

LAND FOR SALE

3.30 ACRES OFF LUCK AVE

LITTLE RIVER, SC 29566



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

PRESENTED BY:

**ABERNETHY
& JONES**
COMMERCIAL GROUP

CHIP ABERNETHY
843-241-2654
chip@abernethyandjones.com

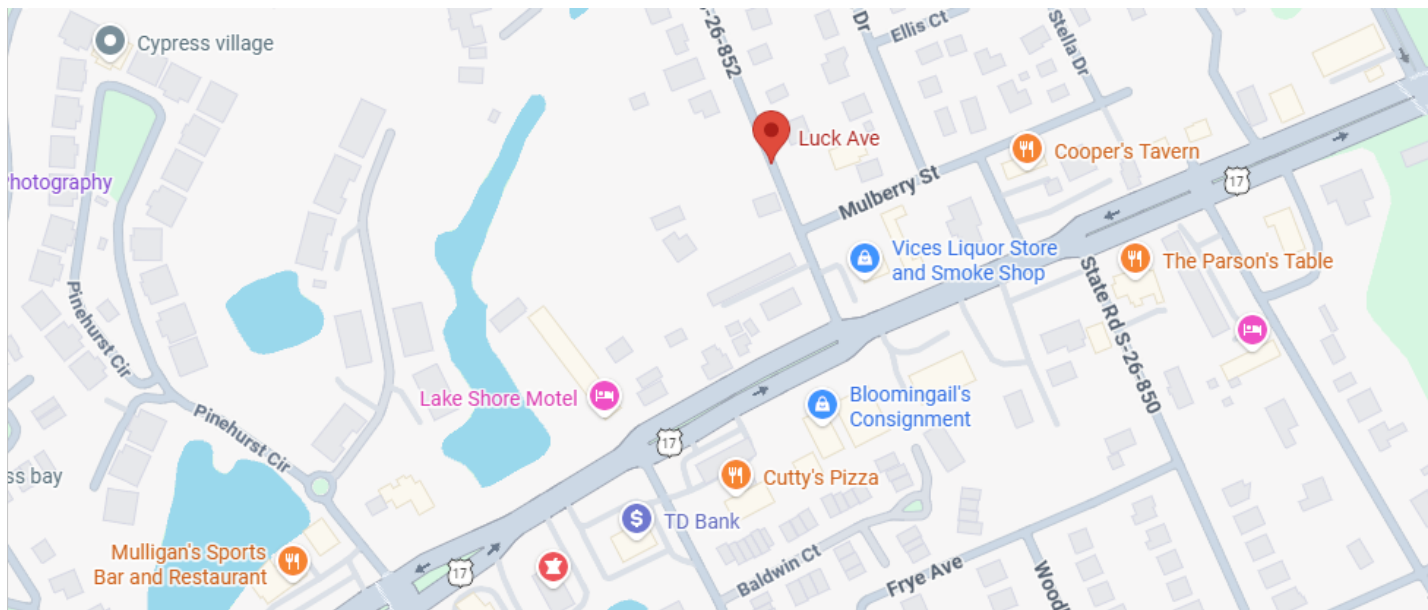
MAX JONES
843-251-4053
max@abernethyandjones.com

www.naitlc.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

LUCK AVENUE | LITTLE RIVER, SC 29566



Property Summary

Price:	\$900,000
APN:	31205020061, 31205020046 & 31205020047
County:	Horry
Zoning:	GR
Lot Size:	3.30 Acres
Type:	Land
Permitted Uses:	High Density
Traffic Count:	44,100

Property Overview

Property Highlights:

- Zoning: GR (allows for high density and various uses not permitted under newer designations).
- Condition: The site has been cleared and graded.
- Access: Currently accessed via Luck Ave off Hwy 17; additional access from Hwy 17 may be possible through the purchase of adjacent parcels.
- Location: An exceptional infill location near medical facilities, restaurants, and shops.
- Features: Adjacent to a large pond offering potential stormwater storage and scenic views.

Potential Uses:

The area's medical growth makes this an ideal location for an independent or assisted senior living facility. A new buyer can leverage the unique zoning for high-density development. See attached multifamily concept.

Location Overview

Rising property values, strong tourism activity, and growing retiree population create ideal conditions for commercial development. The area is particularly well-suited for hospitality, retail, marine services, medical facilities, and recreation-related businesses.

