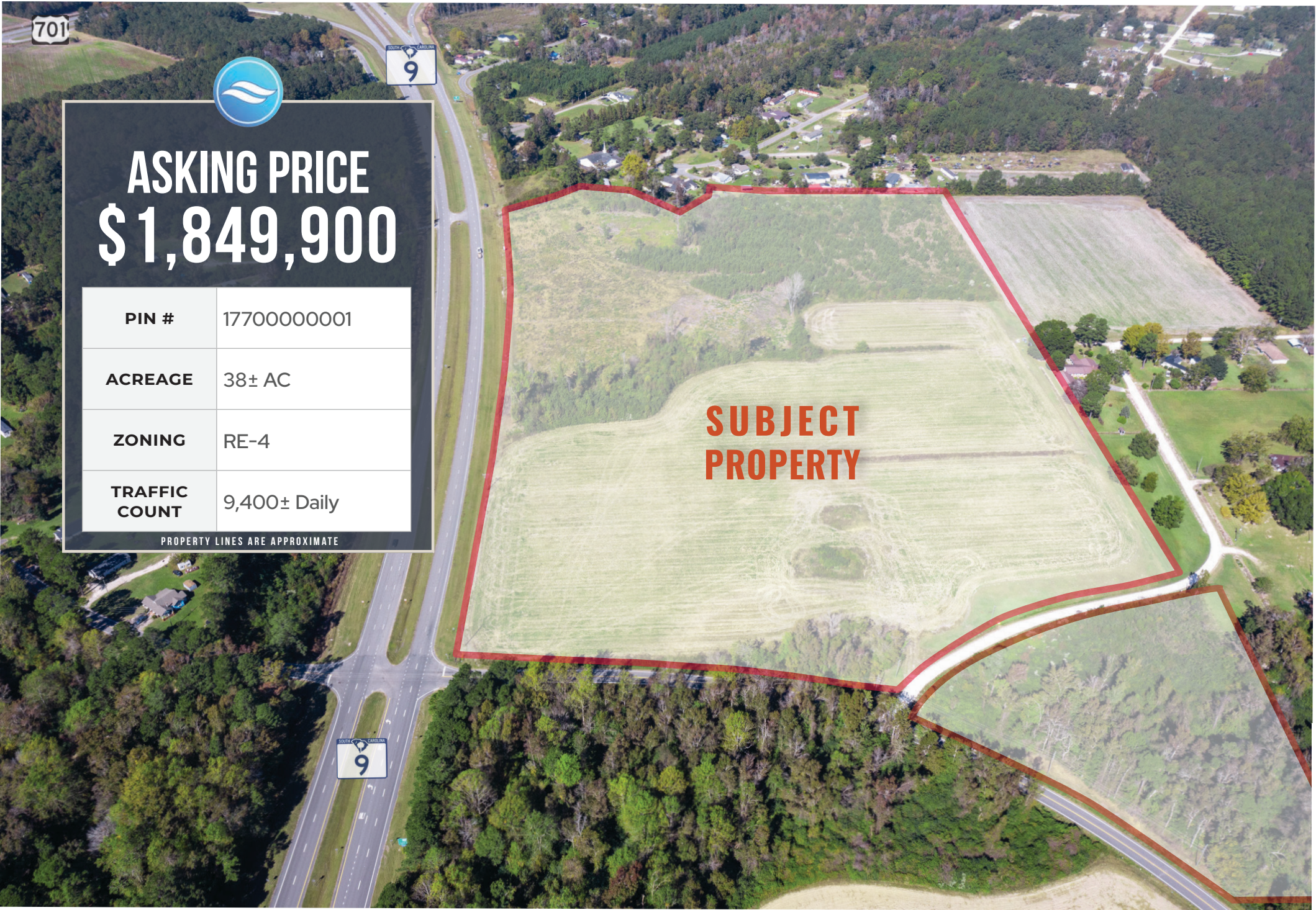
An exclusive opportunity to acquire 38± AC of highly visible commercial property located directly off Hwy 9, in Loris, SC.

Blue Strand Real Estate Group is pleased to present a 38.27-acre tract zoned High Bulk Retail (RE4). Located on Hwy 9 at the corner of Hwy 747, just east of the Hwy 701 interchange, this property offers approximately 1,450 feet of road frontage and high visibility with 9,400 vehicles passing daily. Water and sewer services are available through Grand Strand W&S, and the seller is willing to subdivide the tract if desired.

