

LAND FOR SALE

TBD OCEAN HWY - 3.48 AC

OCEAN HIGHWAY, PAWLEYS ISLAND, SC 29585



FOR SALE

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

www.naitlc.com

PRESENTED BY:

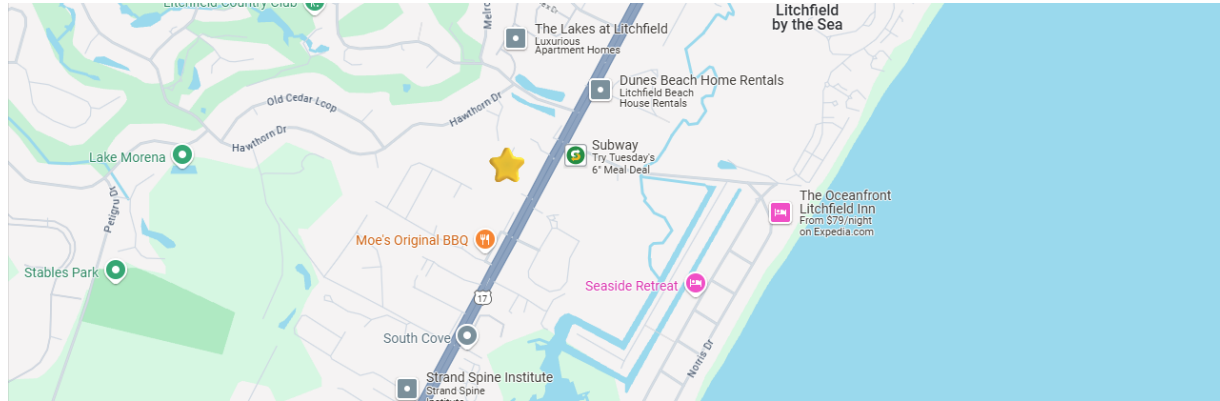
DAMON BARNWELL
Sales Executive
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PROPERTY SUMMARY

OCEAN HIGHWAY | PAWLEYS ISLAND, SC 29585



Property Summary

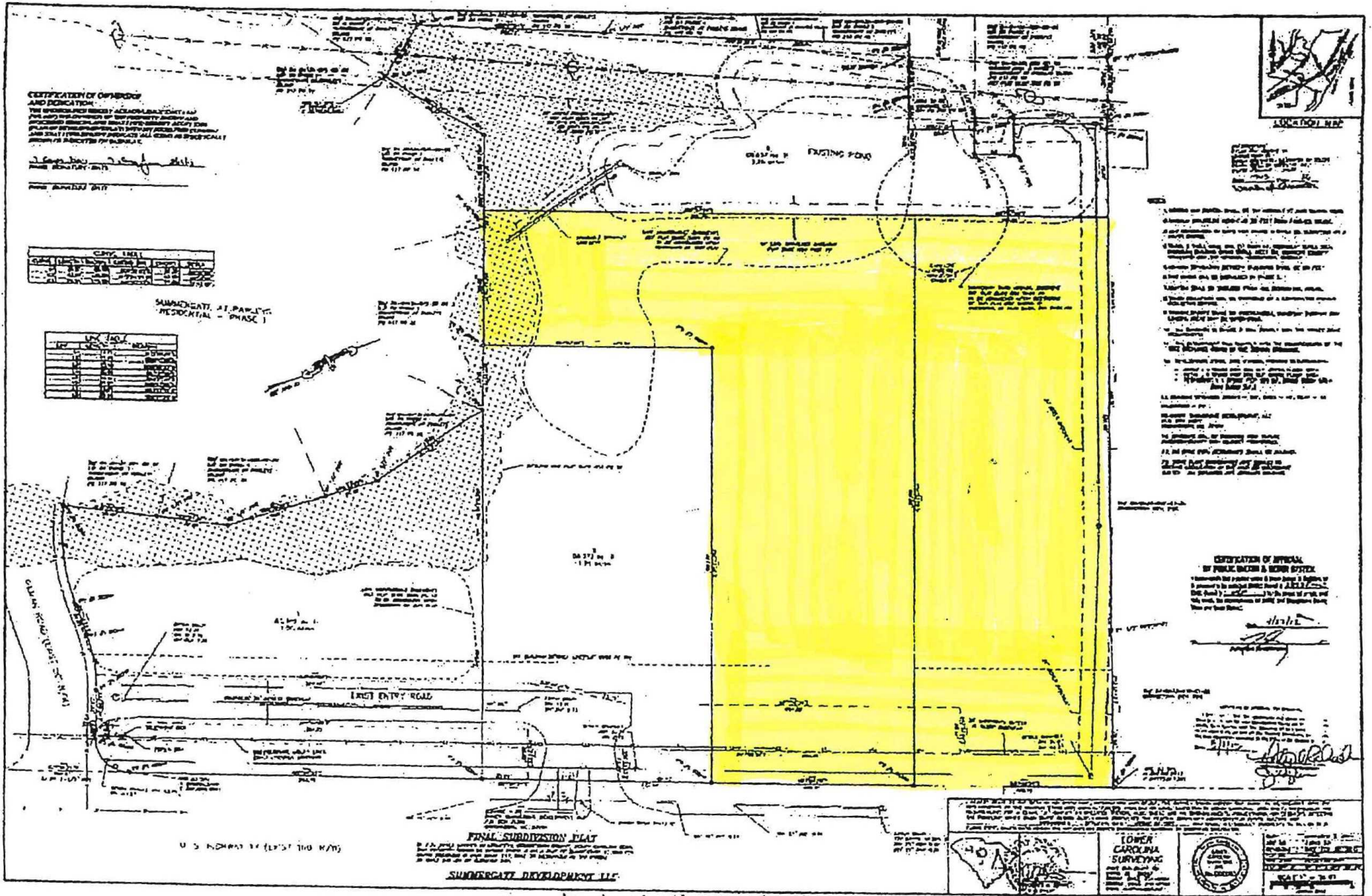
Price:	\$1,200,000
Lot Size:	3.48 Acres
County:	Georgetown
Frontage:	300 +/- Feet
Traffic Count:	41,500
Signal Intersection:	Ocean Highway & Norris Drive
Zoning:	PD
APN:	04-0413-070-00-00

