



DEVELOPMENT PARCEL

SC Highway 9 & Pecan Street

Little River, SC

AREA DATA

SC Highway 9 is one of two primary arteries connecting inland road systems to nearby resort districts of the greater Grand Strand area. As a primary gateway, nearby residential areas have long served as primary bedroom communities.

Eastbound access is provided via turn lane following deceleration from SC 31 with a center median turn lane providing access for westbound vehicles travelling four lane SC 9. The site is further accessible via Pecan Street providing convenient access to Sea Mountain Highway.

The expansion of SC Highway 31 further served to increase traffic patterns, setting the stage for the Little River & Longs communities to experience unprecedented and robust residential & commercial growth in recent years. The final leg of SC 31 expansion into nearby North Carolina has now been identified.

2040 projections of growth by Horry County Planning and Zoning estimates that among the highest population growth rates projected, the Longs area will experience a 367.6% population increase, or, an annual growth rate of 14.70%.

Nearby area features include: River Park Senior Living, North Myrtle Beach High School, McLeod Seacoast Medical Campus, North Myrtle Beach Sports Park, Food Lion, Tractor Supply, CVS as well as complementary retail and restaurant facilities.

Coastal North Town Center featuring Publix, Dicks Sporting Goods, West Marine, Hobby Lobby, Mattress Firm, Pet Smart, Ross, TJ Maxx and a number of restaurant operations are located within 3.7 miles, with the Atlantic Ocean being a mere +/- 5.4 miles distance.

- 59,659 + Population
- \$85,196 + Average Income
- 35,200 + Traffic Count * SC Highway 31
- 33,000 + Traffic Count * SC Highway 9

SITE DATA

PIN # 31308040005 & # 31300000005

+/- 18.72 acres total

+/- 430 feet frontage

Zoning:

MRD-3 portion: 18.72 acres

280 units approved

Horry County Jurisdiction

OFFERING:

