

LAND FOR SALE



FORMER WILD WATER & WHEELS - 16 ACRES

910 HIGHWAY 17, SURFSIDE BEACH, SC 29575



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

www.naitlc.com

PRESENTED BY:

**ABERNETHY
& JONES**
COMMERCIAL GROUP

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PROPERTY SUMMARY

910 HIGHWAY 17



Property Summary

Price:	\$7,999,000
Lot Size:	16.0 Acres
Price / Acre:	\$500,000 +/-
Access:	Frontage Road
Building Name:	Former Wild Water & Wheels
County:	SC - Horry
Frontage:	515'
Traffic Count:	31,000
Utilities:	At the road
Zoning:	General Commercial
APN:	4620000926

Property Overview

The entire property is 16 +/- acres. Zoned Commercial. The frontage is along Highway 17 Business with direct access to a traffic light. The seller is working with DOT on maximizing access to the site. Seller is in the process of removing all debris from the property. There are 2 buildings that will be left on the property totaling +/- 14,000 Sq Ft.

Last site to be developed with any size in the City of Surfside Beach.

Formerly the Wild Water n Wheels site for over 30 years. The owner has decided to close it down and create a beautiful commercial development that is truly needed for all the residents in this area. We are willing to subdivide if needed but the price will be changed per acre. You will see attached are some different conceptual plans but the new owner has the ability to make any changes.

Please call with any questions.

Location Overview

Hwy 17 Business and Frontage Road with Traffic Light Access. Centrally located in Surfside Beach surrounded by residential developments.

PROPERTY PHOTOS

910 HIGHWAY 17



PROPERTY PHOTOS

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PROPERTY PHOTOS

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SURVEY

910 HIGHWAY 17



-VICINITY MAP N.T.S.-

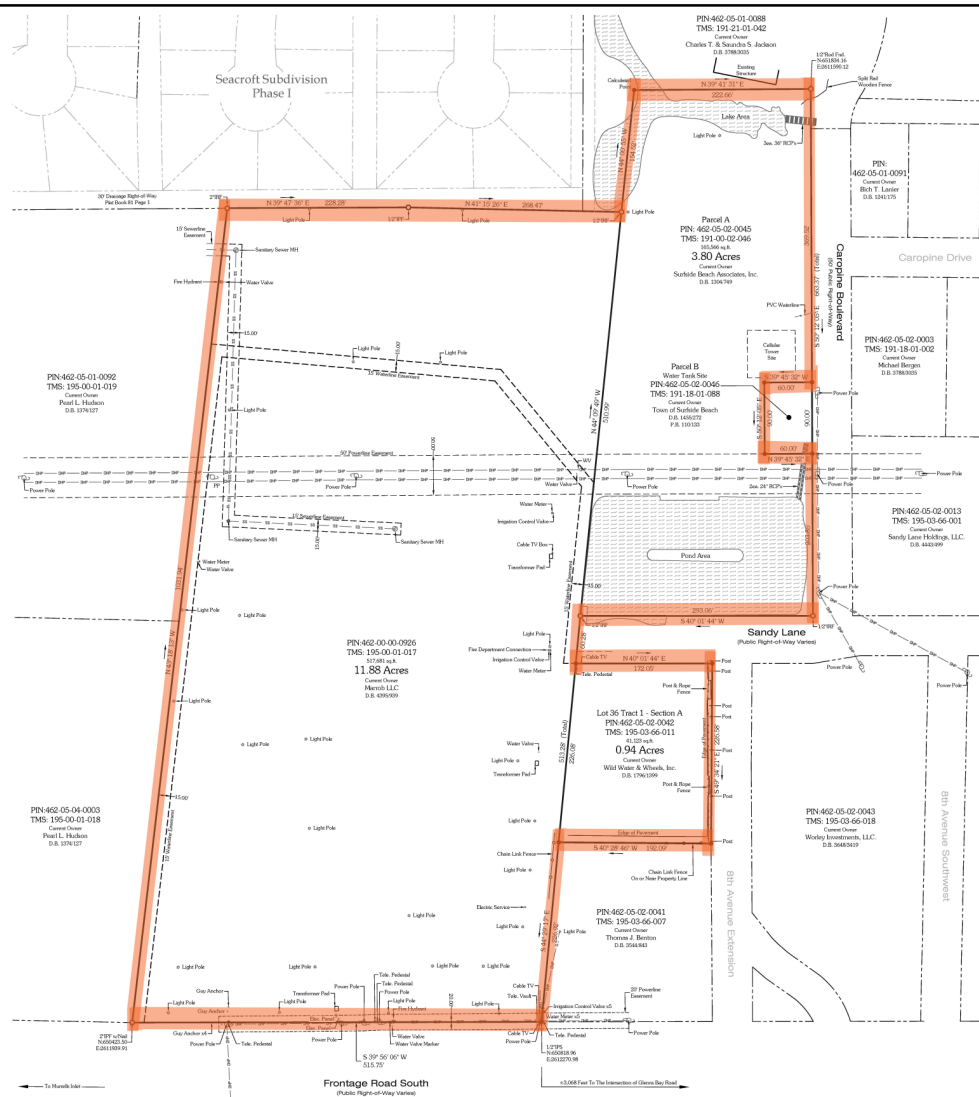
NOTES:

