

LAND FOR SALE



FORMER WILD WATER & WHEELS - 16 ACRES

910 HIGHWAY 17, SURFSIDE BEACH, SC 29575



FOR SALE

NAI THE LITCHFIELD COMPANY
10554 Ocean Highway
Pawleys Island, SC 29585

www.naitlc.com

PRESENTED BY:

**ABERNETHY
& JONES**
COMMERCIAL GROUP

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843-241-2654
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PROPERTY SUMMARY

910 HIGHWAY 17



Property Summary

Price:	\$7,999,000
Lot Size:	16.0 Acres
Price / Acre:	\$500,000 +/-
Access:	Frontage Road
Building Name:	Former Wild Water & Wheels
County:	SC - Horry
Frontage:	515'
Traffic Count:	31,000
Utilities:	At the road
Zoning:	General Commercial
APN:	46200000926

Property Overview

The entire property is 16 +/- acres. Zoned Commercial. The frontage is along Highway 17 Business with direct access to a traffic light. The seller is working with DOT on maximizing access to the site. Seller is in the process of removing all debris from the property. There are 2 buildings that will be left on the property totaling +/- 14,000 Sq Ft.

Last site to be developed with any size in the City of Surfside Beach. Formerly the Wild Water n Wheels site for over 30 years. The owner has decided to close it down and create a beautiful commercial development that is truly needed for all the residents in this area. We are willing to subdivide if needed but the price will be changed per acre. You will see attached are some different conceptual plans but the new owner has the ability to make any changes.

Please call with any questions.

Location Overview

Hwy 17 Business and Frontage Road with Traffic Light Access. Centrally located in Surfside Beach surrounded by residential developments.