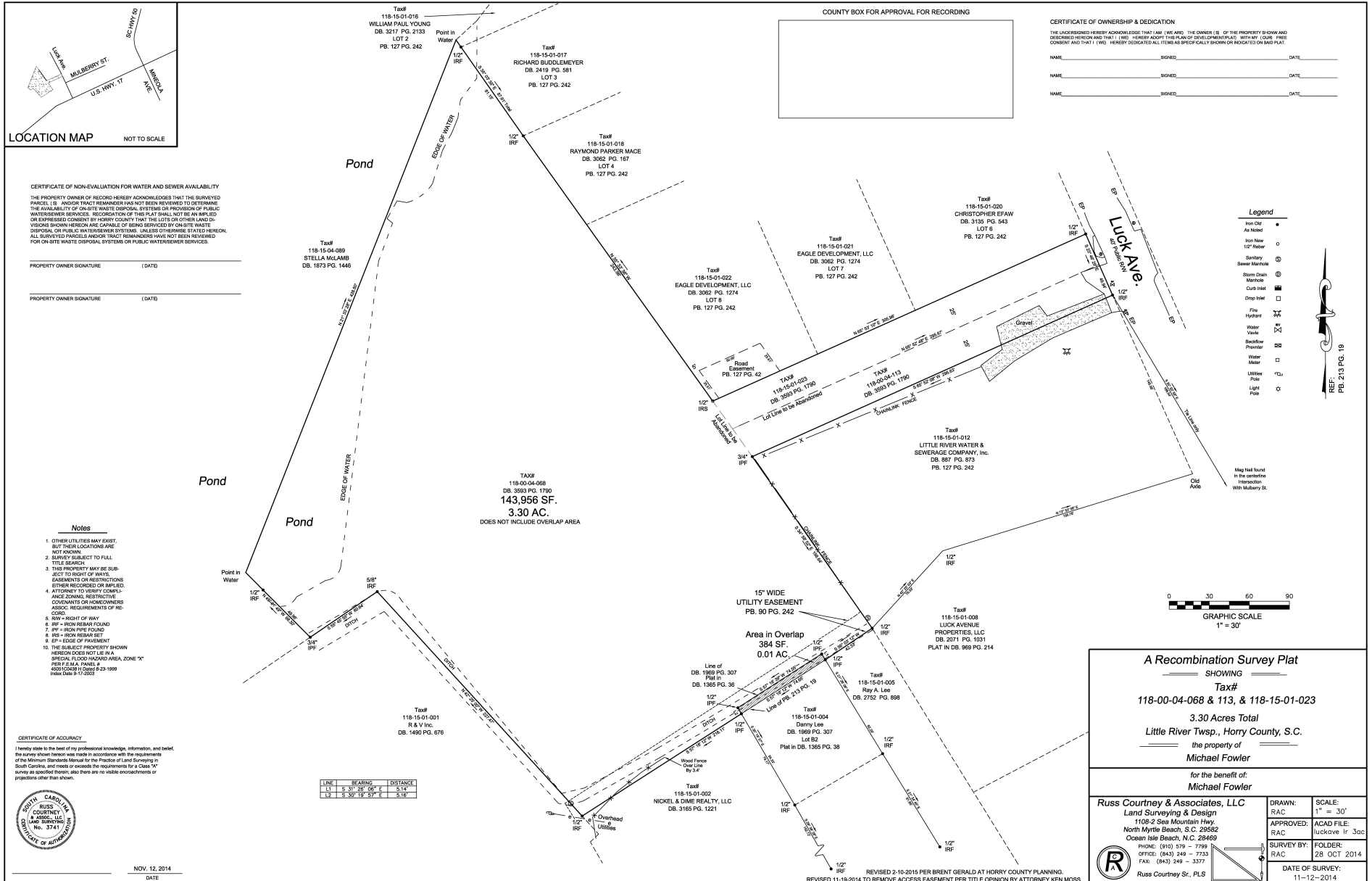
PROPERTY PHOTOS

LUCK AVENUE | LITTLE RIVER, SC 29566



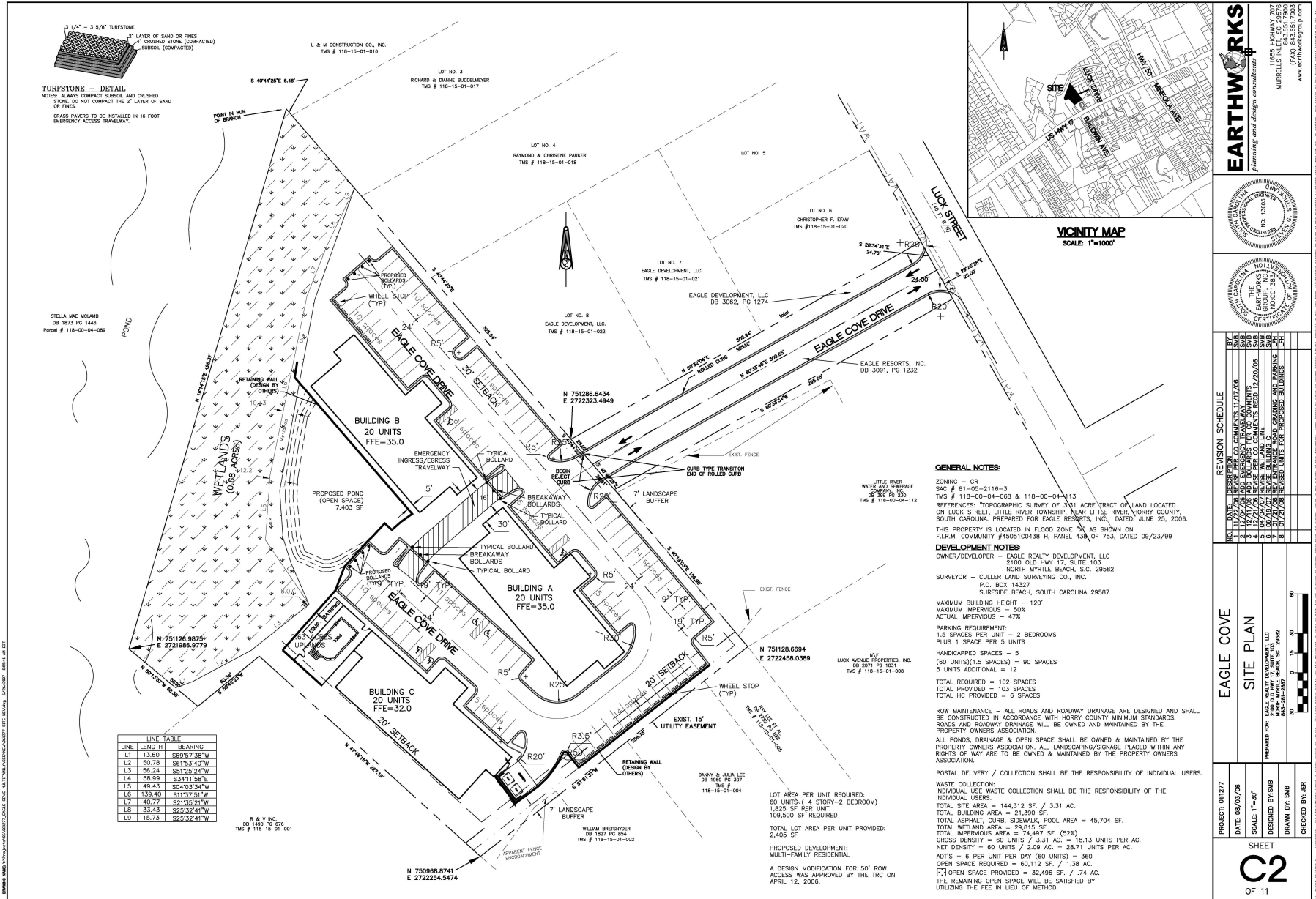
SURVEY

LUCK AVENUE | LITTLE RIVER, SC 29566



CIVIL SITE

LUCK AVENUE | LITTLE RIVER, SC 29566



EARTHWORKS
Planning and design consultants

16550 HWY 17
SUITE 200
MYRTLE BEACH, SC 29577
(843) 661-7900
(843) 661-7900
WWW.EARTHWORKSGROUP.COM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	06/05/06	ISSUED FOR PERMIT
2	06/05/06	ISSUED FOR PERMIT
3	06/05/06	ISSUED FOR PERMIT
4	06/05/06	ISSUED FOR PERMIT
5	06/05/06	ISSUED FOR PERMIT
6	06/05/06	ISSUED FOR PERMIT
7	06/05/06	ISSUED FOR PERMIT
8	06/05/06	ISSUED FOR PERMIT
9	06/05/06	ISSUED FOR PERMIT
10	06/05/06	ISSUED FOR PERMIT