This versatile property permits a wide array of commercial uses, including automobile storage, vehicle and equipment sales, car washes, indoor amusement centers, gas stations, mini-warehouses, restaurants, wholesale outlets, and more. Its strategic location and flexible zoning make it ideal for businesses aiming to capitalize on the area's growth and traffic.

Don't miss out on this prime commercial opportunity!

ADDRESS	HWY 9 WEST
MUNICIPALITY	HORRY COUNTY
PARCEL ID #	17700000001
APPROXIMATE ACREAGE	38± ACRES
CURRENT USE	COMMERCIAL
ZONING	RE 4
WATER	GRAND STRAND WATER & SEWER
SEWER	GRAND STRAND WATER & SEWER
ELECTRICITY	SANTEE COOPER
AVAILABLE	IMMEDIATELY
ASKING PRICE	\$1,849,900

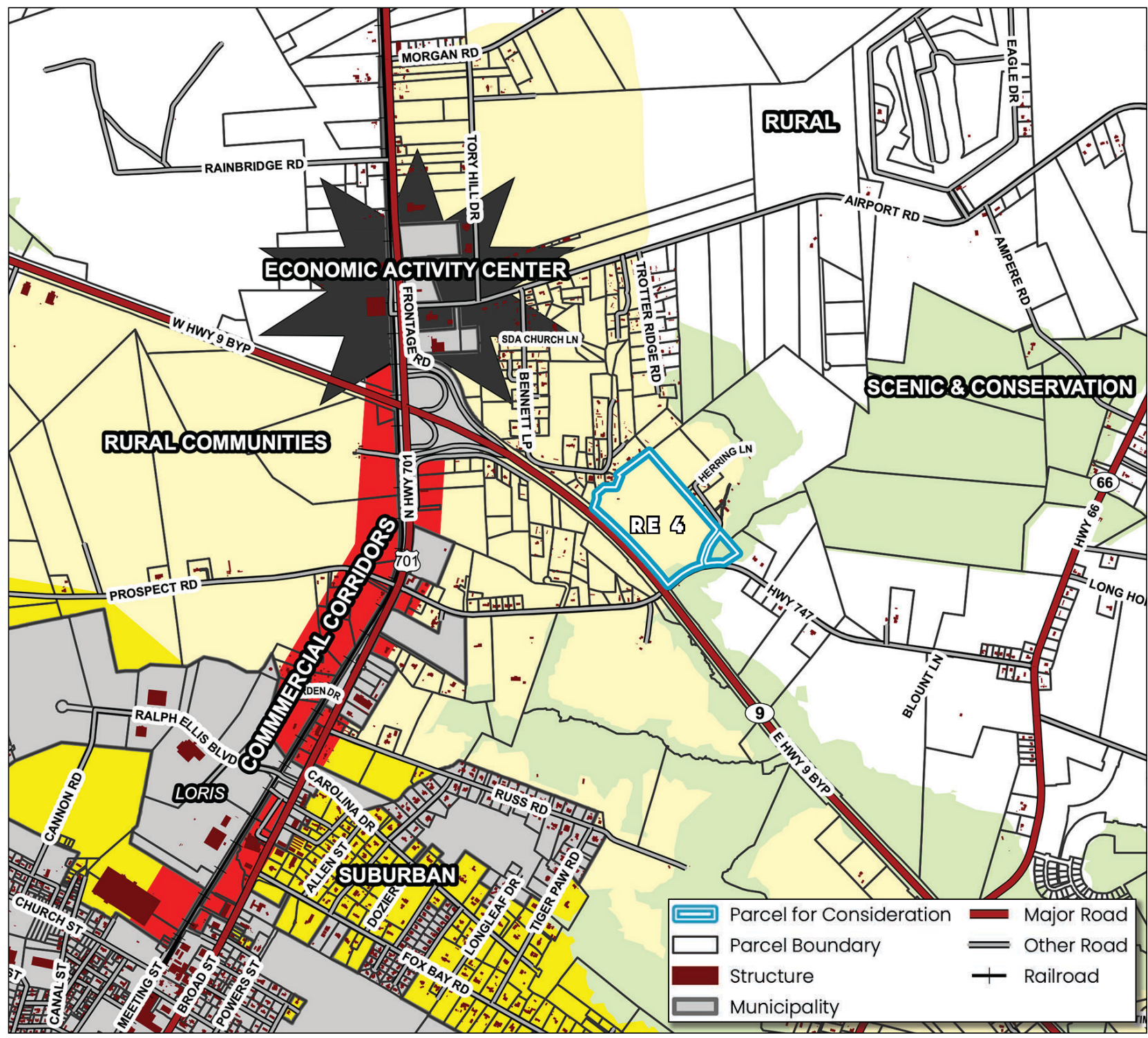


ASKING PRICE
\$1,849,900

PIN #	17700000001
ACREAGE	38± AC
ZONING	RE-4
TRAFFIC COUNT	9,400± Daily

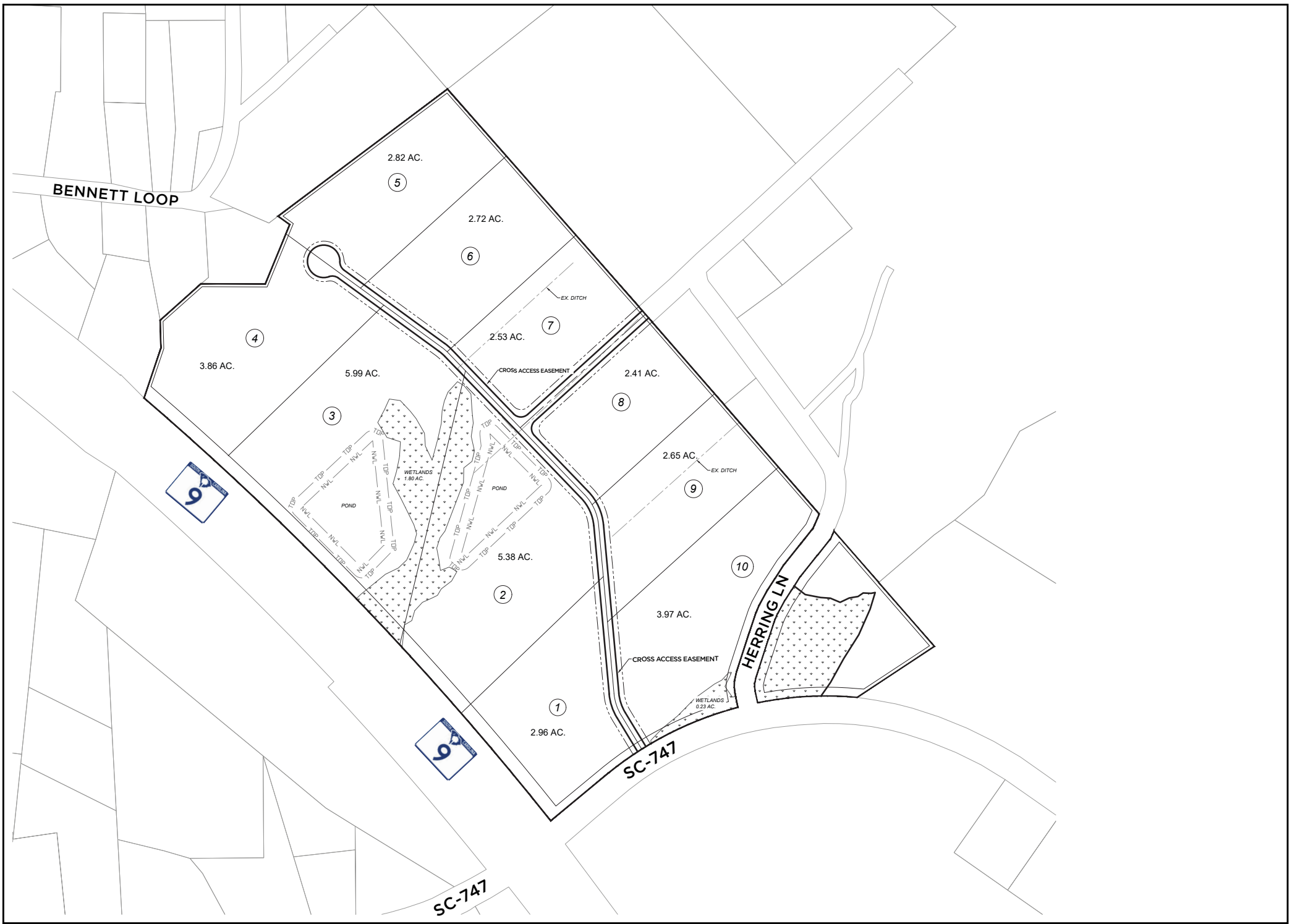
PROPERTY LINES ARE APPROXIMATE

**SUBJECT
PROPERTY**



CURRENT ZONING ALLOWS FOR THE FOLLOWING PERMITTED USES*

- Automobile/Boat storage
- Vehicle, equipment, and mobile home sales/rental
- Boat sales/rental/repairs/storage
- Car wash
- Medical Offices/Clinics
- Banks
- Fitness Center and Health Spas
- Animal Services
- Hotel/Motel
- Indoor amusement
- Auditorium/theater/event center
