



# LAKEWAY LANDING

Little River, South Carolina

**GARDEN STYLE MULTI-FAMILY COMPLEX**

**DEVELOPMENT ACREAGE**

## **AREA DESCRIPTION –**

Little River is an unincorporated quaint fishing village with immediate access to the Atlantic Ocean. Situated at the North & South Carolina border, the area consists of beautiful pine forests, marshes and swamps, bordered by the Waccamaw River and the Atlantic Intracoastal waterway. Sprawling live oaks, Spanish moss and palm trees dot the landscape.

Long established as both an active retirement community as well as a bedroom community serving nearby resort areas, Little River is convenient to all major retail centers, state of the art medical facilities, schools, golf courses, fishing and recreational areas, all within easy reach via US Highway 17, SC Highway 31 and SC Highway 9.

## **REAL ESTATE -**

- 19 Rental Units, +/- 1,064 sf each, 2 BD / 2 BA - Individual Condominium Ownership
- 20,216 sf, 2 story complex, garden style, constructed 1997
- NOI: \$75,000
  
- 3.02-acre lakefront development parcel
- SF – 6 Zoning permitting 6000 sf home sites, Horry County jurisdiction
- No Wetlands, USACOE Certification

Beautiful lakefront residential development parcel combined with attractive investment opportunity with seasoned revenue history. High growth area.

Offering Price: \$1,500,000

T. Van Davenport, Managing Partner  
1.843.222.8153 Cell  
[tvandavenport@hbsprings.com](mailto:tvandavenport@hbsprings.com)  
[www.hbspringscommercialrealestate.com](http://www.hbspringscommercialrealestate.com)

H. B. Springs Co. Commercial Real Estate  
2511 Oak Street  
Myrtle Beach, SC 29577  
843.448.7653