1. Tax Parcel: PN 462-05-02-0000
TMS: 195-03-01-017
Owner of Record: Marsh, LLC
1800 21st Avenue North
Murfreesboro, TN 37057
Last property transfer Deed Book 4350, Page 930.
2. Tax Parcel: PN 462-05-02-0045
TMS: 191-03-02-046
Owner of Record: Surfside Beach Associates, Inc.
910 Business Highway 17 South
Surfside Beach, SC 29575
Last property transfer Deed Book 1304, Page 740.
3. Tax Parcel: PN 462-05-02-0042
TMS: 195-03-06-011
Owner of Record: W&W Water & Wastewater, Inc.
910 Business Highway 17 South
Surfside Beach, SC 29575
Last property transfer Deed Book 1796, Page 1399.
4. This property is located in Flood Zone "C" as shown from FIRM 42051C (03/14) dated Aug. 23, 1999. Flood zone lines shown herein are solid and approximate only. This plat is not the basis for flood zone determination or flood zone related issues.
5. Dedication is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
6. This survey is only valid if signed by the original owner and endorsed by the surveyor.
7. Surveyor has made no investigation or independent search for encumbrances, easements, restrictive covenants, easements, title encumbrances, or any other facts that an accurate and current title search may disclose.
8. Surface and environmental conditions were not examined or considered as a part of this survey. No statement is made concerning the existence of underground or overhead utilities or facilities that may affect the use or development of this tract.
9. This property is subject to all easements or restrictions of record.
10. 1/2" Iron Pipe Set at all corners unless noted otherwise.
11. All bearings are based upon the South Carolina State Plane Coordinate System (NAD83) (2011). All distances shown are Horizontal not grid distances.
12. Not all improvements shown on surveyed parcels per Owners request.
13. Date of Field Survey: October, 2021.

REFERENCES:

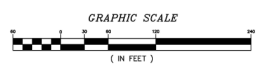
1. Plat Entitled, Parcel A & B Parcel B to be Leased to The Town of Surfside Beach prepared for Surfside Beach Associates, Inc. by Caller Land Surveying Company, Inc., dated March 16, 1990 and recorded in The Henry County Register of Deeds in Plat Book 130 Page 133.
2. Plat Entitled, Parcel C Seacroft Subdivision prepared for Jones, Edward Hale, III by Caller Land Surveying Company, Inc., dated May 30, 1986 and recorded in The Henry County Register of Deeds in Plat Book 81 Page 1.
3. Plat Entitled, Marsh Subdivision by ETS Engineering and Technical Services, Inc., dated March 30, 2004 and recorded in The Henry County Register of Deeds in Plat Book 197 Page 127.