\$4,900,000.00

T. Van Davenport

Managing Partner

H. B. Springs Co. Commercial Real Estate

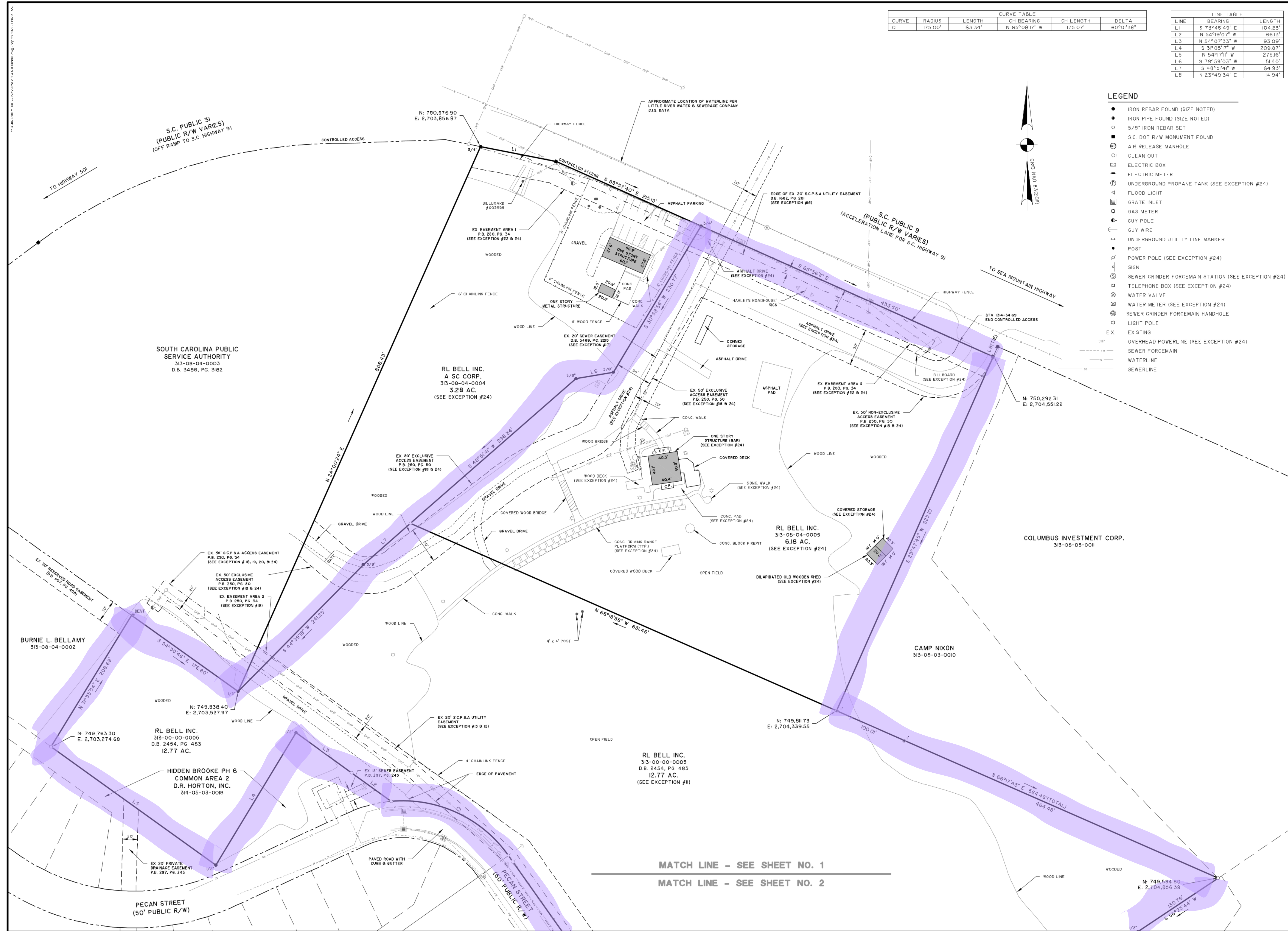
2511 Oak Street

Myrtle Beach ~ SC ~ 29578

1.843.222.8153 Cell

(843) 448-7653 Office

tvandavenport@hbsprings.com

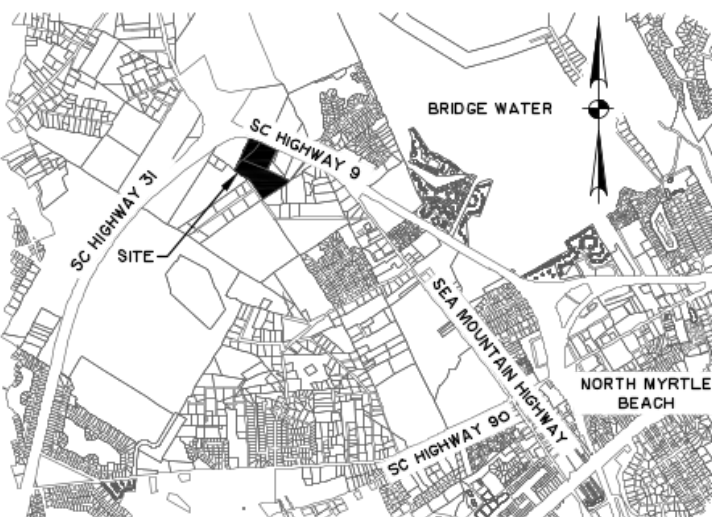


CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
CI	175.00'	183.34'	N 65°08'17" W	175.07'	60°01'38"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 78°45'49" E	104.23'
L2	N 54°19'07" W	66.13'
L3	N 54°07'33" W	93.09'
L4	S 3P05'17" W	209.87'
L5	N 54°17'11" W	275.16'
L6	S 79°59'03" W	51.40'
L7	S 48°51'41" W	84.93'
L8	N 23°49'34" E	14.94'

LEGEND

- IRON REBAR FOUND (SIZE NOTED)
- IRON PIPE FOUND (SIZE NOTED)
- 5/8" IRON REBAR SET
- S C DOT R/W MONUMENT FOUND
- ⊗ AIR RELEASE MANHOLE
- CLEAN OUT
- ⊞ ELECTRIC BOX
- ELECTRIC METER
- Ⓟ UNDERGROUND PROPANE TANK (SEE EXCEPTION #24)
- ⊠ FLOOD LIGHT
- ⊞ GRATE INLET
- GAS METER
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VICINITY MAP not to scale

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ALTA/NSPS CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 11, 13, & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPT. 2022. DATE OF PLAT OR MAP: 9/26/2022.