PROPERTY PHOTOS

910 HIGHWAY 17



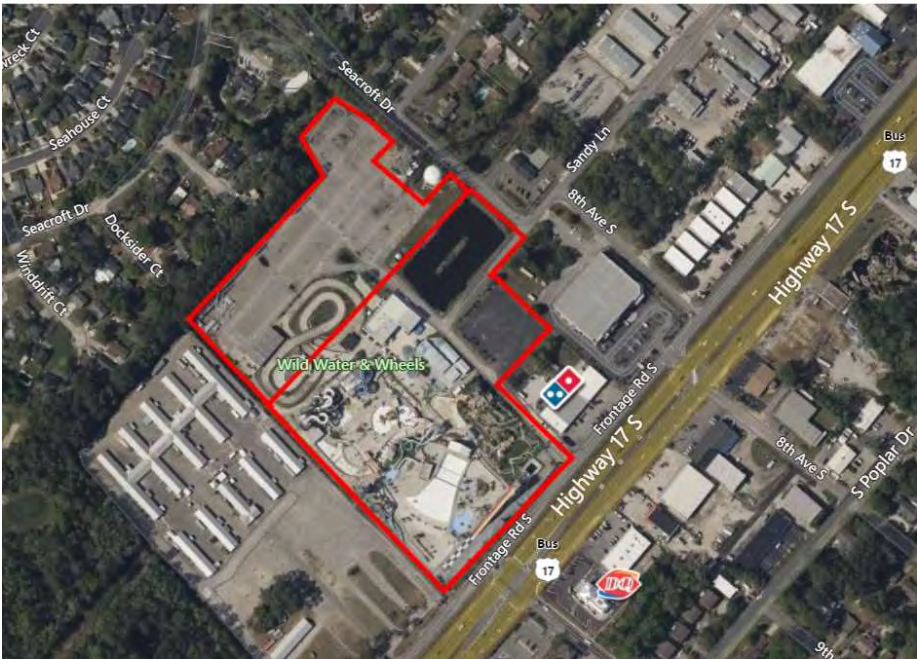
PROPERTY PHOTOS

910 HIGHWAY 17



PROPERTY PHOTOS

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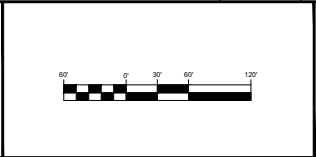
SITE DATA TABLE	
PIN	46200000926, 46205020042, 46205020048
MUNICIPALITY	SURFSIDE BEACH
PROPERTY OWNER	MARROU, LLC; WILD WATER & WHEELS, INC.; SURFSIDE BEACH ASSOCIATES, INC.
OWNER ADDRESS	1602 21ST AVE WYTHE BEACH, SC 29577 910 BUSINESS HWY 17 S SURFSIDE BEACH, SC 29576
TOTAL AC.	17.02 AC.
EXISTING IMPERVIOUS AREA	13.61 AC.
EXISTING PERVIOUS AREA	2.34 AC.
EXISTING POND AREA	1.07 AC.
PROPOSED IMPERVIOUS AREA	X AC.
PROPOSED PERVIOUS AREA	X AC.
PROPOSED POND AREA	0.49 AC. + (1.07 AC. EXISTING) = 1.56 AC.
CURRENT ZONING	PD, HC
PROPOSED SETBACKS (COMMERCIAL)	F-50' S-0', R-30'
PROPOSED USE	GROCERY / RETAIL / CONVENIENCE STORE / MULTI-FAMILY
TOTAL RETAIL SQUARE FOOTAGE	38,590 SF
TOTAL # OF UNITS	210 UNITS
BEDROOM MAX	(20) STUDIO UNITS + (88) 1 BR UNITS + (80) 2 BR UNITS + (20) 3 BR UNITS
REQUIRED PARKING (COMMERCIAL RETAIL)	1 SPACE / 200 SF = 193 SPACES
PROPOSED PARKING (COMMERCIAL RETAIL)	224 SPACES
REQUIRED PARKING (MULTI-FAMILY)	(1) STAIR & 1 BENT = 1 SPACE / UNIT = 108 SPACES (2 BR) = 1.5 SPACE / UNIT = 128 SPACES (1 BR) = 0.5 SPACE / UNIT = 40 SPACES (GUEST) = 1 SPACE / 8 UNITS = 42 SPACES TOTAL = 218 SPACES
PROPOSED PARKING (MULTI-FAMILY)	338 SPACES

NOTE:
1. ALL LOTS WILL BE SERVED BY PUBLIC UTILITIES.

PROJECT:	22162
DATE:	09/09/2022
SCALE:	1" = 60'
DESIGNED BY:	DWT
DRAWN BY:	DWT
CHECKED BY:	DAS

REVISIONS:

CONCEPTUAL SITE PLAN
OF
PIN# 46200000926, 46205020045, 46205020042
17.02 AC.
SURFSIDE BEACH, Horry County, SOUTH CAROLINA
PREPARED FOR
IPNHMB, LLC



DIAMOND SHORES SURVEYING, LLC
315 MAIN STREET, SUITE 11
CONWAY, SC 29526
843.488.2900
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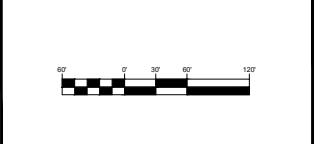
SITE DATA TABLE	
PIN	46200000926, 46205020045, 46205020045
MUNICIPALITY	SURFSIDE BEACH
PROPERTY OWNER	MARROB, LLC WILD WATER & WHEELS, INC. SURFSIDE BEACH ASSOCIATES, INC.
OWNER ADDRESS	1800 31ST AVE N WYRTLE BEACH, SC 29577 810 BUSINESS HWY 17 S, SURFSIDE BEACH, SC 29576
TOTAL AC	17.02 AC.
EXISTING IMPERVIOUS AREA	13.81 AC.
EXISTING PERVIOUS AREA	2.34 AC.
EXISTING POND AREA	1.97 AC.
PROPOSED IMPERVIOUS AREA	9.95 AC.
PROPOSED PERVIOUS AREA	5.51 AC.
PROPOSED POND AREA	0.49 AC. + (1.07 AC. EXISTING) = 1.56 AC.
CURRENT ZONING	PD, HC
PROPOSED SETBACKS (MULTI-FAMILY)	F-50; S-0; R-20'
PROPOSED USE	TRADESHOPS / GROCERY / RESTAURANT
TOTAL TRADE SHOP SQUARE FOOTAGE	58,125 SF
TOTAL GROCERY SQUARE FOOTAGE	50,000 SF
TOTAL RESTAURANT SQUARE FOOTAGE	3,375 SF
REQUIRED PARKING (TRADE SHOPS)	1 SPACE / 3 EMPLOYEES / UNIT = 17 SPACES
REQUIRED PARKING (GROCERY)	1 SPACE / 200 SF = 250 SPACES
REQUIRED PARKING (RESTAURANT)	1 SPACE / 300 SF = 11 SPACES
PROPOSED PARKING (TOTAL)	337 SPACES

