

SALE

2.82 ACRES | TBD PALMETTO POINTE BLVD

TBD Palmetto Pointe Boulevard Myrtle Beach, SC 29588



PROPERTY DESCRIPTION

2.82 acres with 617' frontage on Palmetto Pointe Blvd, surrounded by high density residential and multifamily. PUD Zoning (all commercial uses within HC zoning are permitted). Palmetto Pointe is a rapidly growing area located adjacent to Sayebrook (master planned mixed use development with 1,800+ residential units, retail, office, etc.) and across Hwy 17 Bypass from the Market Common District. Site is easily accessible from Hwy 17 Bypass and Hwy 544 via Sheffield Pkwy. Permanent population within a 5-mile radius is 105,219. Average Daily Traffic on Palmetto Pointe Blvd is 8,400.

OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	2.82 Acres
Zoning:	PUD (HC-Horry County)
Frontage:	617'
Depth:	204'
PIN:	44110040004

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,747	21,182	45,101
Total Population	11,311	50,395	105,219
Average HH Income	\$79,420	\$91,636	\$88,401

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COLDWELL BANKER
COMMERCIAL
SEA COAST ADVANTAGE

Dial, Dunlap
& Edwards, LLC
COMMERCIAL REAL ESTATE

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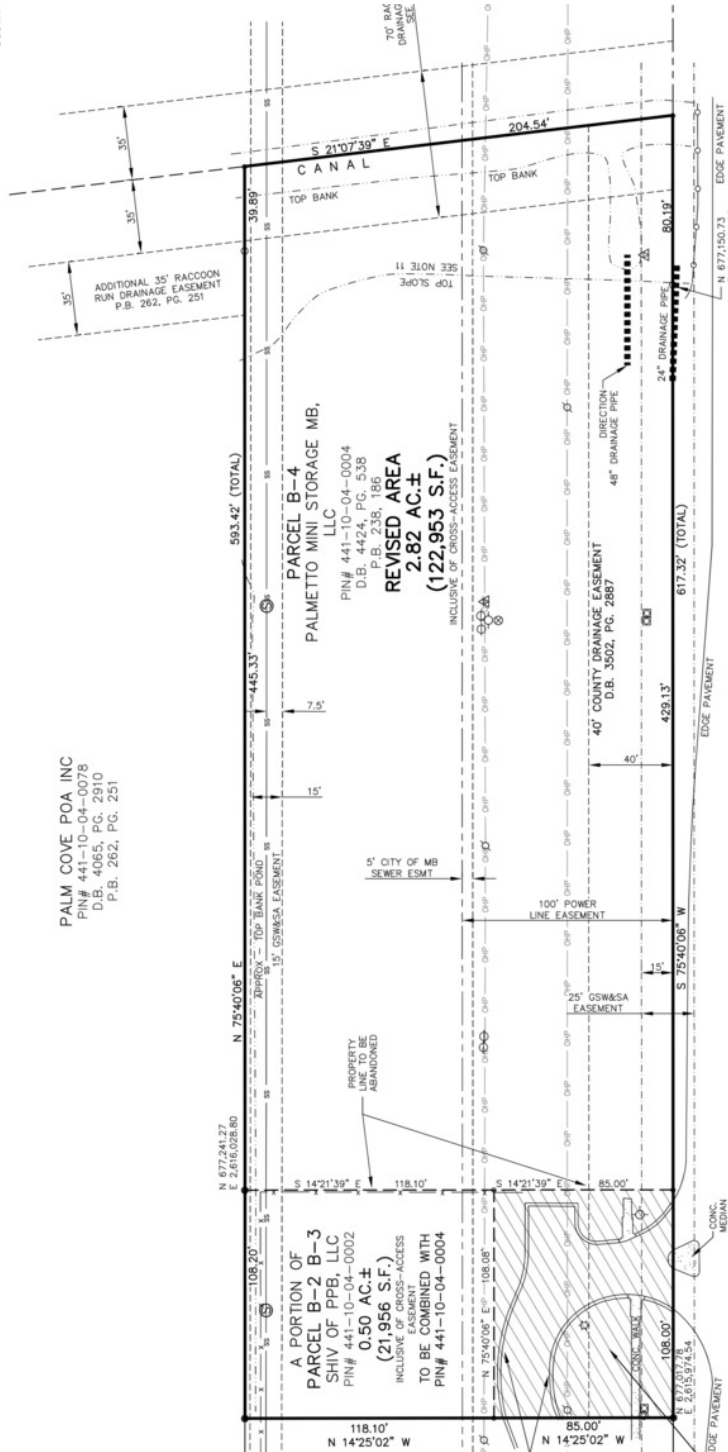
SOUTH

GRANTOR: _____ DATE: _____

TO: _____ DATE: _____

TO: _____ DATE: _____

PALM COVE POA, INC.
 PIN# 441-10-04-0078
 D.B. 4065, PG. 2310
 P.B. 262, PG. 251



PALMETTO POINTE BOULEVARD
 (100' PUBLIC R/W)