MATTHEW D. SVEJKOVSKY
S.C. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21233

ALTAMONTE SPRING AND INTERVIEW SURVEY
OF
3 PARCELS
TOTALING 22.23 AC.
THE LANDS OF
R.L. BELL

LITTLE RIVER TOWNSHIP
HORRY COUNTY, SOUTH CAROLINA

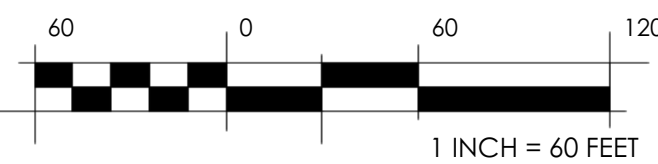
prepared for
GIDDINGS GROUP - RL BELL TRACTS

No	Revision	By	Date



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Myrtle Beach, SC 29577 • 843.839-3545

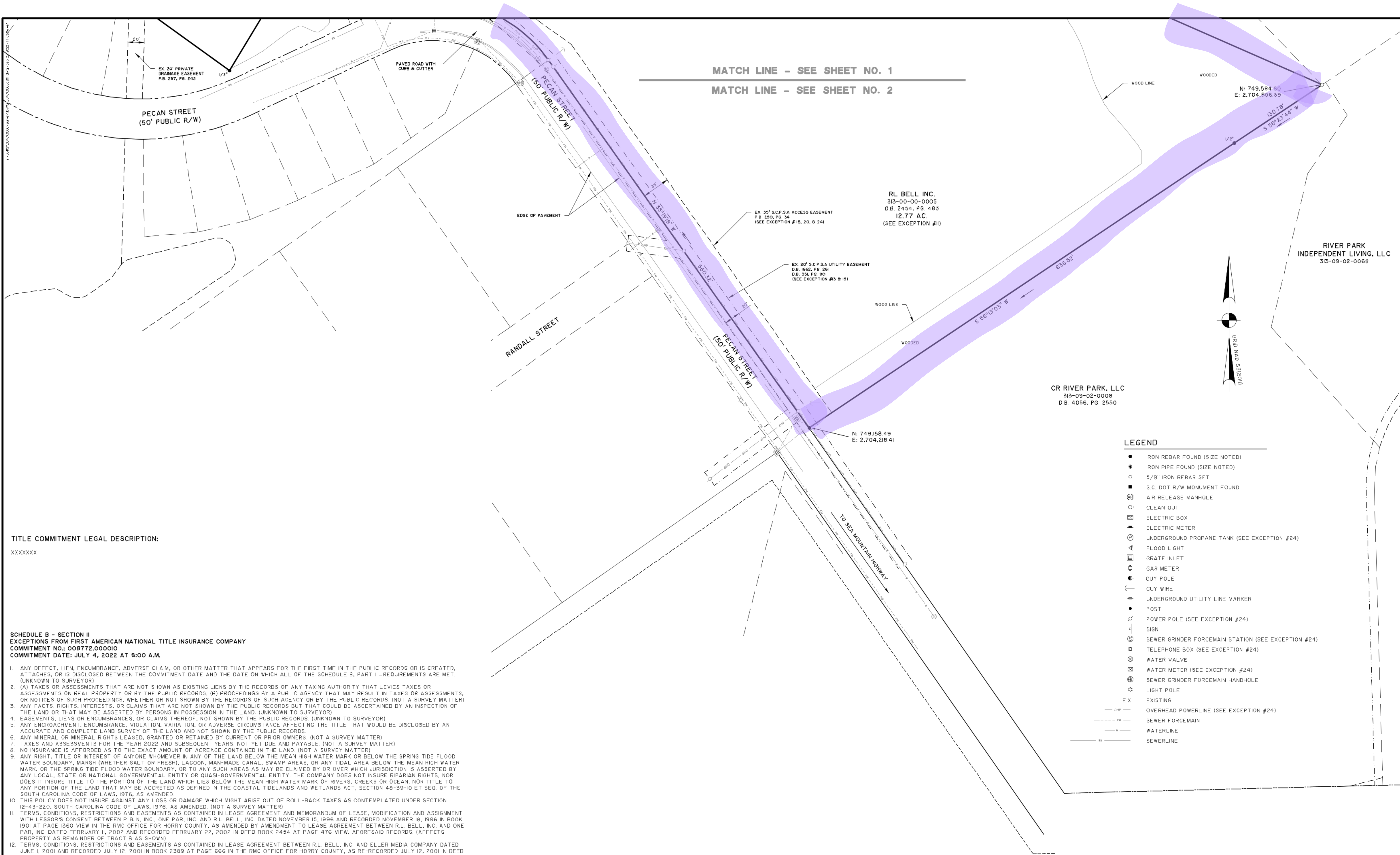
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plat	drawn	reviewed	field	crew
9/26/2022	JED	MDS	9/2022	JV