- Taxi, limousine, and ground transportation vehicles
- Commercial parking lot/garage
- Wholesale and distribution
- Bait and tackle shops
- Food/grocery store
- Bulk landscape material supplier
- Hardware store
- Gas stations
- Mini-warehouse/self-storage
- Restaurants & bars
- Beer, Wine and Spirit Production, tastings and retail sales of related merchandise
- Wholesale outlet
- Specialty schools
- **Additional uses allowed, see zoning ordinance**



SC-747

HERRING LN

SC-747

BENNETT LOOP





Location Map Not To Scale

Notes

1. OTHER UTILITIES MAY EXIST, BUT THEIR LOCATIONS ARE NOT KNOWN.
2. SURVEY SUBJECT TO FULL TITLE SEARCH.
3. THIS PROPERTY MAY BE SUBJECT TO EXISTING RIGHT OF WAYS, EASEMENTS OR RESTRICTIONS EITHER RECORDED OR IMPLIED.
4. RW = RIGHT OF WAY
5. IRBF = IRON REBAR FOUND
6. IPF = IRON PIPE FOUND
7. EP = EDGE OF PAVEMENT
8. CMF = CONCRETE MONUMENT FOUND

Flood Zone

THE SUBJECT PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X", AS SCALED FROM F.E.M.A. PANEL # 45051C 0250 J DATED SEPTEMBER 17, 2003.

CURRENT OWNER:
 Conner Bracey
 911 Macford Blvd
 Dillon, SC 29530
 DB 4231 PG 1438

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	7688.20'	1450.19'	1448.04'	N 43°52'40" W	10°49'25"
C2	352.30'	896.94'	640.80'	S 73°06'00" W	44°07'31"