- LEGEND**
- 1/2" IRON REBAR FOUND
 - BOUNDARY POINT
 - IRON REBAR SET
 - CABLE PEDESTAL
 - POWER POLE
 - PK NAIL FOUND
 - SANITARY MANHOLE
 - WATER VALVE MARKER
 - TELEPHONE PEDESTAL
 - FIRE HYDRANT
 - WATER SERVICE
 - WATER VALVE
 - CARDBOARD
 - SEWER LINE
 - OVERHEAD POWER LINE
 - DRAINAGE PIPE
 - CONCRETE
 - DEED BOOK
 - PLAT BOOK
 - PAGE

85' PRIVATE COMMERCIAL CROSS-ACCESS EASEMENT:
 THE CROSS-ACCESS EASEMENT SHOWN HEREON IS FOR THE PURPOSE OF PROVIDING COMMON INGRESS AND EGRESS TO THE PARCEL SHOWN. OWNERSHIP AND MAINTENANCE OF SUCH EASEMENT SHALL BE THE COLLECTIVE RESPONSIBILITY OF THE LOT OWNERS AND NOT HORRY COUNTY.

- REFERENCE MAP:**
- "SUBDIVISION PLAT OF TMS: 179-00-06-161 INTO 3 PARCELS" DATED APRIL 16, 2008 BY CULLER LAND SURVEYING CO., INC. AND RECORDED AT HORRY COUNTY R.O.D. IN P.B. 238, PG. 186.
 - "PLAT FOR JOHNSON & WELLS, LLC OF PALM COVE SUBDIVISION" DATED APRIL 2, 2014 REVISED JULY 28, 2014 BY BEASLEY LAND SURVEYING, INC. AND

PARCEL
PALMETTO



Cox Survey
 A.L.

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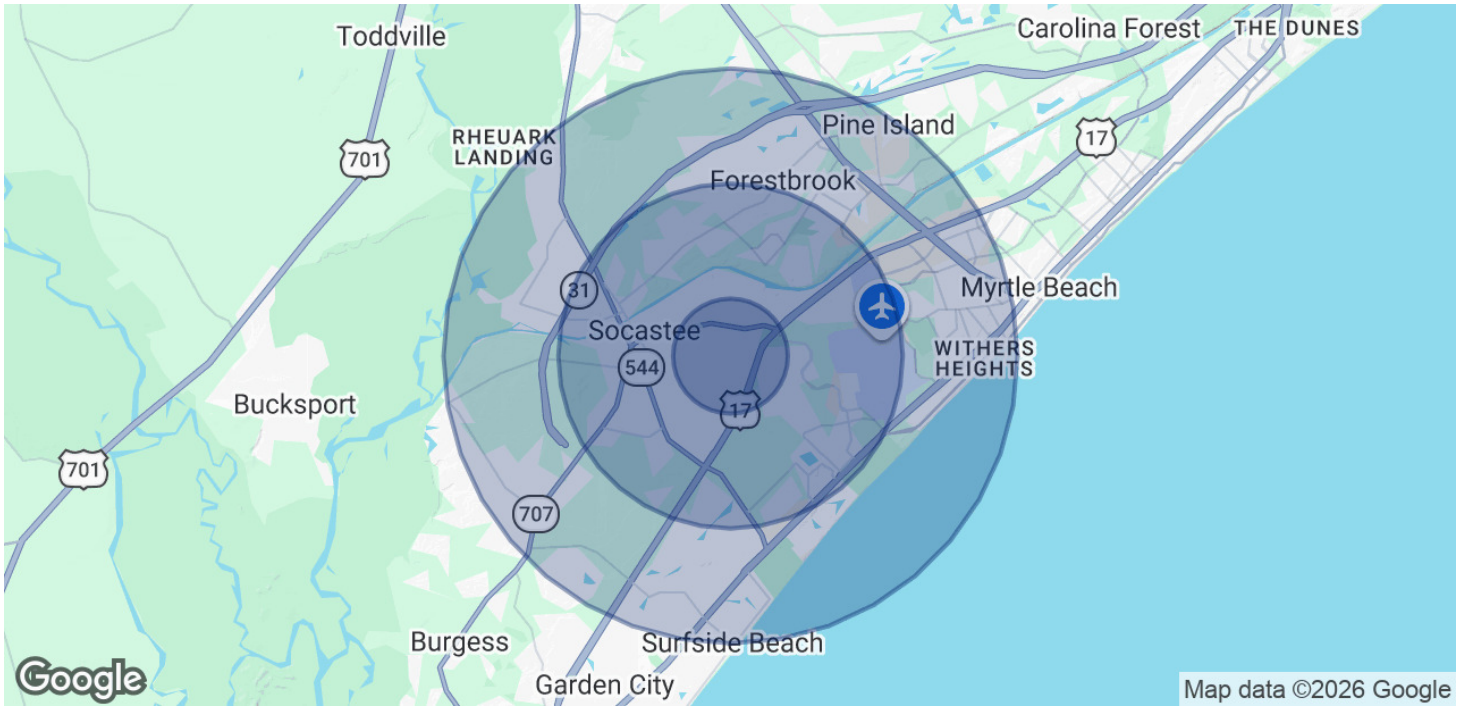
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,311	50,395	105,219
Average Age	41.5	44.3	45.3
Average Age (Male)	40.3	43.3	44.3
Average Age (Female)	42.6	45.3	46.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,747	21,182	45,101
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$79,420	\$91,636	\$88,401
Average House Value	\$267,220	\$320,620	\$318,876

2023 American Community Survey (ACS)

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