job 30409.0000as0

SHEET 1 OF 2



TITLE COMMITMENT LEGAL DESCRIPTION:

XXXXXX

SCHEDULE B - SECTION II
EXCEPTIONS FROM FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO.: 008772.000010
COMMITMENT DATE: JULY 4, 2022 AT 8:00 A.M.

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET (UNKNOWN TO SURVEYOR).
- (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS, (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS (NOT A SURVEY MATTER).
- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION IN THE LAND (UNKNOWN TO SURVEYOR).
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS (UNKNOWN TO SURVEYOR).
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
- ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS (NOT A SURVEY MATTER).
- TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE (NOT A SURVEY MATTER).
- NO INSURANCE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE CONTAINED IN THE LAND (NOT A SURVEY MATTER).
- ANY RIGHT, TITLE OR INTEREST OF ANYONE WHOMEVER IN ANY OF THE LAND BELOW THE MEAN HIGH WATER MARK OR BELOW THE SPRING TIDE FLOOD WATER BOUNDARY, MARSH (WHETHER SALT OR FRESH), LAGOON, MAN-MADE CANAL, SWAMP AREAS, OR ANY TIDAL AREA BELOW THE MEAN HIGH WATER MARK, OR THE SPRING TIDE FLOOD WATER BOUNDARY, OR TO ANY SUCH AREAS AS MAY BE CLAIMED BY OR OVER WHICH JURISDICTION IS ASSERTED BY ANY LOCAL, STATE OR NATIONAL GOVERNMENTAL ENTITY OR QUASI-GOVERNMENTAL ENTITY. THE COMPANY DOES NOT INSURE RIPARIAN RIGHTS, NOR DOES IT INSURE TITLE TO THE PORTION OF THE LAND WHICH LIES BELOW THE MEAN HIGH WATER MARK OF RIVERS, CREEKS OR OCEAN, NOR TITLE TO ANY PORTION OF THE LAND THAT MAY BE ACCRETED AS DEFINED IN THE COASTAL TIDELANDS AND WETLANDS ACT, SECTION 48-59-10 ET SEQ. OF THE SOUTH CAROLINA CODE OF LAWS, 1976, AS AMENDED.
- THIS POLICY DOES NOT INSURE AGAINST ANY LOSS OR DAMAGE WHICH MIGHT ARISE OUT OF ROLL-BACK TAXES AS CONTEMPLATED UNDER SECTION 12-43-220, SOUTH CAROLINA CODE OF LAWS, 1976, AS AMENDED (NOT A SURVEY MATTER).
- TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN LEASE AGREEMENT AND MEMORANDUM OF LEASE, MODIFICATION AND ASSIGNMENT WITH LESSOR'S CONSENT BETWEEN P & N, INC., ONE PAR, INC. AND R.L. BELL, INC. DATED NOVEMBER 16, 1996 AND RECORDED NOVEMBER 16, 1996 IN BOOK 1901 AT PAGE 1360 VIEW IN THE RMC OFFICE FOR HORRY COUNTY, AS AMENDED BY AMENDMENT TO LEASE AGREEMENT BETWEEN R.L. BELL, INC. AND ONE PAR, INC. DATED FEBRUARY 11, 2002 AND RECORDED FEBRUARY 22, 2002 IN DEED BOOK 2454 AT PAGE 476 VIEW, AFORESAID RECORDS (AFFECTS PROPERTY AS REMAINDER OF TRACT B AS SHOWN).
- TERMS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN LEASE AGREEMENT BETWEEN R.L. BELL, INC. AND ELLER MEDIA COMPANY DATED JUNE 1, 2001 AND RECORDED JULY 12, 2001 IN BOOK 2389 AT PAGE 666 IN THE RMC OFFICE FOR HORRY COUNTY, AS RE-RECORDED JULY 12, 2001 IN DEED BOOK 2389 AT PAGE 671 VIEW, AFORESAID RECORDS (DOES NOT APPLY TO PROPERTY).