SPACE RESERVED FOR PLANNING APPROVAL ONLY



LEGEND

- Iron Pipe Found (IPF)
- Iron Rebar Found (IRF)
- Iron Pipe Set (IPS)
- Calculated Point (CP)
- Gray Anchor (GA)
- Telephone Pole (TP)
- Water Meter (WM)
- Fire Hydrant (FH)
- Water Valve (WV)
- Power Pole (PP)
- Value Marker (VM)
- Fire Department Connection (FDC)
- Cable Pedestal (CPD)
- Light Pole (LP)
- Transformer
- Overhead Power
- Chain Link Fence



"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 Chain Survey as specified therein, and there are no visible encumbrances or projections other than shown."

Michael D. Oliver, P.L.S. No. 13120
as agent



David R. Gentry Surveying, Inc.
4117 Oleander Drive
Murfreesboro, TN 37057
Telephone: 615.839.3150
www.drginc.com

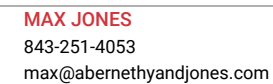


Job No. 21-557
DATE: 10-27-2021
SURVEYED BY: D.R.G.
CHECKED BY: M.D.O.
SCALE: 1" = 60'
FILES: 1/1557/SURVEY

BOUNDARY MAP OF
MULTIPLE PARCELS
LOCATED IN THE SEACROFT SUBDIVISION
SURFIDE BEACH, HENRY COUNTY, SOUTH CAROLINA
PREPARED FOR: NAME



DATE	
REVISION	
21-557	





SITE DATA TABLE	
PIN	46200000926, 46205020045, 46205020046
MUNICIPALITY	SURFSIDE BEACH
PROPERTY OWNER	MARROBE, LLC, WILD WATER & WHEELS, INC., SURFSIDE BEACH ASSOCIATES, INC.
OWNER ADDRESS	1800 31ST AVE N MYRTLE BEACH, SC 29577 870 BUSINESS HWY 17 S, SURFSIDE BEACH, SC 29576
TOTAL AC	17.02 AC
EXISTING IMPERVIOUS AREA	13.87 AC
EXISTING PERVIOUS AREA	2.34 AC
EXISTING POND AREA	1.87 AC
PROPOSED IMPERVIOUS AREA	9.95 AC
PROPOSED PERVIOUS AREA	5.51 AC
PROPOSED POND AREA	5.49 AC + (1.07 AC EXISTING) = 1.58 AC
CURRENT ZONING	PD, HC
PROPOSED SETBACKS (MULTI-FAMILY)	F-50, S-0, R-30
PROPOSED USE	TRADESHOPS / GROCERY / RESTAURANT
TOTAL TRADE SHOP SQUARE FOOTAGE	98,125 SF
TOTAL GROCERY SQUARE FOOTAGE	90,000 SF
TOTAL RESTAURANT SQUARE FOOTAGE	3,375 SF
REQUIRED PARKING (TRADE SHOPS)	1 SPACE / 3 EMPLOYEES / UNIT = 17 SPACES
REQUIRED PARKING (GROCERY)	1 SPACE / 300 SF = 250 SPACES
REQUIRED PARKING (RESTAURANT)	1 SPACE / 300 SF = 11 SPACES
PROPOSED PARKING (TOTAL)	337 SPACES

- NOTE:
1. ALL LOTS WILL BE SERVED BY PUBLIC UTILITIES.
 2. COMMERCIAL PARCELS WILL BE ACCESSED VIA A COMMERCIAL ACCESS EASEMENT.
 3. EXISTING WATERLINE EASEMENT TO BE RELOCATED.

NAI The Litchfield Company

PROJECT: 22162	REVISIONS:	CONCEPTUAL SITE PLAN OF PIN# 46200000926, 46205020045, 46205020042 17.02 AC. SURFSIDE BEACH, Horry County, SOUTH CAROLINA PREPARED FOR IPNHMB, LLC		NOT FOR RECORDING		
DATE: 09/09/2022						
SCALE: 1" = 60'						
DESIGNED BY: DWT						
DRAWN BY: DWT						
CHECKED BY: DAS						