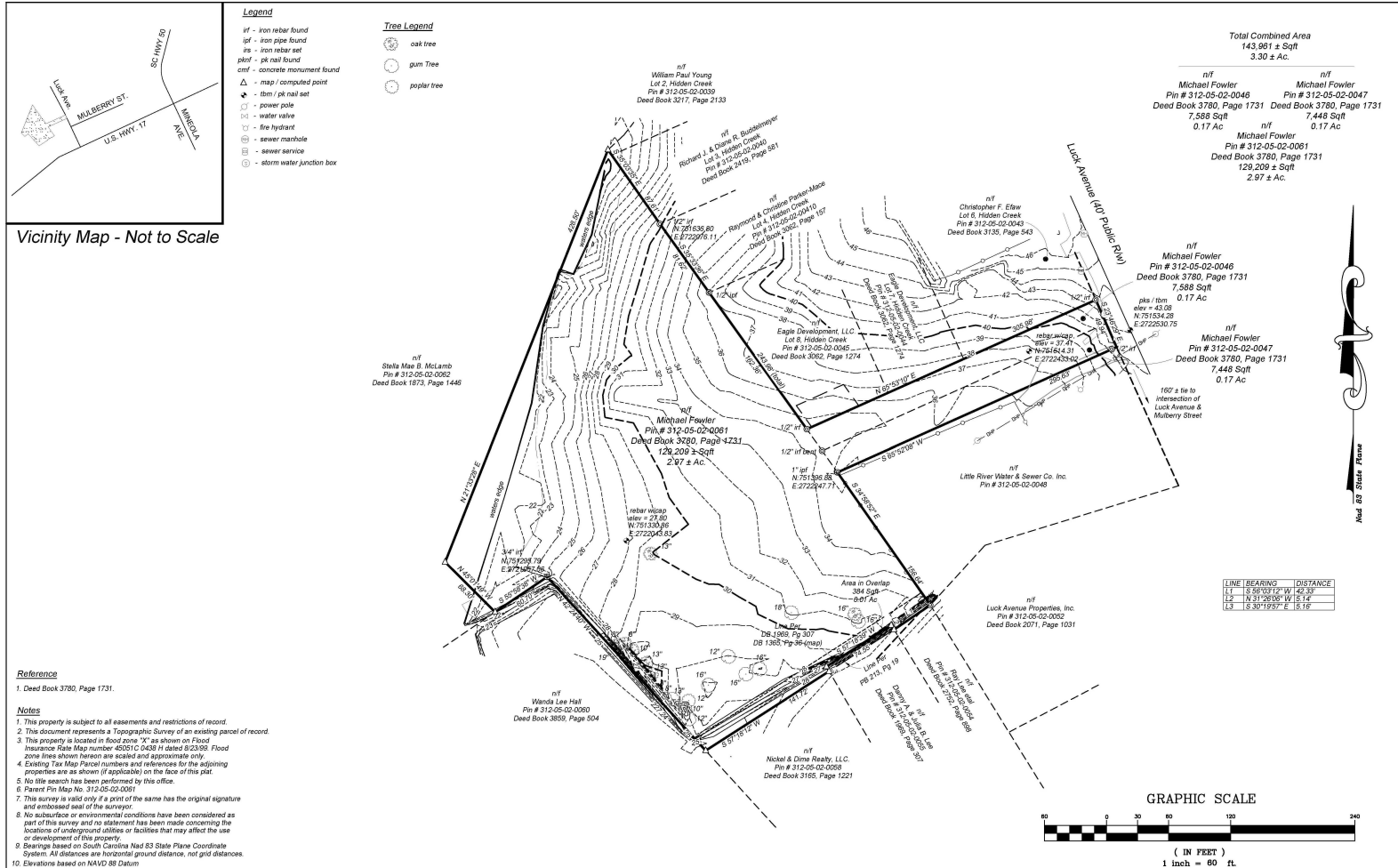
EAGLE COVE DRIVE

SITE PLAN

SCALE: 1"=30'