- NOTE:
- ALL LOTS WILL BE SERVED BY PUBLIC UTILITIES.
 - COMMERCIAL PARCELS WILL BE ACCESSED VIA A COMMERCIAL ACCESS EASEMENT.
 - EXISTING WATERLINE EASEMENT TO BE RELOCATED.

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REVISIONS:

CONCEPTUAL SITE PLAN
 OF
 PIN# 46200000926, 46205020045, 46205020042
 17.02 AC.
 SURFSIDE BEACH, Horry COUNTY, SOUTH CAROLINA
 PREPARED FOR
 IPNHMB, LLC



NOT FOR RECORDING





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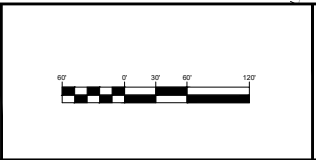


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PIN	46200000926, 46205020045, 46205020046
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OWNER ADDRESS	1800 31ST AVE N WYRTLE BEACH, SC 29577 810 BUSINESS HWY 17, SURFSIDE BEACH, SC 29576
TOTAL AC	17.02 AC.
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EXISTING PERVIOUS AREA	2.34 AC.
EXISTING POND AREA	1.97 AC.
PROPOSED IMPERVIOUS AREA	X AC.
PROPOSED PERVIOUS AREA	X AC.
PROPOSED POND AREA	0.49 AC. + 11.07 AC. EXISTING = 1.56 AC.
CURRENT ZONING	PD, HC
PROPOSED SETBACKS (COMMERCIAL)	F-50; S-0; R-20'
PROPOSED USE	TRADESHOPS / GROCERY / RETAIL / HOTEL / CONVENIENCE STORE
TOTAL TRADE SHOP SQUARE FOOTAGE	49,500 SF
TOTAL RETAIL SQUARE FOOTAGE	31,175 SF
TOTAL # OF ROOMS (HOTEL)	117 ROOMS
REQUIRED PARKING (TRADE SHOPS)	1 SPACE / 3 EMPLOYEES / UNIT = 12 SPACES
REQUIRED PARKING (COMMERCIAL RETAIL)	1 SPACE / 200 SF = 158 SPACES
REQUIRED PARKING (CONVENIENCE STORE)	1 SPACE / 200 SF = 18 SPACES
REQUIRED PARKING (HOTEL)	1 SPACE / ROOM + 1 SPACE / 4 EMPLOYEES = 21 SPACES
PROPOSED PARKING (TOTAL)	408 SPACES