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PIN	46200000926, 46205020045, 46205020046
MUNICIPALITY	SURFSIDE BEACH
PROPERTY OWNER	MARROBE, LLC, WILD WATER & WHEELS, INC., SURFSIDE BEACH ASSOCIATES, INC.
OWNER ADDRESS	1800 21ST AVE N MYRTLE BEACH, SC 29577 870 BUSINESS HWY 17, SURFSIDE BEACH, SC 29576
TOTAL AC	17.02 AC.
EXISTING IMPERVIOUS AREA	13.81 AC.
EXISTING PERVIOUS AREA	3.24 AC.
EXISTING POND AREA	1.07 AC.
PROPOSED IMPERVIOUS AREA	X AC.
PROPOSED PERVIOUS AREA	X AC.
PROPOSED POND AREA	5.49 AC. + 12.07 AC. EXISTING = 1.58 AC.
CURRENT ZONING	PD, HC
PROPOSED SETBACKS (COMMERCIAL)	F-50: 5'-0" R-30'
PROPOSED USE	TRADESHOPS / GROCERY / RETAIL / HOTEL / CONVENIENCE STORE
TOTAL TRADE SHOP SQUARE FOOTAGE	48,800 SF
TOTAL RETAIL SQUARE FOOTAGE	31,175 SF
TOTAL # OF ROOMS (HOTEL)	117 ROOMS
REQUIRED PARKING (TRADE SHOPS)	1 SPACE / 3 EMPLOYEES / UNIT = 12 SPACES
REQUIRED PARKING (COMMERCIAL RETAIL)	1 SPACE / 200 SF = 155 SPACES
REQUIRED PARKING (CONVENIENCE STORE)	1 SPACE / 200 SF = 18 SPACES
REQUIRED PARKING (HOTEL)	1 SPACE / ROOM + 1 SPACE / 4 EMPLOYEES = 121 SPACES
PROPOSED PARKING (TOTAL)	408 SPACES

NOTE:
1. ALL LOTS WILL BE SERVED BY PUBLIC UTILITIES.