DESIGNED BY: SMB
DRAWN BY: SMB
CHECKED BY: ER

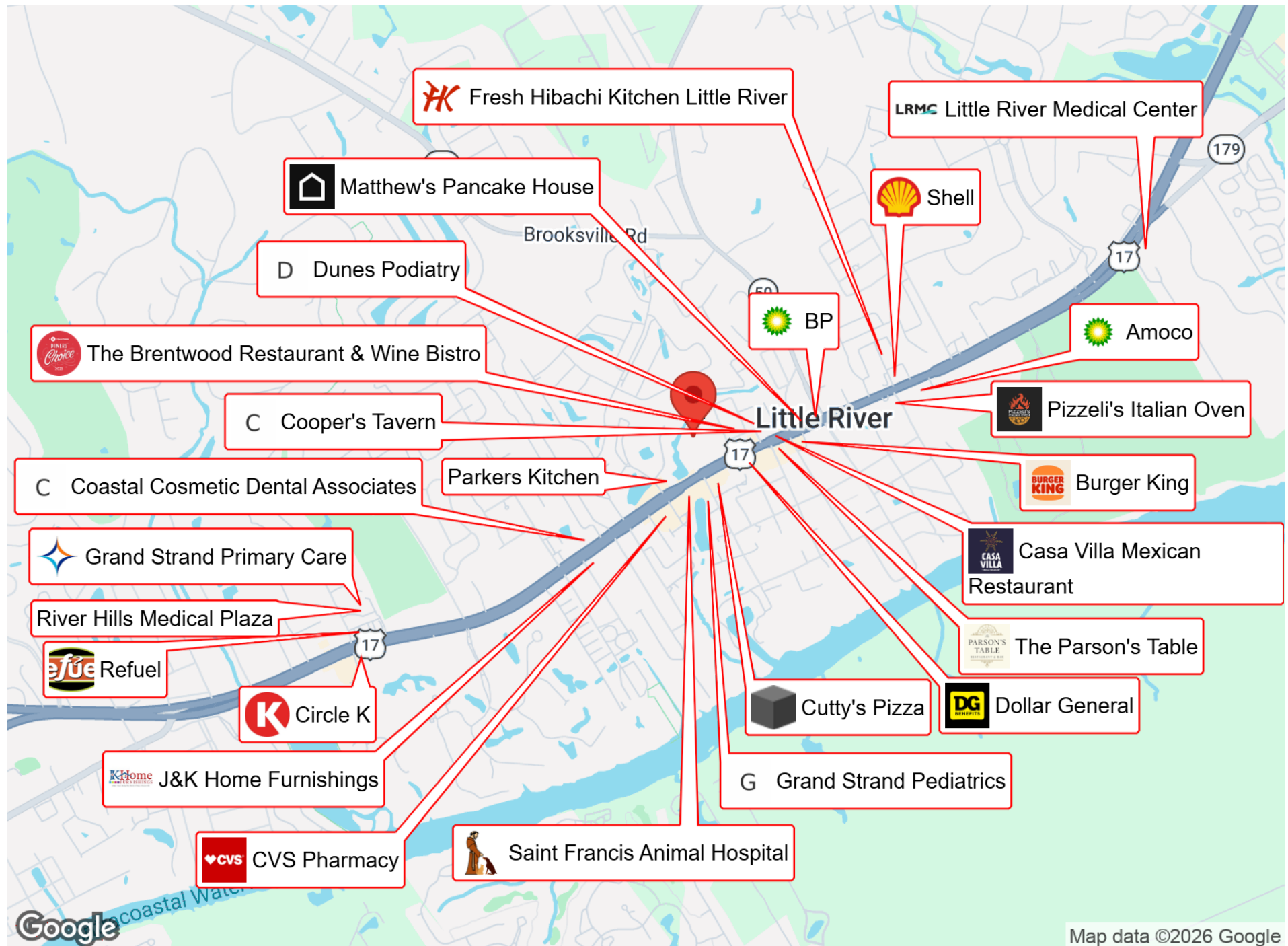
SHEET
C2
OF 11



CRESCENT MOON  LAND SURVEYING		3099 Ino Drive Loris, S.C. 29569 Phone: (843) 716-6021		Topographic Survey of Pin# 312-05-02-0061 Containing 3.30 ± Acres Total Little River Township, Horry County, South Carolina for Michael Fowler		Certificate of Accuracy I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein, also there are no visible encroachments or projections other than shown.	
DRAWN BY: KLM APPROVED BY: BWS SURVEYED BY: BWS	JOB# 2018-410 DATE OF SURVEY: 05/09/2018	REVISIONS:	DATE:	Barry W. Suggs PLS# 25438	DATE:	Barry W. Suggs PLS# 25438	DATE:

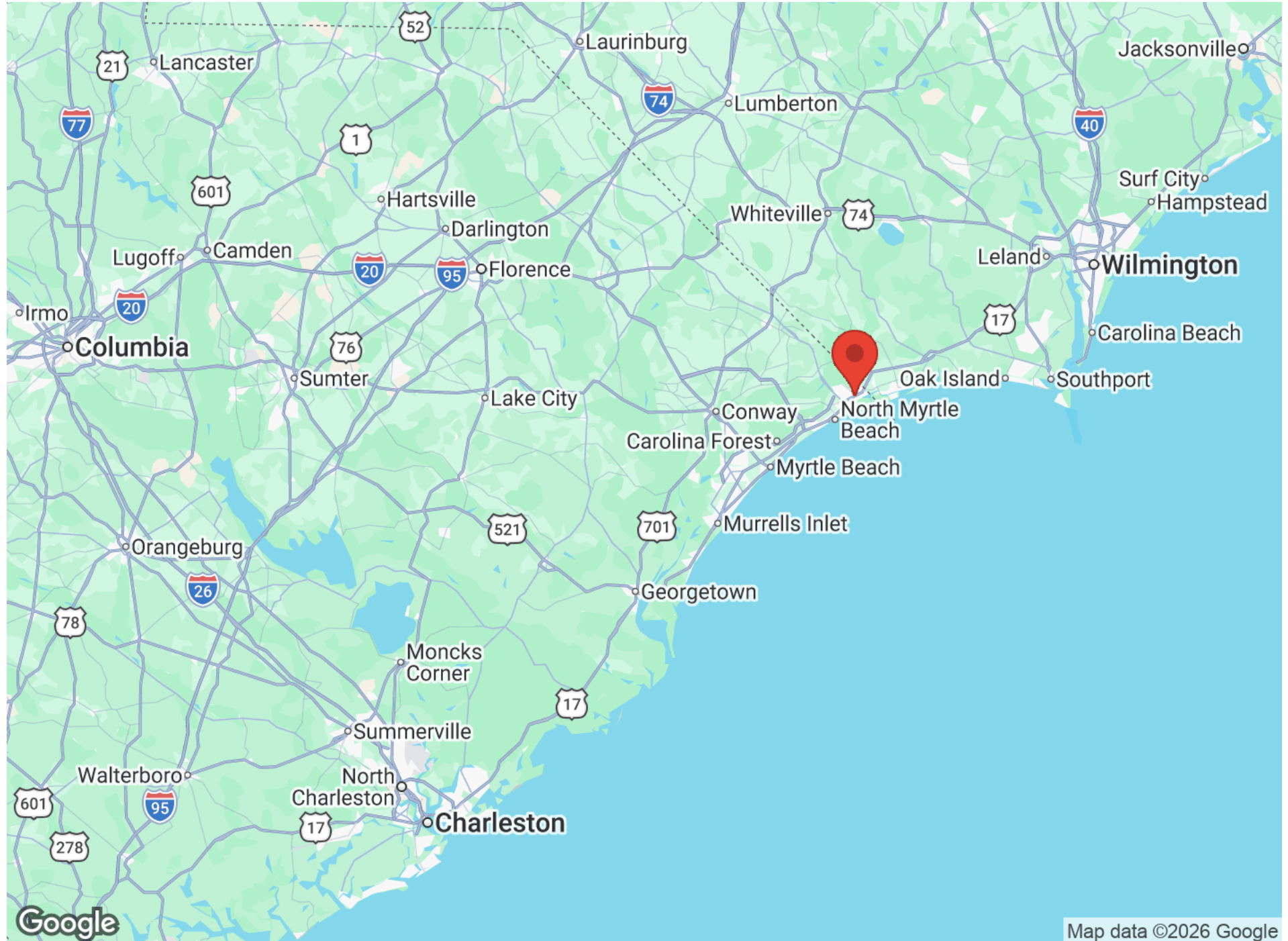
BUSINESS MAP

LUCK AVENUE | LITTLE RIVER, SC 29566



REGIONAL MAP

LUCK AVENUE | LITTLE RIVER, SC 29566



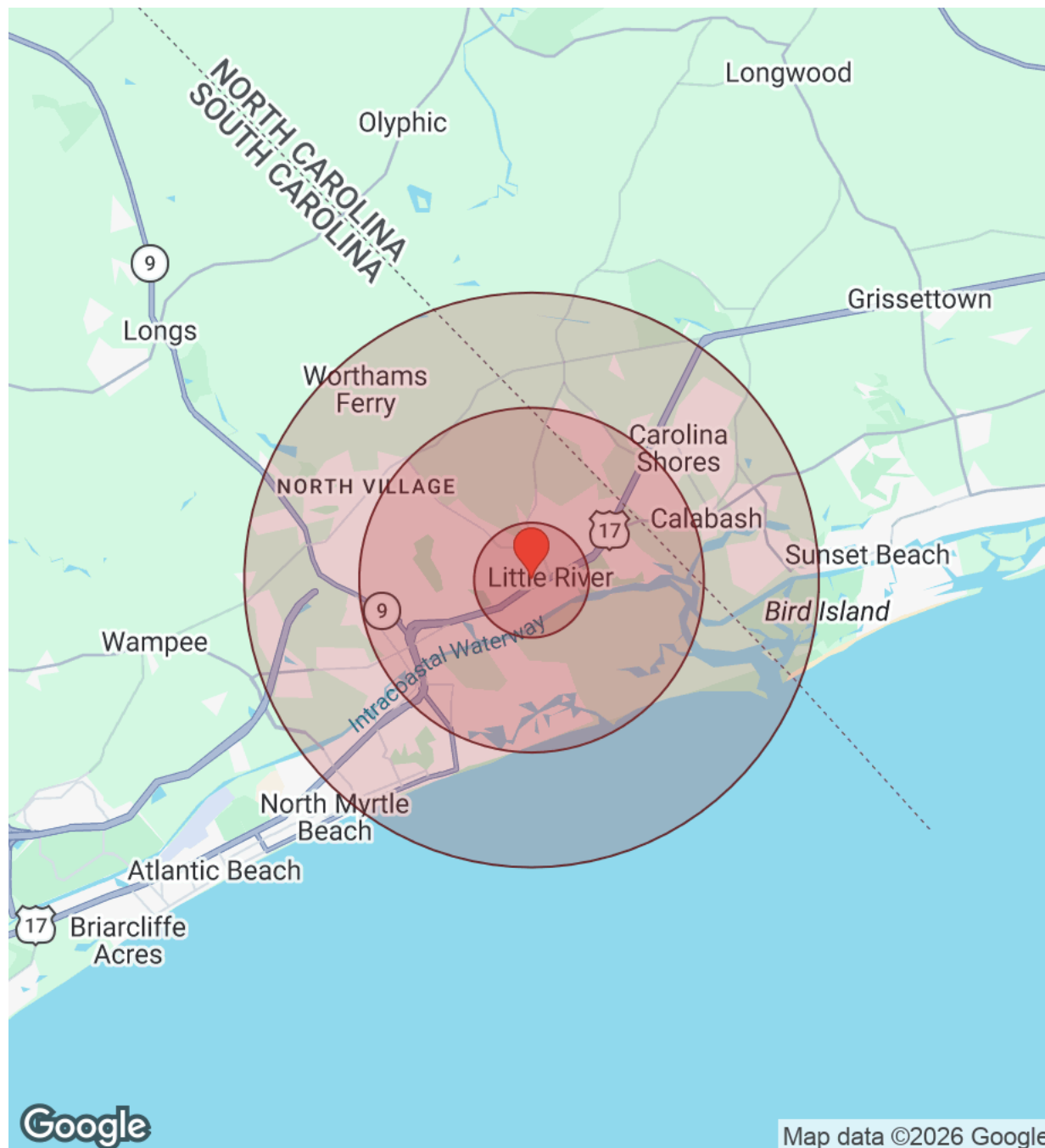
AERIAL MAP

LUCK AVENUE | LITTLE RIVER, SC 29566



DEMOGRAPHICS

LUCK AVENUE | LITTLE RIVER, SC 29566



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,475	13,709	29,498
Female	3,888	15,165	32,629
Total Population	7,363	28,874	62,127

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,912	23,726	50,547
Black	697	2,431	5,821
Am In/AK Nat	21	87	162
