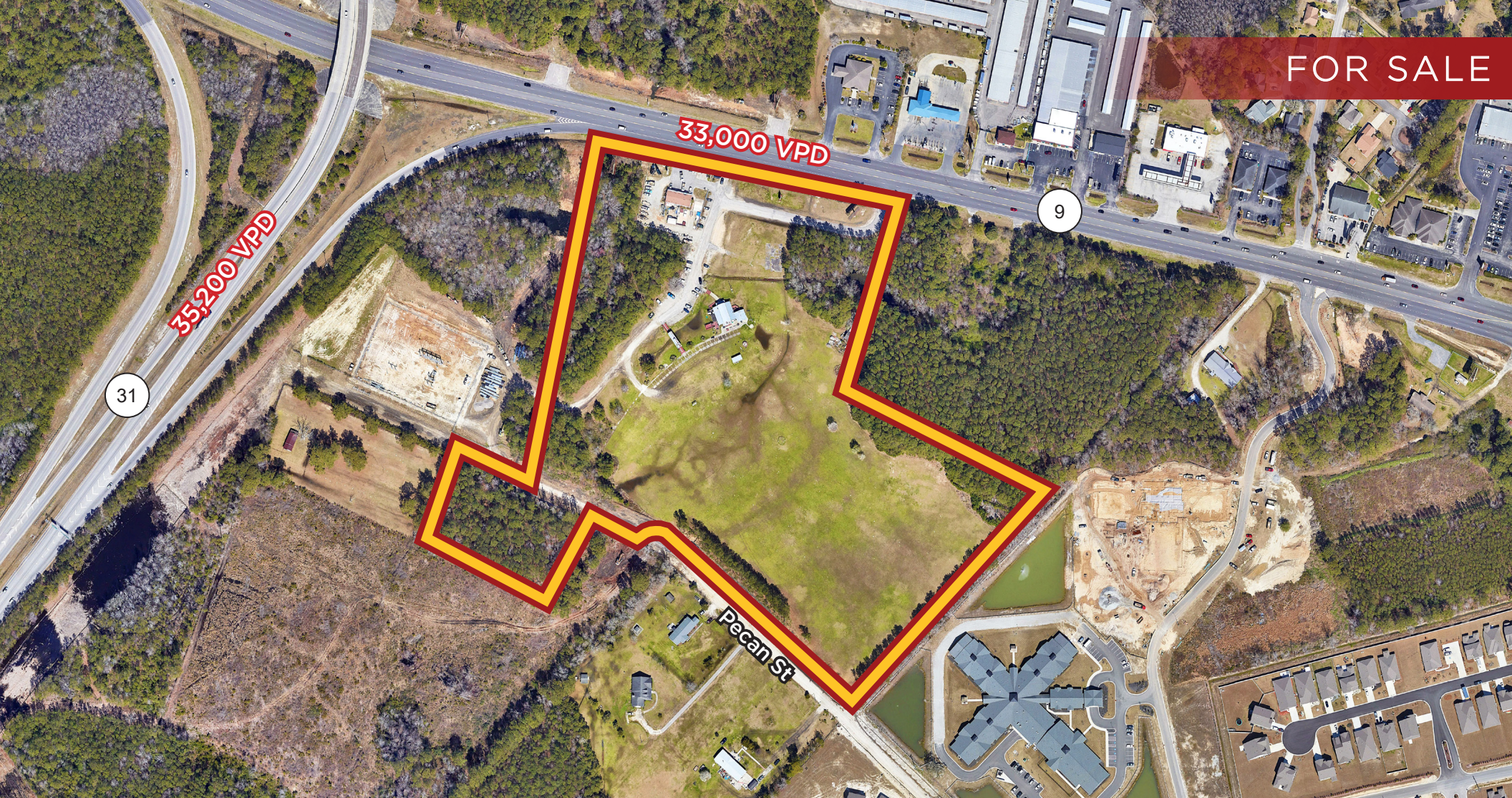


FOR SALE



SC HIGHWAY 9

3180 Highway 9 E. • Little River, SC

COMMERCIAL DEVELOPMENT SITE * 22 ACRES





HIGHLIGHTS

Located on Hwy 9, which is one of two primary arteries connecting inland road systems to nearby resort districts of the greater Grand Strand area.

Eastbound access is provided via a center median turn lane from SC 31 providing access for westbound vehicles travelling four lane SC 9.

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%.

SITE INFO

- 22.65 Acres Available
- +/- 430' of frontage on SC Highway 9
- PIN#: 31308040005, 31300000005 & 31308040004
- Zoning: MRD-3 portion (Horry County)
- Public Utilities
- Area Demographics
 - Population: 59,659 +
 - Average Income: \$85,196 +
- **Sale Price: \$6,000,000**



For more information, please contact:

T. Van Davenport • 843.222.8153 • tvandavenport@hbsprings.com

Gabriella Savino • 854.237.4117 • marketing@hbsprings.com





For more information, please contact:

T. Van Davenport • 843.222.8153 • tvandavenport@hbsprings.com

Gabriella Savino • 854.237.4117 • marketing@hbsprings.com