Property Overview

This prime commercial property in Pawleys Island consists of two parcels totaling 3.48 acres (Parcel #3: 1.976 acres, Parcel #4: 1.507 acres). With over 350 feet of direct frontage on Highway 17 and dual access points from both north and southbound lanes, including a full crossover and deceleration lanes, this property offers excellent visibility and easy access for traffic in either direction. Zoned PUD, it is well-suited for a variety of commercial uses, from retail and restaurants to office space and more. Utilities, including public water and sewer, are already in place, making this site shovel-ready for development. The property includes an existing stormwater retention pond with expansion potential and a completed Phase 1 Environmental Study, saving significant upfront costs for a buyer's future development plans. Situated near high-traffic businesses like Moe's BBQ, Dol. General, and Tideland's Health Point YMCA, this location benefits from a daily traffic count of 41,500, with consistent year-over-year growth. The property also offers excellent visibility with fully approved lit marquee signage along Highway 17 to promote your business. This is a rare opportunity for immediate development in a rapidly growing area. The seller would consider selling the parcels individually. Call your local agent for more details or to submit your offer today!

Location Overview

Located directly on Ocean Highway and just minutes from popular attractions such as Brookgreen Gardens, Litchfield/Pawleys Island Beaches, and Huntington Beach State Park.



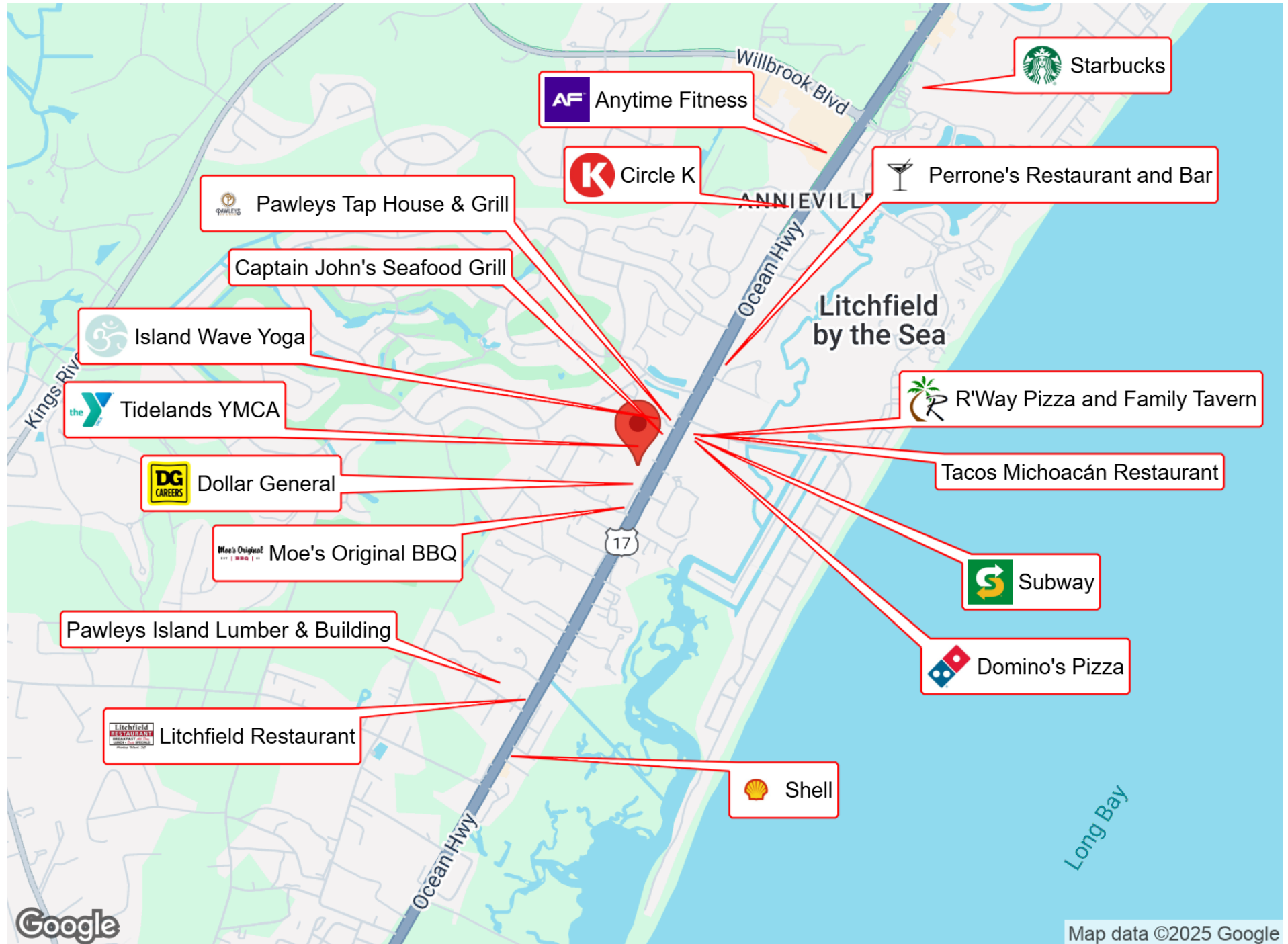
PROPERTY PHOTOS

OCEAN HIGHWAY | PAWLEYS ISLAND, SC 29585



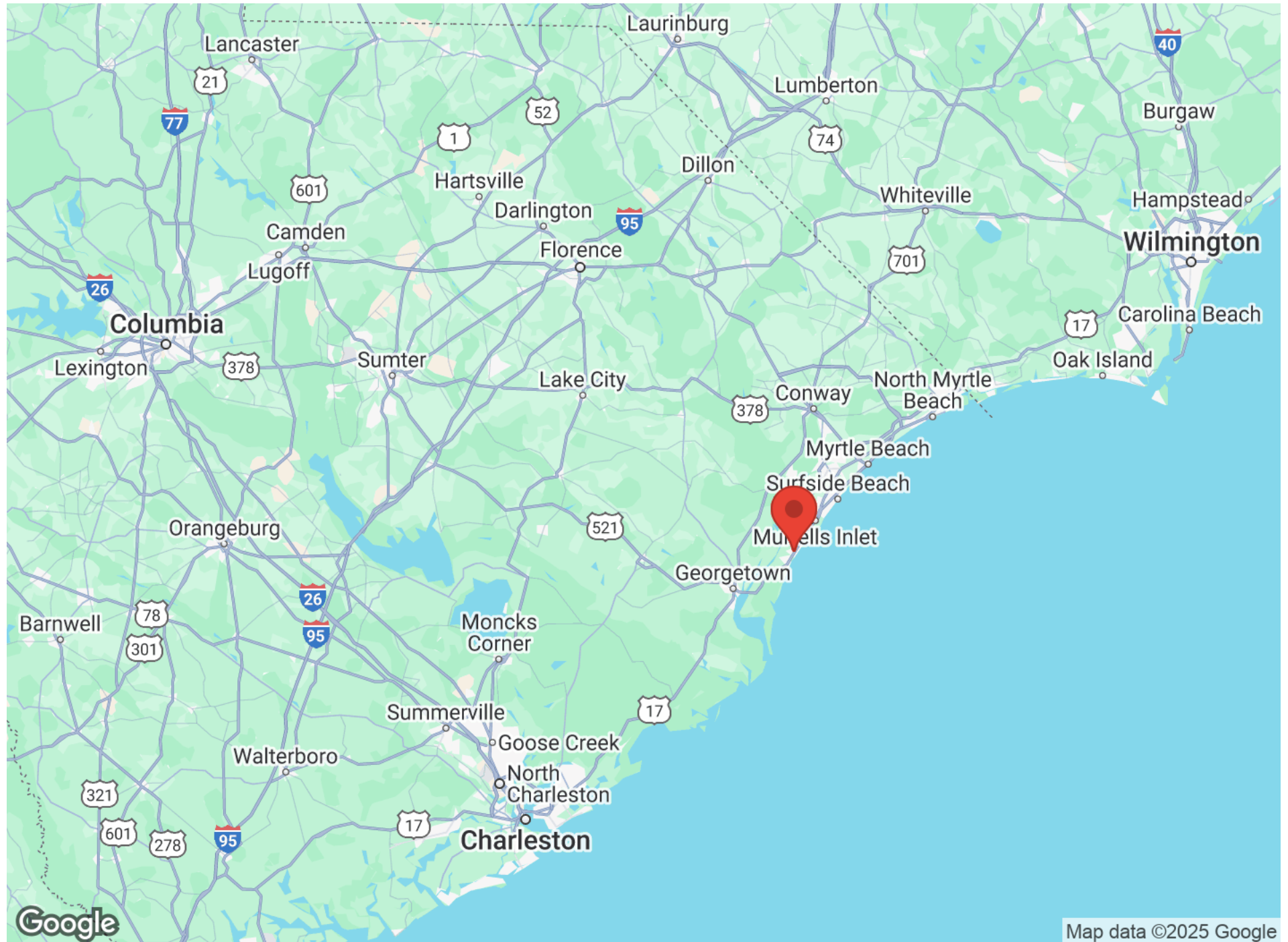
BUSINESS MAP

OCEAN HIGHWAY | PAWLEYS ISLAND, SC 29585



REGIONAL MAP

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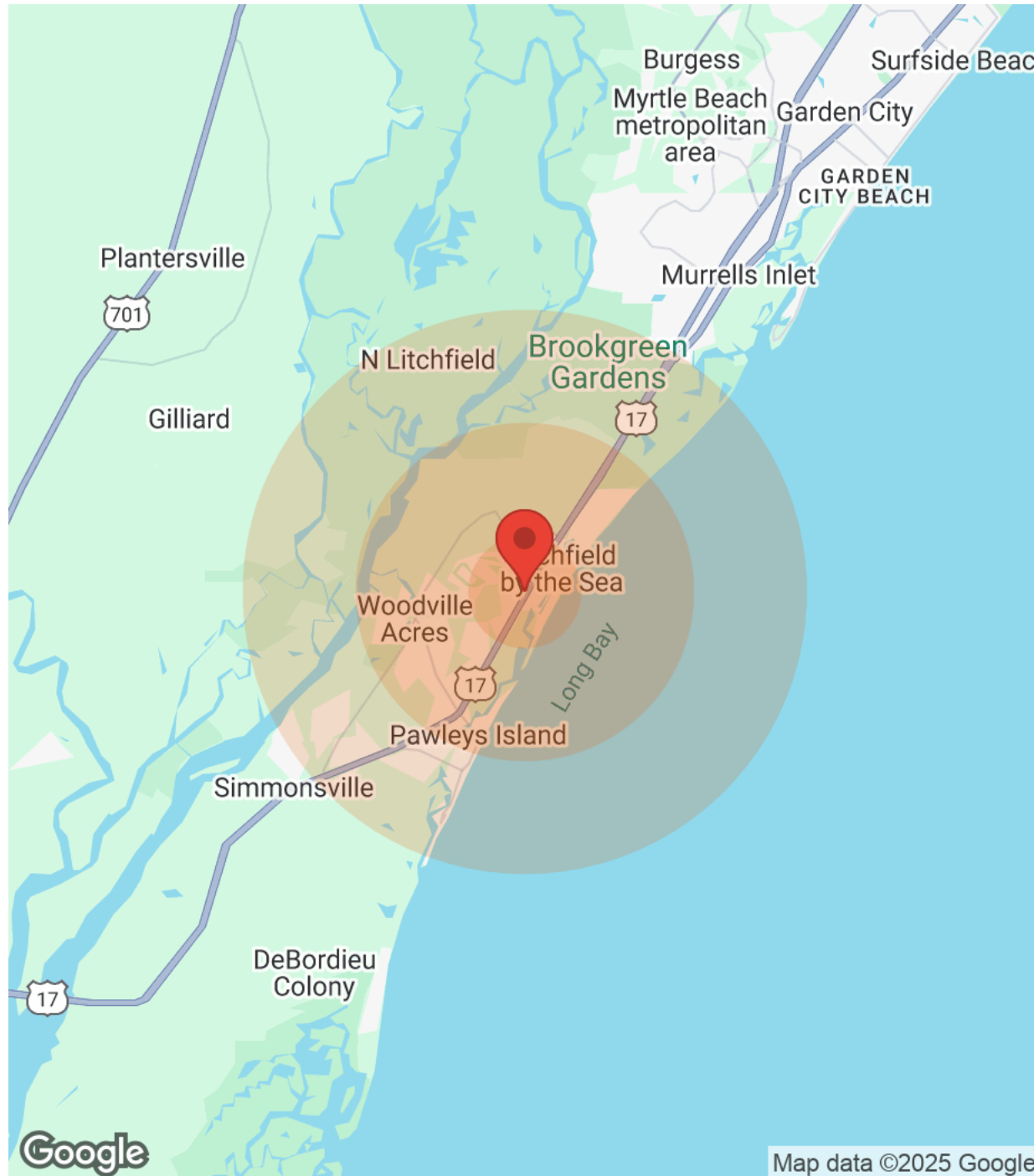
AERIAL MAP