NOTE:
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CONCEPTUAL SITE PLAN
 OF
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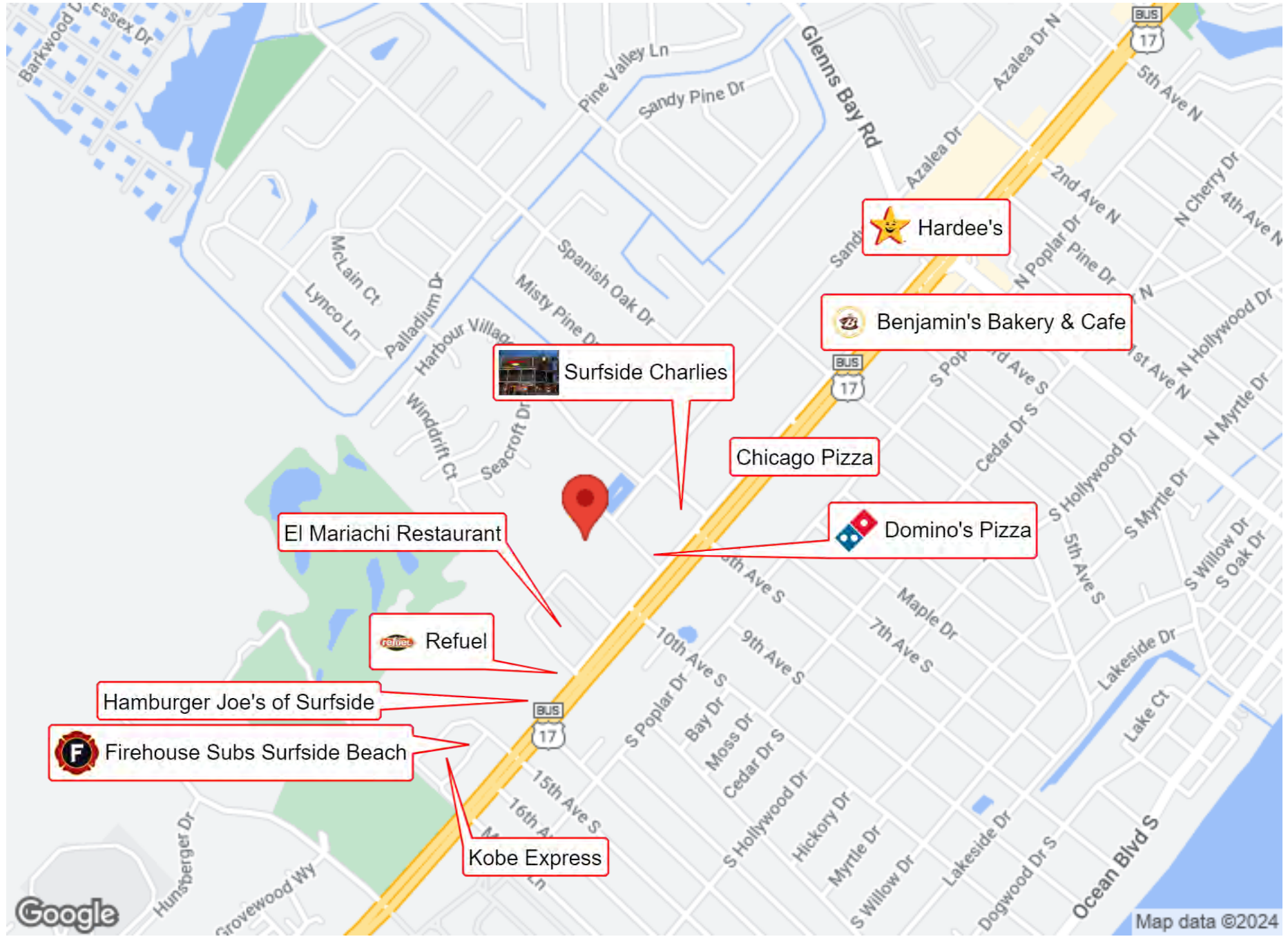
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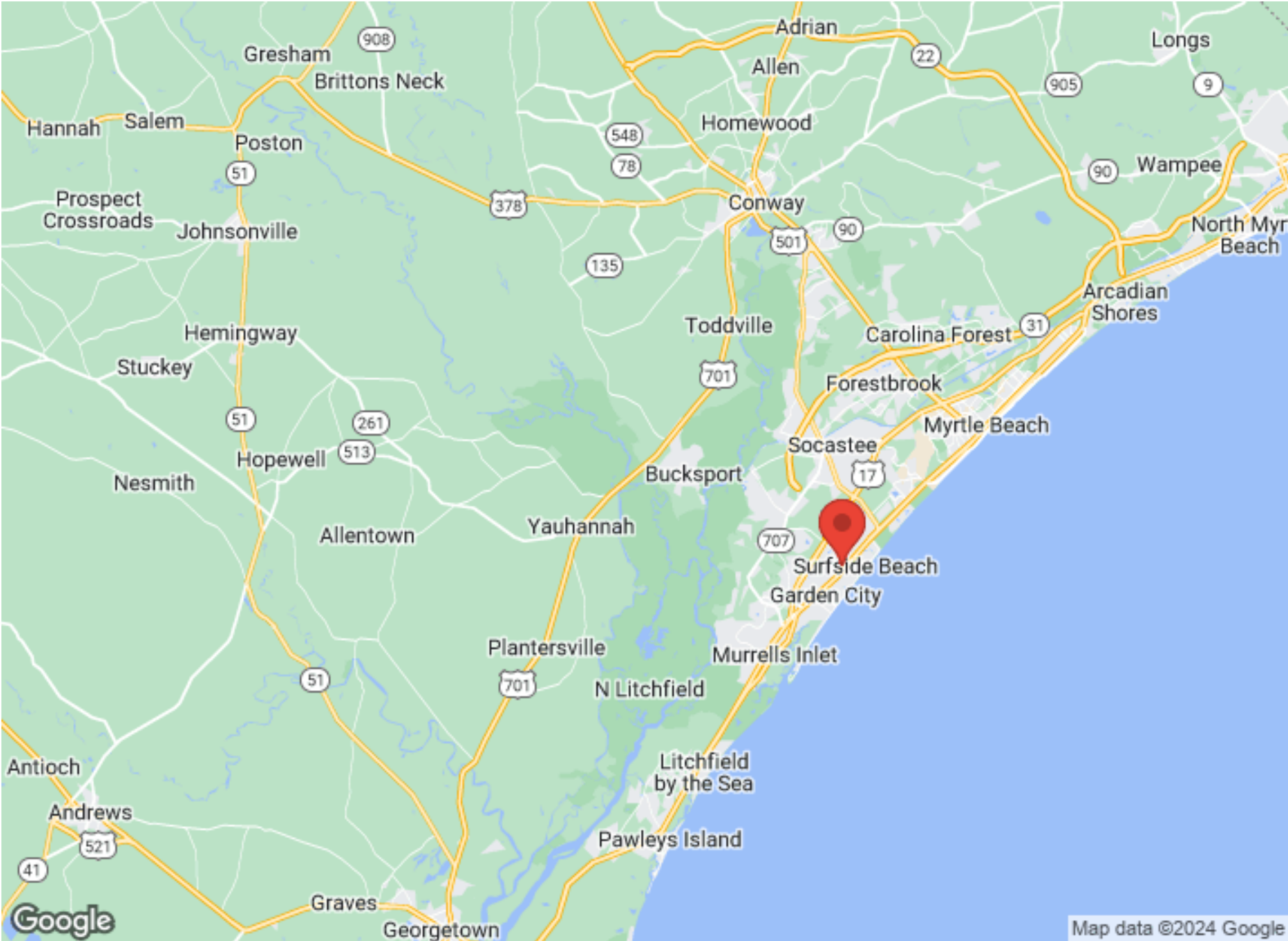
BUSINESS MAP