- EASEMENT FROM JOHN ATKINSON, JR. TO SOUTH CAROLINA PUBLIC SERVICE AUTHORITY DATED SEPTEMBER 13, 1965 AND RECORDED AUGUST 2, 1966 IN DEED BOOK 351 AT PAGE 90 VIEW IN THE CLERK OF COURTS OFFICE FOR HORRY COUNTY (AFFECTS PROPERTY AS SHOWN).
- EASEMENT FROM R.L. BELL, INC. TO JAMES DANIEL RANDALL, EVA R. GEORGE, MAMIE LEE B. BALLARD, ADEANOR P. GORE, CARRIE R. ROBINSON, VIRGINIA BELL SIMPSON, MARGIE GORE LIVINGSTON AND GLADYS GORE JETER DATED JANUARY 13, 1992 AND RECORDED FEBRUARY 18, 1993 IN BOOK 1614 AT PAGE 288 VIEW IN THE RMC OFFICE FOR HORRY COUNTY (DOES NOT APPLY TO PROPERTY).
- DISTRIBUTION RIGHT-OF-WAY FROM R.L. BELL, INC. TO SOUTH CAROLINA PUBLIC SERVICE AUTHORITY DATED AUGUST 24, 1993 AND RECORDED AUGUST 30, 1993 IN BOOK 1662 AT PAGE 261 VIEW IN THE RMC OFFICE FOR HORRY COUNTY (AFFECTS PROPERTY AS SHOWN).
- EASEMENT AS CONTAINED IN DEED FROM R.L. BELL, INC. TO PHYLLIS H. ATKINSON DATED FEBRUARY 11, 2002 AND RECORDED FEBRUARY 22, 2002 IN DEED BOOK 2454 AT PAGE 479 VIEW IN THE RMC OFFICE FOR HORRY COUNTY (DOES NOT APPLY).
- SEWER PUMP TANK PERPETUAL EASEMENT FROM R.L. BELL, INC. TO LITTLE RIVER WATER & SEWERAGE COMPANY, INC. DATED MAY 5, 2010 AND RECORDED JULY 9, 2010 IN DEED BOOK 3469 AT PAGE 2215 VIEW IN THE ROD OFFICE FOR HORRY COUNTY (AFFECTS PROPERTY AS SHOWN).
- EASEMENTS AS CONTAINED IN TITLE TO REAL ESTATE FROM R.L. BELL, INC. TO SOUTH CAROLINA PUBLIC SERVICE AUTHORITY DATED OCTOBER 14, 2010 AND RECORDED OCTOBER 19, 2010 IN DEED BOOK 3466 AT PAGE 3182 VIEW IN THE ROD OFFICE FOR HORRY COUNTY (AFFECTS PROPERTY AS SHOWN).
- ACCESS ROAD EASEMENT FROM R.L. BELL, INC. TO SOUTH CAROLINA PUBLIC SERVICE AUTHORITY DATED OCTOBER 14, 2010 AND RECORDED OCTOBER 19, 2010 IN DEED BOOK 3487 AT PAGE 904 VIEW IN THE ROD OFFICE FOR HORRY COUNTY (AFFECTS PROPERTY AS SHOWN).
- ACCESS ROAD EASEMENT FROM R.L. BELL, INC. TO SOUTH CAROLINA PUBLIC SERVICE AUTHORITY DATED OCTOBER 14, 2010 AND RECORDED OCTOBER 19, 2010 IN DEED BOOK 3487 AT PAGE 908 VIEW IN THE ROD OFFICE FOR HORRY COUNTY (AFFECTS PROPERTY AS SHOWN).
- DISTRIBUTION RIGHT-OF-WAY FROM R.L. BELL, INC. TO SOUTH CAROLINA PUBLIC SERVICE AUTHORITY DATED OCTOBER 14, 2010 AND RECORDED OCTOBER 19, 2010 IN DEED BOOK 3487 AT PAGE 912 VIEW IN THE ROD OFFICE FOR HORRY COUNTY (AFFECTS PROPERTY AS SHOWN).
- DISTRIBUTION RIGHT-OF-WAY FROM R.L. BELL, INC. TO SOUTH CAROLINA PUBLIC SERVICE AUTHORITY DATED OCTOBER 14, 2010 AND RECORDED OCTOBER 19, 2010 IN DEED BOOK 3487 AT PAGE 915 VIEW IN THE ROD OFFICE FOR HORRY COUNTY (AFFECTS PROPERTY AS SHOWN).
- RIGHT OF WAY EASEMENT FROM R.L. BELL, INC. TO HORRY TELEPHONE COOPERATIVE, INC. DATED OCTOBER 7, 2021 AND RECORDED DECEMBER 17, 2021 IN DEED BOOK 4497 AT PAGE 717 VIEW IN THE ROD OFFICE FOR HORRY COUNTY (APPLIES TO PROPERTY - UNABLE TO PLAT EASEMENT LOCATION).
- ALL MATTERS AS SHOWN ON PLATS RECORDED IN PLAT BOOK 1 AT PAGE 31F VIEW, PLAT BOOK 161 AT PAGE 75 VIEW, PLAT BOOK 182 AT PAGE 17 VIEW, PLAT BOOK 250 AT PAGE 34 VIEW, PLAT BOOK 250 AT PAGE 50 VIEW AND PLAT BOOK 251 AT PAGE 237 VIEW IN THE ROD OFFICE FOR HORRY COUNTY (AFFECTS PROPERTY AS SHOWN).