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DEMOGRAPHICS

OCEAN HIGHWAY | PAWLEYS ISLAND, SC 29585



Population	1 Mile	3 Miles	5 Miles
Male	186	4,056	5,927
Female	311	5,137	7,215
Total Population	497	9,193	13,142

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	39	1,194	1,576
Ages 15-24	28	936	1,222
Ages 25-54	120	2,574	3,841
Ages 55-64	95	1,345	1,975
Ages 65+	215	3,144	4,528

Race	1 Mile	3 Miles	5 Miles
White	497	7,981	11,748
Black	N/A	1,133	1,290
Am In/AK Nat	N/A	N/A	1
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	87	128
Multi-Racial	N/A	158	202

Income	1 Mile	3 Miles	5 Miles
Median	\$138,660	\$56,938	\$53,314
< \$15,000	N/A	562	703
\$15,000-\$24,999	13	352	732
\$25,000-\$34,999	29	409	741
\$35,000-\$49,999	28	588	821
\$50,000-\$74,999	28	881	1,296
\$75,000-\$99,999	14	385	651
\$100,000-\$149,999	45	569	643
\$150,000-\$199,999	70	184	228
> \$200,000	35	290	357

Housing	1 Mile	3 Miles	5 Miles
Total Units	967	7,366	10,196
Occupied	244	4,025	5,829
Owner Occupied	195	3,196	4,667
Renter Occupied	49	829	1,162
Vacant	723	3,341	4,367

PROFESSIONAL BIO

OCEAN HIGHWAY | PAWLEYS ISLAND, SC 29585

DAMON BARNWELL

Sales Executive

NAI The Litchfield Company
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Scope of Experience & Background

Born and raised in the mountains of Western North Carolina, Damon developed a love of building things and a propensity for problem-solving at an early age, having worked alongside his father and grandfather in the family carpentry business.

As a young man, he moved to coastal South Carolina, moving into construction management, and eventually made his way to banking. Working with clients in the banking industry, Damon was known for his dedicated service, attention to detail, and problem-solving skills.

Working in banking eventually sparked Damon's interest in real estate, as he saw real estate as a way to help clients within a more involved process. Since 2017, Damon has been a top multi-million-dollar producer in the coastal SC region.

Damon's background in carpentry and home renovation as well as his banking experience, combined with his drive for providing excellent personalized service and solutions to his clients make him a dynamic and knowledgeable realtor, dedicated to his clients.

In 2023, Damon was presented the prestigious "Doc Award," in honor of the Lachicotte Company's beloved namesake, Doc Lachicotte, for his integrity, ingenuity, and strength of character.

A South Carolina resident since 2002, Damon is a great lover of the outdoors, an avid golfer, and a dedicated family man who loves spending time with his wife and two children. He services the SC Lowcountry region, including: Pawleys Island, Litchfield Beach, Murrells Inlet, Georgetown, Surfside, Garden City, Socastee, Myrtle Beach, N. Myrtle Beach, Conway, Little River, and surrounding areas.

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OCEAN HIGHWAY

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