



LAND FOR SALE OR LEASE

Coastal Grand Outparcel

1040 OAK FOREST LANE MYRTLE BEACH, SC 29577



B.W. "RUSTY" HELM

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MYRTLE BEACH, SC 29577



OFFERING SUMMARY

Sale Price:	\$590,000
Lot Size:	Approximately 1.15 Acres
Zoning:	Highway Commercial District (HC1), City of Myrtle Beach

[Zoning Map](#)

[Zoning Code](#)

PROPERTY OVERVIEW

OFFERED FOR SALE or LEASE is this 1.15 Acre Tract with 290 Feet of Frontage on Oak Forest Lane. Just minutes from the coast, with easy access to Highway 17 Bypass and Highway 501. In close proximity to Wal-Mart Supercenter, Home Depot, Home Goods, Michaels, Golden Corral, Verizon Wireless, various restaurants and other retailers.

PROPERTY HIGHLIGHTS

- Approximately 1.15 +/- Acres
- Approximately 290 Feet of Frontage on Oak Forest Lane
- Average Daily Traffic Count-46,000 (Source: SCDOT 2018)-Highway 17 Bypass
- Identified as: PIN #42509040006, County of Horry, SC.
- Annual Real Estate Taxes 2018: \$3997 City of Myrtle Beach, SC.
- Highway Commercial District (HC), City of Myrtle Beach, SC

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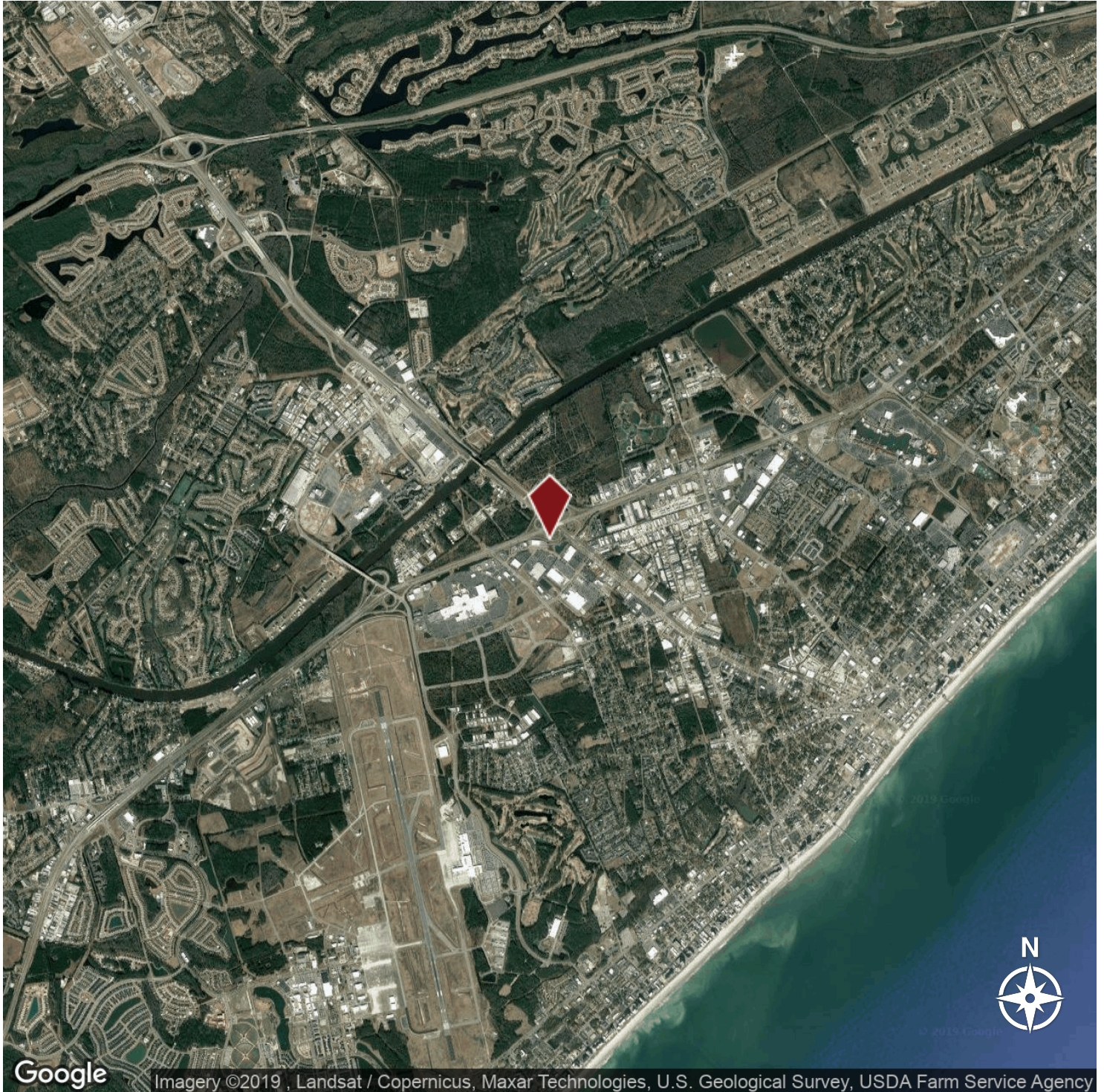
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THE REGION

#1 BEST PLACES
PEOPLE ARE
MOVING TO

US News & World Report, 2018

Ranked # 4

BEST AFFORDABLE
Family Vacation

US News & World Report, 2018

BEST FAMILY BEACH VACATION
RANKED #5

US News & World Report, 2018

Ranked # 7
MOST EXCELLENT
CITIES FOR EXPERIENCES

Trip Advisor, 2018

TOP DESTINATION TO
AREA FOR RETIREES
RANKED #10

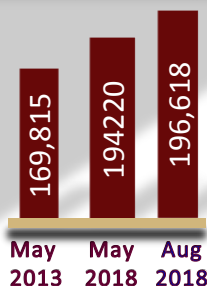
Where to Retire Magazine, 2018

MYRTLE BEACH, SC. Metropolitan Statistical Area

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, and numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America's top vacation destinations, the area hosts an estimated 16 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel.

	2010	2018	2023
Population U.S. Census Bureau	376,722	467,292	533,198
Total Households U.S. Census Bureau	158,522	196,299	244,089
Avg. Household Income U.S. Census Bureau		\$68,058	\$77,206

EMPLOYMENT, Bureau of Labor Statistics



MAY 2017:
4.5%

MAY 2018
3.6%

UNEMPLOYMENT RATE
Bureau of Labor Statistics