REFERENCE MAPS:

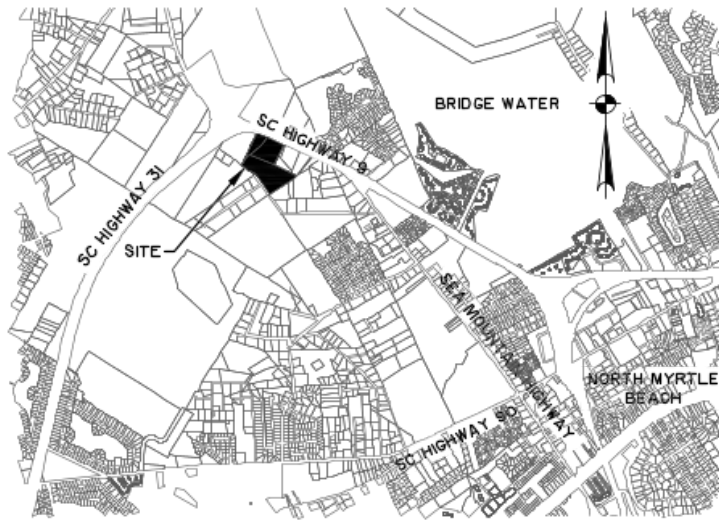
- SUBDIVISION PLAT OF HIDDEN BROOKE PHASE 6; PREPARED FOR D.R. HORTON, INC." DATED AUG. 19, 2019 BY THIS OFFICE & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 237, PG. 245.
- "ALTA/ACSM LAND TITLE SURVEY OF THE PROPOSED BAY TREE 15-12KV SUBSTATION ON A PORTION OF THE LANDS OF R.L. BELL, INC.; PREPARED FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND SOUTH CAROLINA PUBLIC SERVICE AUTHORITY" DATED JUNE 29, 2010 BY THIS OFFICE & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 250, PG. 50.
- "EASEMENT PLAT OF THE LANDS OF R.L. BELL, INC. FOR THE PROPOSED BAY TREE 15-12KV SUBSTATION: PREPARED FOR SOUTH CAROLINA PUBLIC SERVICE AUTHORITY" DATED AUG. 12, 2010 BY THIS OFFICE & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 250, PG. 34.
- "PLAT OF PARCELS A & B IN LITTLE RIVER TOWNSHIP, PREPARED FOR PHYLLIS H. ATKINSON" DATED FEB. 20, 2002 BY JONES/GODFREY ASSOCIATES & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 182, PG. 77.
- "RECOMBINATION PLAT OF TWO PARCELS TOTALING 0.64 AC. FOR RIVER PARK INDEPENDENT LIVING, LLC; PREPARED FOR CAPROCK, LLC" DATED SEPT. 2, 2020 BY THIS OFFICE & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 296, PG. 161.
- "RIGHT-OF-WAY PLAT OF PECAN STREET TOTALING 0.64 AC.; PREPARED FOR D.R. HORTON, INC." DATED AUG. 5, 2019 BY THIS OFFICE.
- "LEASE BOUNDARY SURVEY FOR FRANK & KATHY PETTIT" DATED DEC. 3, 1998 BY PERRY LAND SURVEYING & MAPPING CO. & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 161, PG. 75.
- "LEASE PARCEL MAP OF HARLEY'S ROAD HOUSE; PREPARED FOR STEVE PRICE" DATED DEC. 3, 2010 BY ATLANTIC LAND SURVEYING CO. & RECORDED IN THE HORRY COUNTY R.O.D. OFFICE IN P.B. 251, PG. 237.