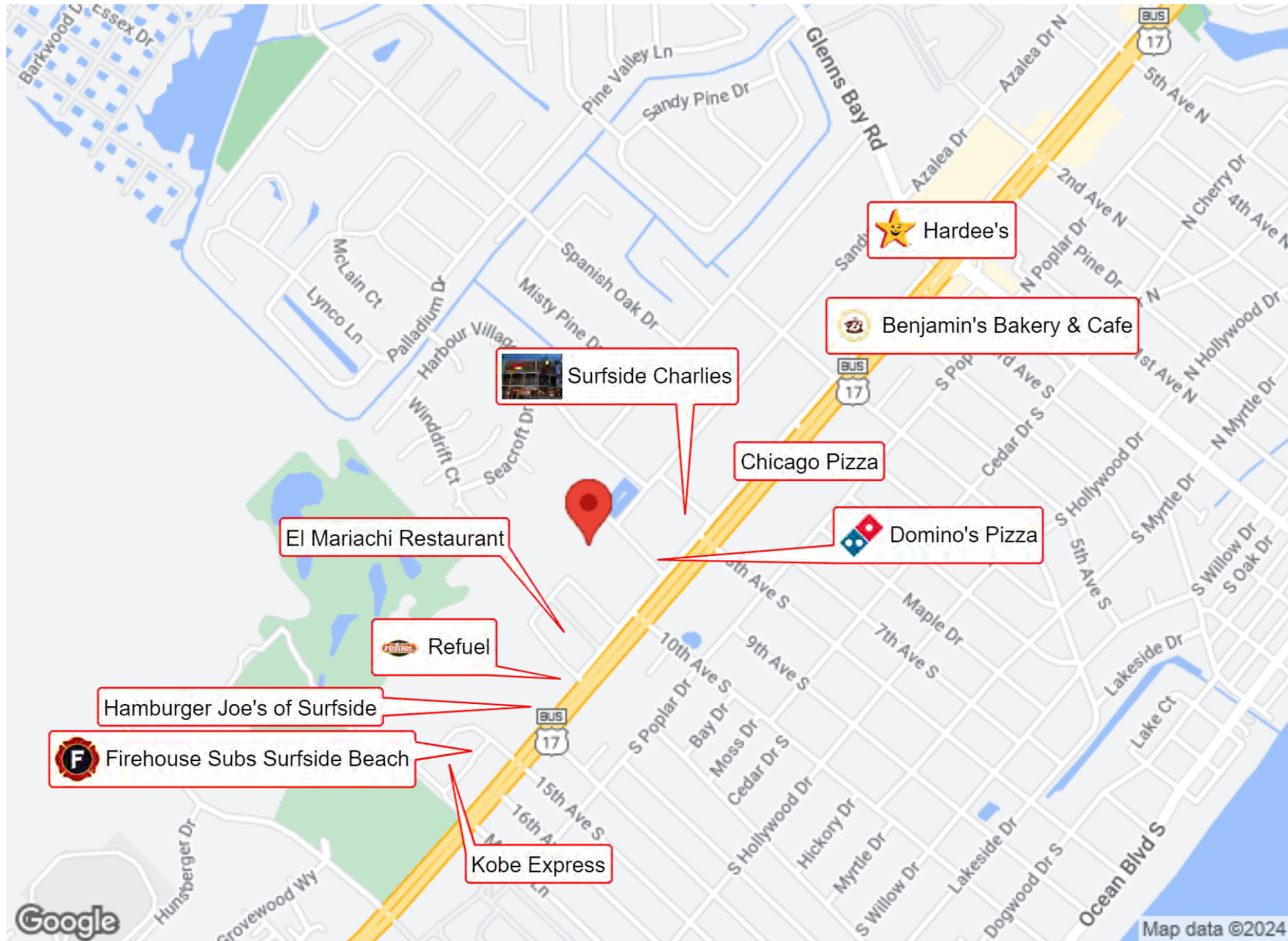
NAI The Litchfield Company

PROJECT: 22162	REVISIONS:	CONCEPTUAL SITE PLAN OF PIN# 46200000926, 46205020045, 46205020042 17.02 AC. SURFSIDE BEACH, HORRY COUNTY, SOUTH CAROLINA PREPARED FOR IPNHMB, LLC		NOT FOR RECORDING			DIAMOND SHORES SURVEYING, LLC 315 MAIN STREET, SUITE 11 CONWAY, SC 29526 843.488.2900 OFFICE@DIAMONDSHORES.NET
DATE: 09/09/2022							
SCALE: 1" = 60'							
DESIGNED BY: DWT							
DRAWN BY: DWT							
CHECKED BY: DAS							