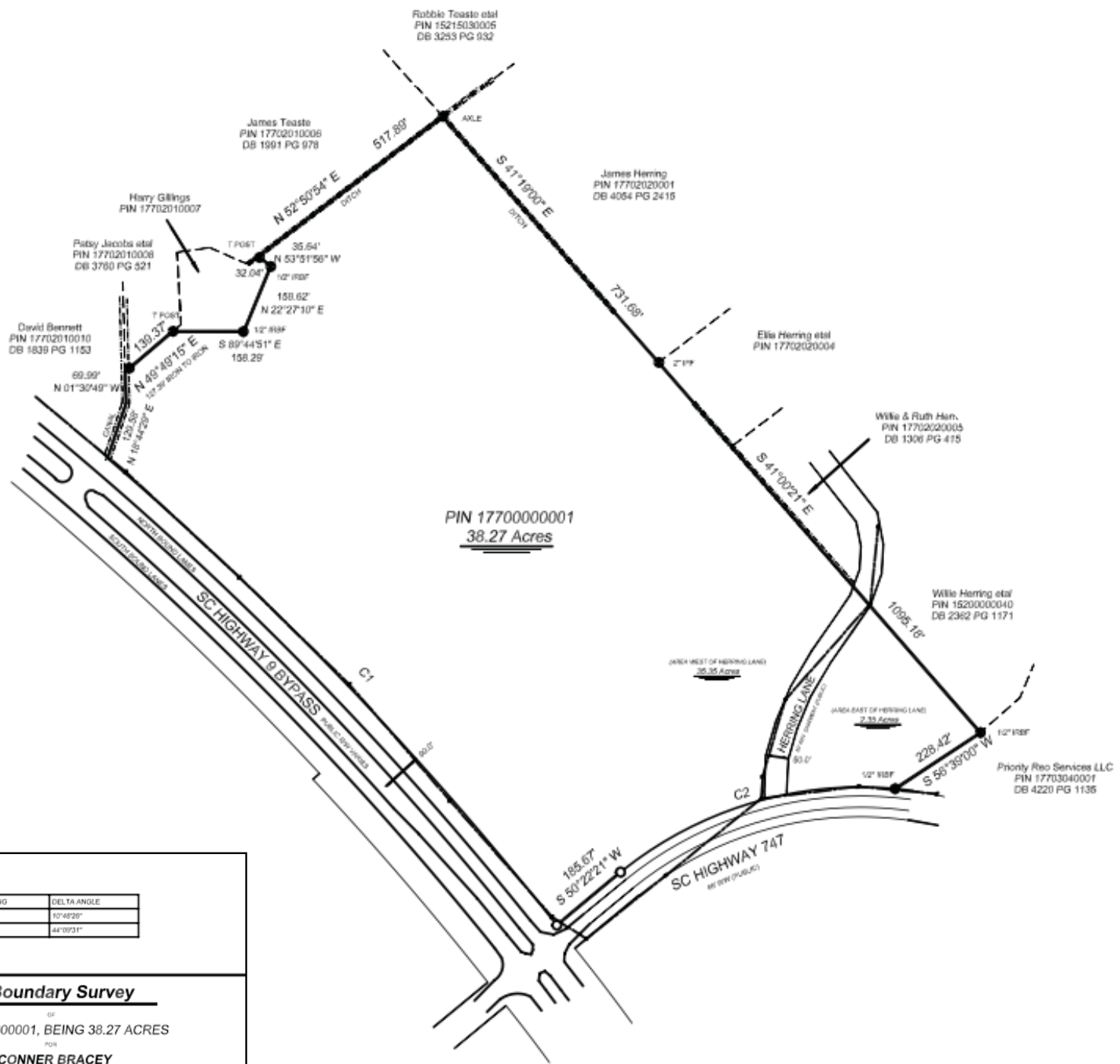
Legend

- Iron Old as noted ●
- Iron New 1/2" Iron Rebar ○
- Power Pole *
- Light Pole *

A Boundary Survey
 OF