LEGEND

- IRON REBAR FOUND (SIZE NOTED)
- IRON PIPE FOUND (SIZE NOTED)
- 5/8" IRON REBAR SET
- S.C. DOT R/W MONUMENT FOUND
- AIR RELEASE MANHOLE
- CLEAN OUT
- ELECTRIC BOX
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- UNDERGROUND PROPANE TANK (SEE EXCEPTION #24)
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- SEWER FORCEMAIN
- WATERLINE
- SEWERLINE

NOTES:

- PARCEL PIN NO.: 313-08-04-0004, 313-08-04-0005, & 313-00-00-0005.
- THIS AREA IS LOCATED IN FLOOD ZONE "X" (AREA OUTSIDE 500 YEAR FLOOD PLAIN) PANEL NO. 4503IC 0606K DATED DEC. 16, 2021 - NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP.
- ALL BEARINGS AND COORDINATES ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 1983(2011). DISTANCES SHOWN ARE HORIZONTAL DISTANCES NOT GRID DISTANCES.
- THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR.
- NO TITLE SEARCH PERFORMED BY THIS OFFICE ON THIS DATE. ALL TITLE EXCEPTIONS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- THIS LOT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY. NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTINGENCIES THAT MAY AFFECT THE USE OF THIS PARCEL.
- DATE OF FIELD SURVEY: SEPT. 2022.
- THERE ARE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES OR STATE AGENCY SURVEY SYSTEM LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.
- THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT AND ANY EXCEPTIONS HAVE BEEN NOTED.
- NO S.U.E. WAS PERFORMED FOR THIS SURVEY.
- CURRENT ZONING: HC (HIGHWAY COMMERCIAL).
- SITE CONTAINS VISIBLE BUILDINGS AT TIME OF SURVEY.



VICINITY MAP not to scale

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ALTA/NSPS CERTIFICATION

T.O. FIRST AMERICAN TITLE INSURANCE COMPANY:

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MATTHEW D. SVEJKOVSKY DATE: 9/26/2022
S.C. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21233

ALTA/NSPS LAND TITLE SURVEY OF

3 PARCELS
TOTALING 22.23 AC.
THE LANDS OF
R.L. BELL

LITTLE RIVER TOWNSHIP
HORRY COUNTY, SOUTH CAROLINA

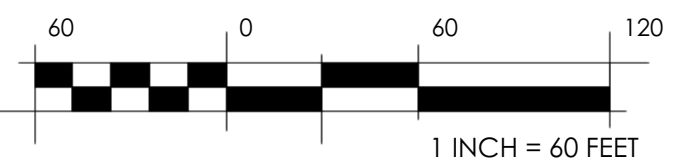
prepared for
GIDDINGS GROUP - RL BELL TRACTS

No	Revision	By	Date



611 Burroughs & Chapin Blvd. • Suite 202
Myrtle Beach, SC 29577 • 843.839-3545

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plot	drawn	reviewed	field	crew
9/26/2022	JED	MDS	9/2022	JV

job 30409.0000as01 SHEET 2 OF 2