Hawaiian	5	9	19
Hispanic	486	1,617	3,535
Asian	97	381	764
Multiracial	144	609	1,243
Other	1	17	31

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,936	20,216	43,071
Occupied	3,833	14,744	31,000
Owner Occupied	2,640	11,327	25,093
Renter Occupied	1,193	3,417	5,907
Vacant	1,103	5,472	12,070

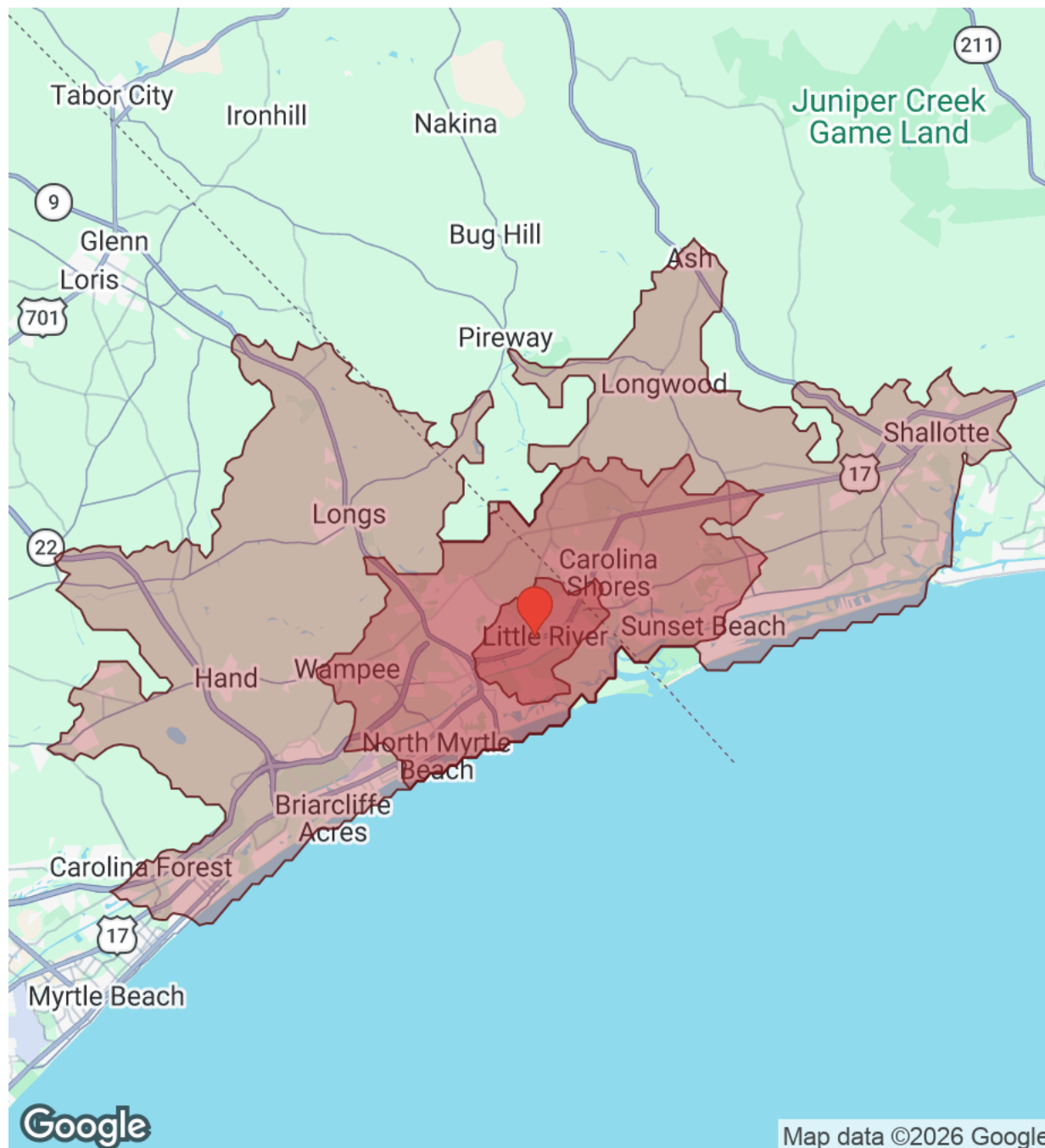
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	818	2,984	6,523
Ages 15 - 24	597	2,055	4,368
Ages 25 - 54	1,988	6,730	14,510
Ages 55 - 64	1,306	5,367	11,307
Ages 65+	2,655	11,741	25,418