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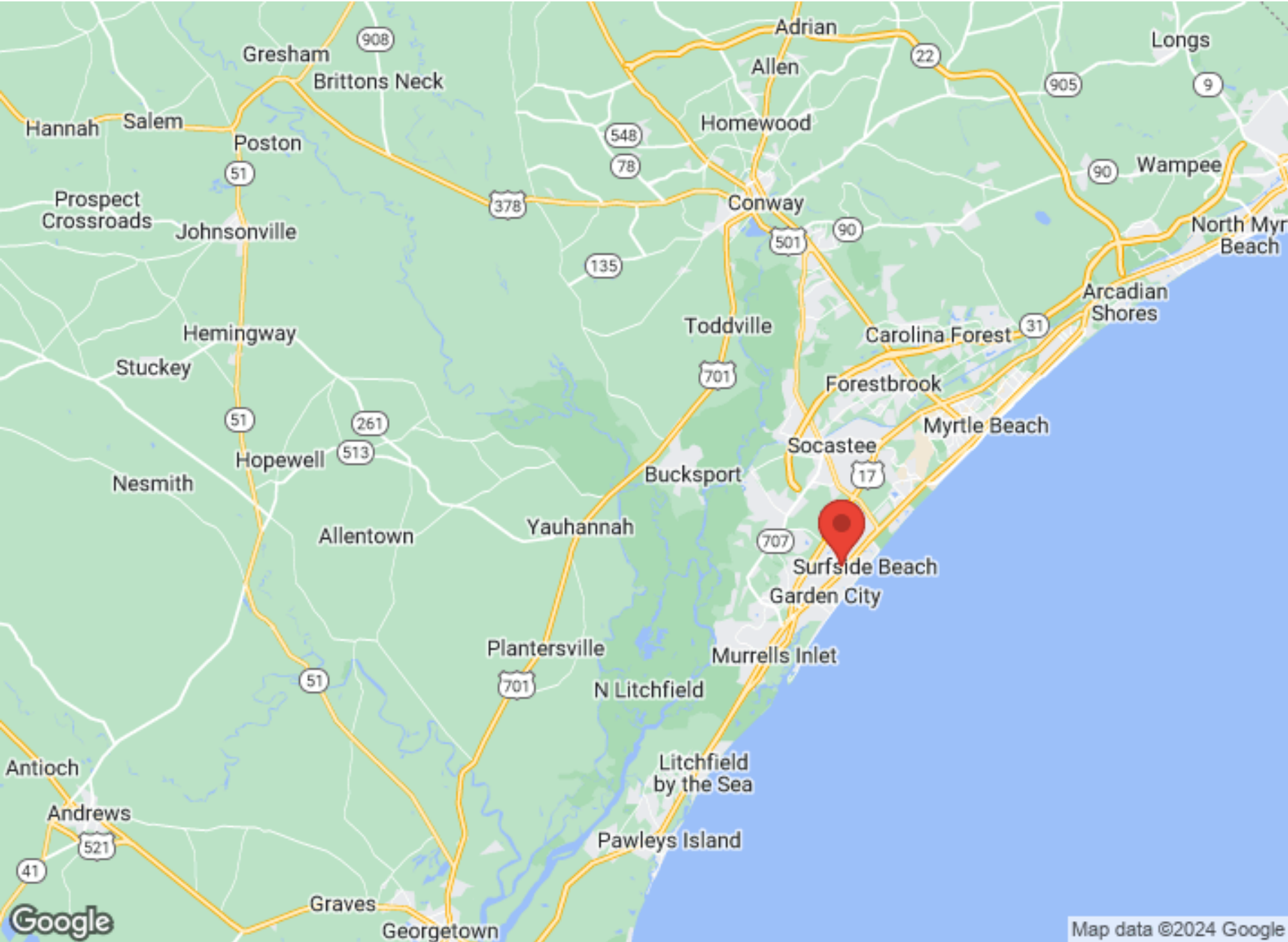
BUSINESS MAP