 PIN 17700000001, BEING 38.27 ACRES
 FOR
CONNER BRACEY
 NEAR LORE, HORRY COUNTY, SOUTH CAROLINA

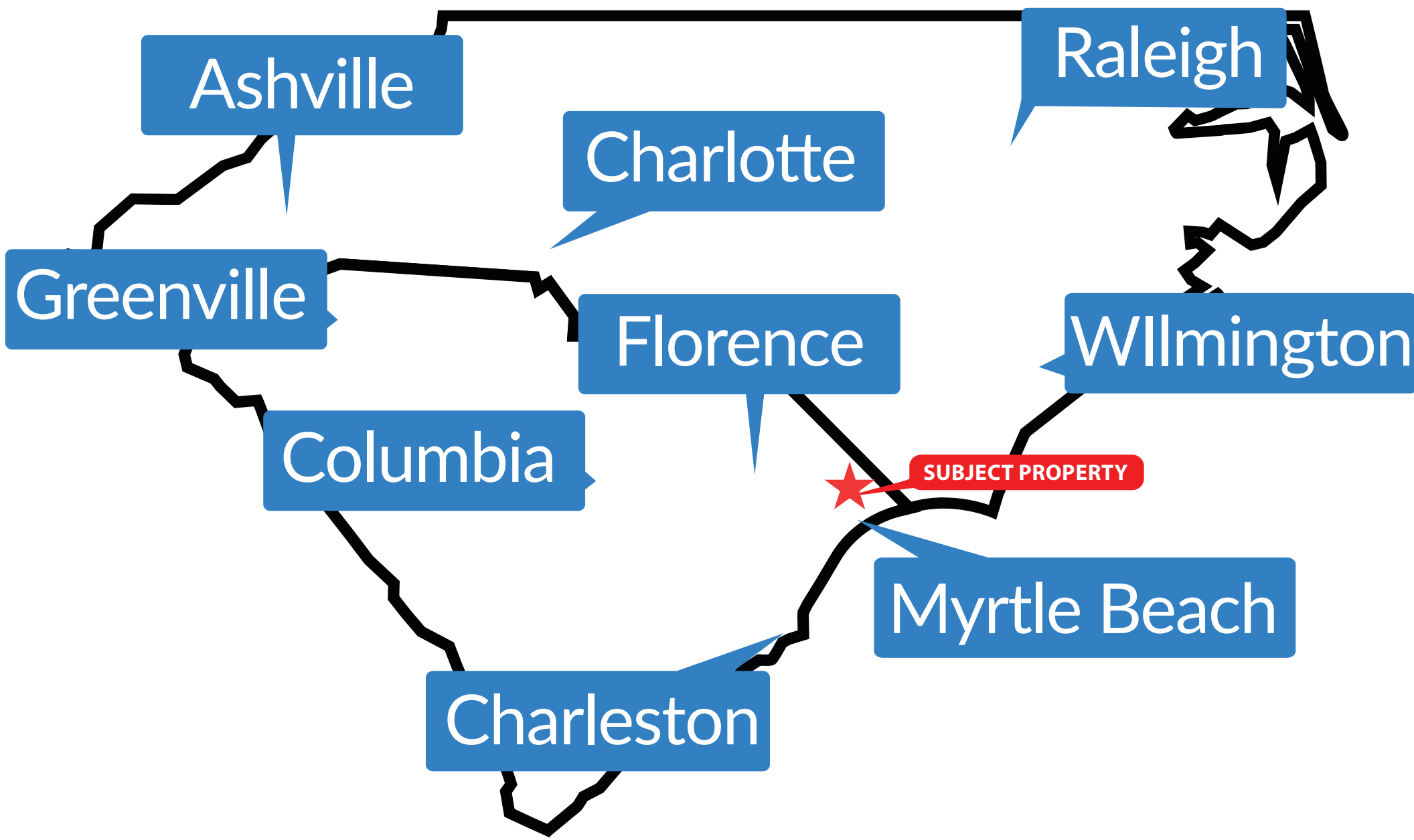
SCALE: 1" = 200'

