



# DEVELOPMENT PARCEL

SC Highway 9

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.

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

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.

## SITE DATA

PIN# 31308040004

+/- 320 feet frontage

### Zoning:

Highway Commercial: 3.28 acres  
Horry County Jurisdiction

### Utilities:

Public

## OFFERING:

\$1,100,000.00

T. Van Davenport  
Managing Partner

**H. B. Springs Co. Commercial Real Estate**

2511 Oak Street  
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Other nearby area features include: North Myrtle Beach High School, 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.

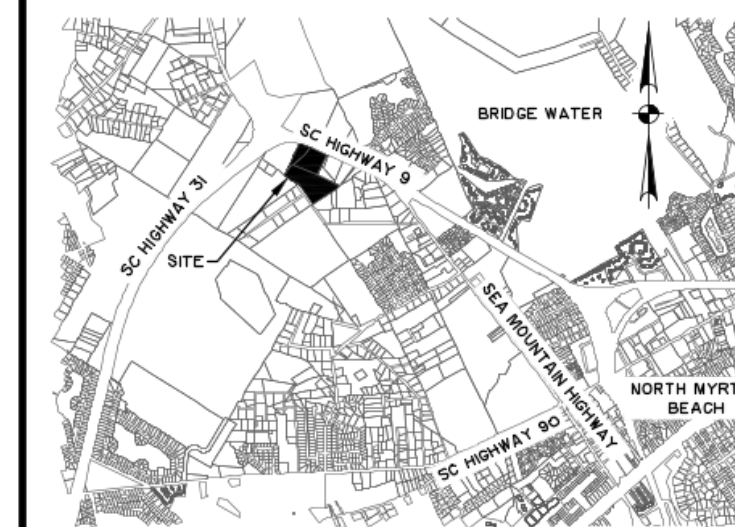


CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
CI	175.00'	183.34'	N 65°08'17" W	175.07'	60°01'38"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 78°45'49" E	104.8
L2	N 54°19'07" W	66
L3	N 54°07'33" W	93
L4	S 3°05'17" W	209.8
L5	N 54°17'11" W	275
L6	S 79°59'03" W	51.4
L7	S 48°51'41" W	84.9
L8	N 23°49'34" E	14.9

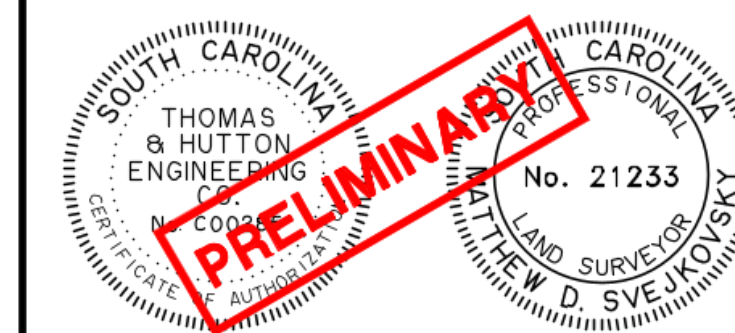
LEGEND

- 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
- ⑦ UNDERGROUND PROPANE TANK (SEE EXCEPTION #24)
- △ FLOOD LIGHT
- GRATE INLET
- ⬇ GAS METER
- GUY POLE
- ← GUY WIRE
- ⊖ UNDERGROUND UTILITY LINE MARKER
- POST
- ⌒ POWER POLE (SEE EXCEPTION #24)
- ↓ SIGN
- ⑤ SEWER GRINDER FORCEMAIN STATION (SEE EXCEPTION #24)
- TELEPHONE BOX (SEE EXCEPTION #24)
- ⊗ WATER VALVE
- ⊠ WATER METER (SEE EXCEPTION #24)
- ⊕ SEWER GRINDER FORCEMAIN HANDHOLE
- ☆ LIGHT POLE
- E.X. EXISTING
- OVERHEAD POWERLINE (SEE EXCEPTION #24)
- SEWER FORCEMAIN
- WATERLINE
- SEWERLINE



**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 2013 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. 22, 2022. DATE OF PLAT OR MAP: 9/26/2022"

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

ALTAMIRAS PLANNING AND DEVELOPMENT  
OF  
3 PARCELS  
TOTALING 22.23 AC.  
THE LANDS OF  
R.L. BELL

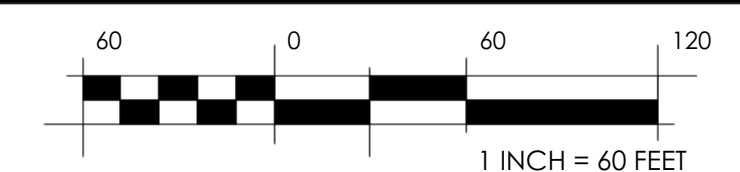
LITTLE RIVER TOWNSHIP  
HORRY COUNTY, SOUTH CAROLINA

prepared for  
GIDDINGS GROUP - RL BELL TRACTS

No.	Revision	By	Date



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

job 30409.0000as01 SHEET 1 OF 2



job 30409.0000as01 SHEET 2 OF 2