910 HIGHWAY 17



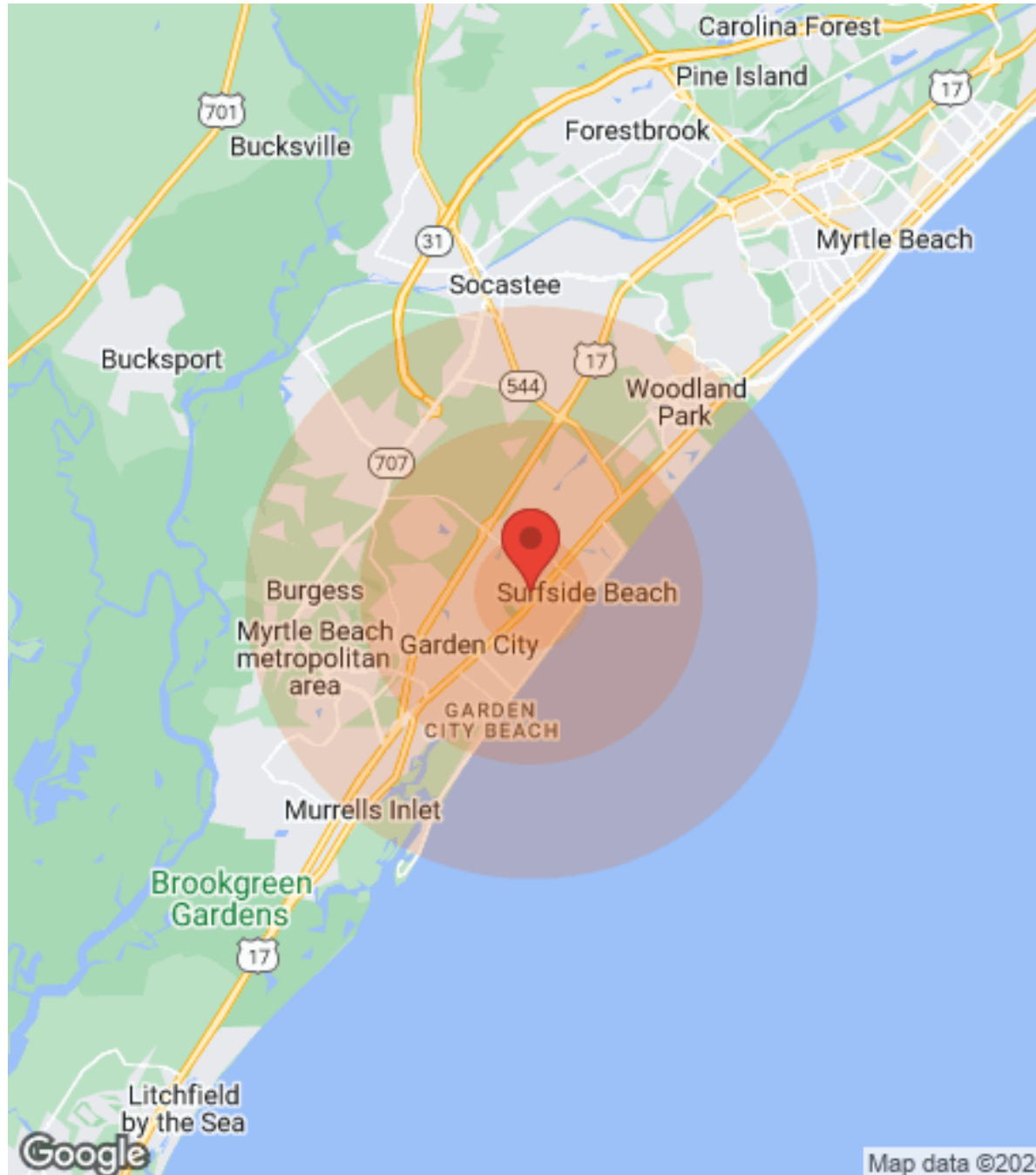
REGIONAL MAP

910 HIGHWAY 17



DEMOGRAPHICS

910 HIGHWAY 17



Population	1 Mile	3 Miles	5 Miles
Male	3,665	15,284	31,332
Female	4,190	16,937	33,332
Total Population	7,855	32,221	64,664

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,045	4,378	9,316
Ages 15-24	664	2,935	6,076
Ages 25-54	3,011	11,007	24,268
Ages 55-64	1,093	4,478	9,145
Ages 65+	2,042	9,423	15,859

Race	1 Mile	3 Miles	5 Miles
White	7,629	30,338	60,639
Black	68	1,005	1,793
Am In/AK Nat	N/A	8	39
Hawaiian	N/A	17	33
Hispanic	192	899	2,188
Multi-Racial	290	1,454	3,588

Income	1 Mile	3 Miles	5 Miles
Median	\$39,671	\$47,791	\$50,705
< \$15,000	577	1,644	2,862
\$15,000-\$24,999	495	1,627	3,422
\$25,000-\$34,999	531	2,098	3,896
\$35,000-\$49,999	872	2,937	5,670
\$50,000-\$74,999	768	3,208	5,793
\$75,000-\$99,999	328	1,547	3,417
\$100,000-\$149,999	159	1,123	2,832
\$150,000-\$199,999	N/A	279	701
> \$200,000	20	262	545

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,999	31,999	51,070
Occupied	3,988	15,544	29,615
Owner Occupied	2,676	11,917	22,544
Renter Occupied	1,312	3,627	7,071
Vacant	4,011	16,455	21,455

Your NAI Team



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ABERNETHY & JONES

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910 HIGHWAY 17



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