Income	1 Mile	3 Miles	5 Miles
Median	\$69,909	\$72,106	\$73,492
Under \$15k	236	887	1,719
\$15k - \$25k	354	1,098	1,729
\$25k - \$35k	326	971	2,340
\$35k - \$50k	471	1,972	3,697
\$50k - \$75k	657	2,721	6,377
\$75k - \$100k	559	2,048	4,629
\$100k - \$150k	780	2,758	5,551
\$150k - \$200k	251	1,050	2,382
Over \$200k	199	1,240	2,577

Map data ©2026 Google

DEMOGRAPHICS

LUCK AVENUE | LITTLE RIVER, SC 29566



Driving Time: ■ 5 Mins ■ 15 Mins ■ 30 Mins

Population	5 Mins	15 Mins	30 Mins
Male	7,671	35,450	72,710
Female	8,527	39,021	78,424
Total Population	16,198	74,471	151,134

Race / Ethnicity	5 Mins	15 Mins	30 Mins
White	13,154	60,925	122,827
Black	1,464	6,747	14,040
Am In/AK Nat	44	186	363
Hawaiian	8	22	45
Hispanic	1,009	4,200	8,887
Asian	211	886	1,859
Multiracial	305	1,452	2,992
Other	3	52	121

Housing	5 Mins	15 Mins	30 Mins
Total Units	10,801	52,304	107,457
Occupied	8,286	37,443	75,198
Owner Occupied	6,071	30,347	59,129
Renter Occupied	2,215	7,096	16,069
Vacant	2,515	14,862	32,260

Age	5 Mins	15 Mins	30 Mins
Ages 0 - 14	1,765	7,576	15,647
Ages 15 - 24	1,207	5,088	11,045
Ages 25 - 54	4,013	16,928	38,238
Ages 55 - 64	2,912	13,582	27,815
Ages 65+	6,301	31,297	58,390

Income	5 Mins	15 Mins	30 Mins
Median	\$72,163	\$74,881	\$75,839
Under \$15k	511	2,109	4,656
\$15k - \$25k	699	1,967	4,348
\$25k - \$35k	629	2,927	6,193
\$35k - \$50k	1,065	4,168	8,326
\$50k - \$75k	1,377	7,584	13,717
\$75k - \$100k	1,133	5,557	10,638
\$100k - \$150k	1,618	6,899	13,374
\$150k - \$200k	648	3,009	6,204
Over \$200k	606	3,222	7,740

Your NAI Team



Chip Abernethy
+1 843.241.2654

chip@abernethyandjones.com



Max Jones
+1 843.251.4053

max@abernethyandjones.com

ABERNETHY & JONES

COMMERCIAL GROUP

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

NAI The Litchfield
Company

10554 Ocean Hwy, Pawleys Island, SC. 29585 | naitlc.com

DISCLAIMER

LUCK AVENUE

All materials and information received or derived from NAI The Litchfield Company- Pawleys Island its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither NAI The Litchfield Company- Pawleys Island its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. NAI The Litchfield Company- Pawleys Island will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. NAI The Litchfield Company- Pawleys Island makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. NAI The Litchfield Company- Pawleys Island does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by NAI The Litchfield Company- Pawleys Island in compliance with all applicable fair housing and equal opportunity laws.

NAI THE LITCHFIELD COMPANY

10554 Ocean Highway
Pawleys Island, SC 29585

www.naitlc.com

PRESENTED BY:

**ABERNETHY
& JONES**
COMMERCIAL GROUP

CHIP ABERNETHY

843-241-2654
chip@abernethyandjones.com

MAX JONES

843-251-4053
max@abernethyandjones.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.