DATE OF SURVEY: 7/2/2020





PROPERTY LINES ARE APPROXIMATE





MYRTLE BEACH

The City of Myrtle Beach is a residential and vacation community at the heart of South Carolina's Grand Strand coast. Our 400,000+ permanent residents and millions of visitors enjoy wide beaches, warm weather and an incredible range of entertainment and activities.

The name "Myrtle Beach" comes from the wax myrtle, an abundant local shrub, and was chosen in a name-the-town contest in 1900.



NORTH MYRTLE BEACH

Golf, sunbathing and fishing entice resort-minded vacationers to North Myrtle Beach, which hugs the South Carolina coast at the northern end of the famed Grand Strand. In the home of "the shag," the delightful 1930s dance that still swings through the local clubs, a family-friendly vibe prevails.

Explore a nature trail filled with migratory birds, go for water-sport thrills or take in a live theater. The mild subtropical climate means that outdoor activities are an option year-round.



CONWAY

Nestled along the Waccamaw River, Conway is a charming town known for its picturesque river-walk and historic downtown. Visitors can explore unique shops, art galleries, and cozy restaurants serving low-country cuisine under the shade of ancient live oaks.

Home to Coastal Carolina University, Conway also offers kayaking on the serene river and scenic trails for a peaceful escape just a short drive from the Grand Strand.



LITTLE RIVER

Known for its fresh seafood, fishing charters, annual blue crab festival and communities on the Grand Strand where a slower pace of life still exists.

Home to charter and commercial fishermen and shrimpers. You can choose between shorty party-boat fishing trips near the shore or spend an entire day fishing in the deep waters of the Gulf Stream.



CALABASH

If you've ever enjoyed the delicious flavor of lightly breaded and fried seafood, you already know a little about what makes Calabash famous. Visitors are often surprised to learn the distinctive style of seafood they've grown to love is actually named after this picturesque fishing village.

While there is a bit of mystery over the origins of the famed recipe, the restaurants in Calabash all taste equally authentic and delicious.



SHALLOTTE

Shallotte's strategic central location makes it the central business hub of southern Brunswick County. Shallotte is the spot where residents & visitors from miles around come to shop, dine & enjoy entertainment.

Within the town's 28 square-miles there are more than 610 businesses. While Shallotte is still considered a small town, it has a lot of amenities often found in larger cities.



bluestrand

real estate group

Blue Strand Real Estate Group is a full-service residential and commercial real estate company based out of North Myrtle Beach. Our primary focus is new home communities with an emphasis on developer, builder, and exclusive buyer representation. Since spring of 2012, Blue Strand Real Estate Group has closed over 1000 transactions for a total of more than \$450,000,000 in sales volume.

In an ever changing Real Estate market, we realize that no two deals are ever the same. Therefore, we tailor custom real estate marketing programs to accomplish our clients' goals. Through detailed research and constant networking, our team will provide thorough analyses of the current Real Estate market and projections on future sales activity. Although market conditions constantly change, our commitment and dedication to providing our clients with the BEST professional Real Estate services will always remain the same.

Blue Strand Real Estate Group
1021 Sea Mountain Highway #A1
North Myrtle Beach, SC 29582
www.BlueStrandGroup.com



Curtis Dukes (Owner) & wife Jenna Dukes

Curtis Dukes, Broker/Owner
Mobile - (828) 217-2084
Office - (843) 663-2084
CurtisDukes12@gmail.com