910 HIGHWAY 17



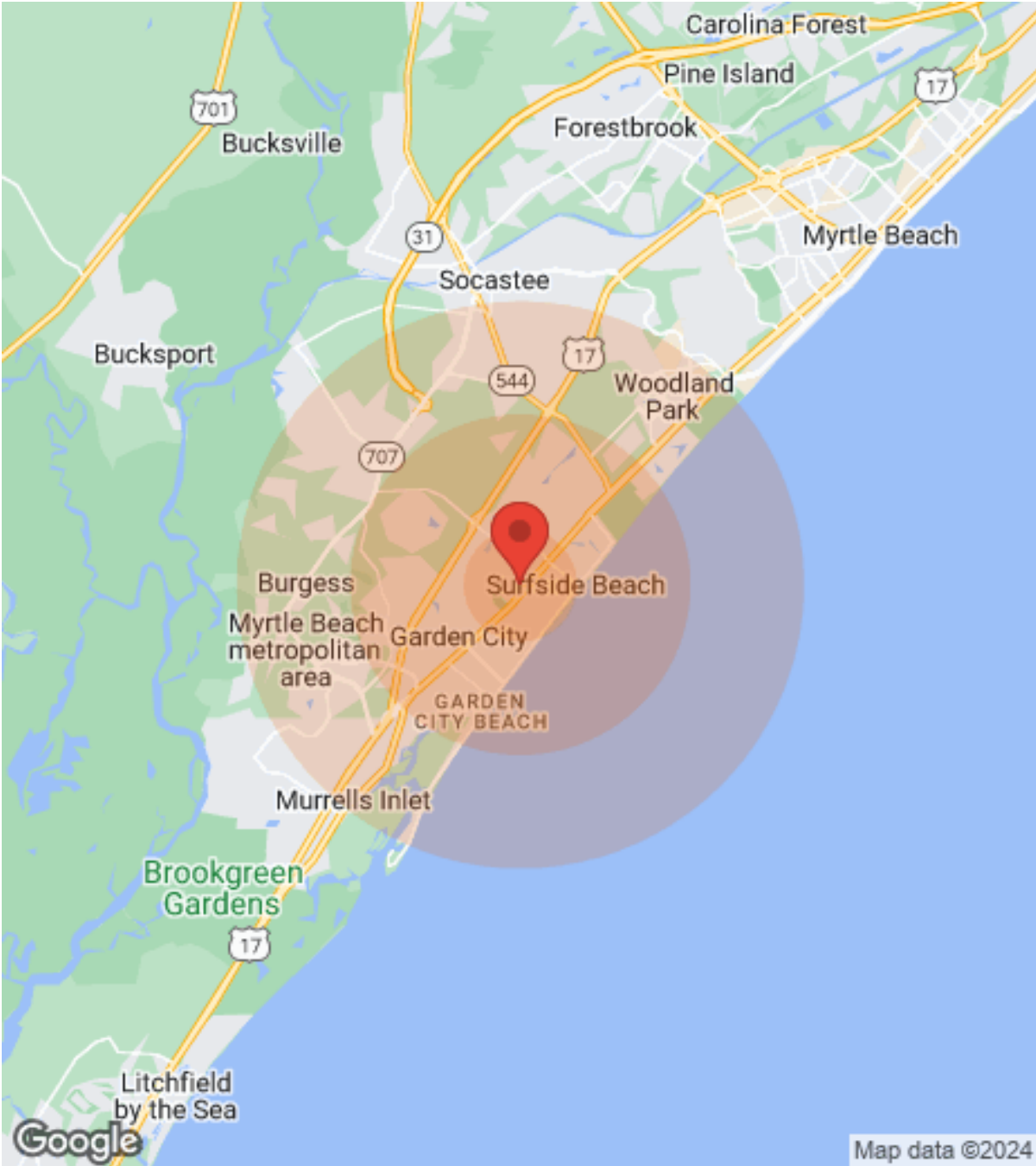
REGIONAL MAP

910 HIGHWAY 17



DEMOGRAPHICS

910 HIGHWAY 17



Population	1 Mile	3 Miles	5 Miles
Male	3,665	15,284	31,332
Female	4,190	16,937	33,332
Total Population	7,855	32,221	64,664

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,045	4,378	9,316
Ages 15-24	664	2,935	6,076
Ages 25-54	3,011	11,007	24,268
Ages 55-64	1,093	4,478	9,145
Ages 65+	2,042	9,423	15,859

Race	1 Mile	3 Miles	5 Miles
White	7,629	30,338	60,639
Black	68	1,005	1,793
Am In/AK Nat	N/A	8	39
Hawaiian	N/A	17	33
Hispanic	192	899	2,188
Multi-Racial	290	1,454	3,588

Income	1 Mile	3 Miles	5 Miles
Median	\$39,671	\$47,791	\$50,705
< \$15,000	577	1,644	2,862
\$15,000-\$24,999	495	1,627	3,422
\$25,000-\$34,999	531	2,098	3,896
\$35,000-\$49,999	872	2,937	5,670
\$50,000-\$74,999	768	3,208	5,793
\$75,000-\$99,999	328	1,547	3,417
\$100,000-\$149,999	159	1,123	2,832
\$150,000-\$199,999	N/A	279	701
> \$200,000	20	262	545

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,999	31,999	51,070
Occupied	3,988	15,544	29,615
Owner Occupied	2,676	11,917	22,544
Renter Occupied	1,312	3,627	7,071
Vacant	4,011	16,455	21,455

Your NAI Team



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910 HIGHWAY 17

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