

FOR SALE

\$9,800,000

1.70± Acre Oceanfront Development Site
Atlantic Beach, South Carolina



Exclusively Presented By:



Fisher Auction Company and Century 21 The Harrelson Group are pleased to present a unique oceanfront development opportunity in the South Carolina community of Atlantic Beach, located in the Myrtle Beach MSA. Consisting of 10 Lots totaling 1.70± Acres, this Oceanfront and Second Row Site is prime for the area's newest development opportunity.



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EXCLUSIVE MARKETING REPRESENTATIVES

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EXECUTIVE SUMMARY

Atlantic Ocean



Lot 12

Lot 11

Lot 10

Lot 8

Lot 7

Lot 6

Lots 4,5

South Ocean Boulevard

29 Avenue South

Lot 18

Lot 19

Atlantic Street

OVERVIEW

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The Properties are being offered in a bulk transaction or separated in three offerings which include Lots 4,5,6,7,8, Lots 10,11, 12 and Lots 18, 19. The seller is seeking Pre-Auction and Stalking Horse Offers.

INVESTMENT DRIVERS

Dramatic, Unobstructed Views: The site has breathtaking unobstructed views of the Atlantic Ocean

Extensive Beach Frontage: The site has 393± feet of frontage along the Atlantic Ocean

Prime Beach Community Location: Bordered by the Atlantic Ocean to the east and US 17 to the west, Atlantic Beach provides for a perfect development opportunity while preserving the Southern Charm

Demand: The supply of developable oceanfront land in the Myrtle Beach MSA is very limited and there have been only a few recent major developments. The site is the largest available Oceanfront Property in the Myrtle Beach / North Myrtle Beach MSA and is ideally positioned to be the newest and most exclusive development in the submarket



Disclaimer; the information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.

OVERVIEW

The Site consists of 10 Parcels totaling 1.70± Acres.

Address South Ocean Boulevard, Atlantic Beach, South Carolina 29582

Location East and West sides of South Ocean Boulevard just North of Atlantic Street

Site Size
Oceanfront Parcels Lots 4/5,6,7,8 – 36,207± SF (Contiguous)
Lots 10,11,12 – 22,350± SF (Contiguous)
Total – 58,557± SF (1.34± Acres)

Second Row Parcels Lots 18, 19 – 15,500± SF (Contiguous)

Total of 1.70± Acres

Frontage The Oceanfront Parcels have 393'± feet of direct ocean frontage and 393 feet'± of frontage along South Ocean Boulevard. The Second Row Parcels have 100'± along South Ocean Boulevard (Per County Plat)

Zoning WF 2 – Waterfront District

Flood Zone Zones AEI I and X / Panel No. 45051C0612K



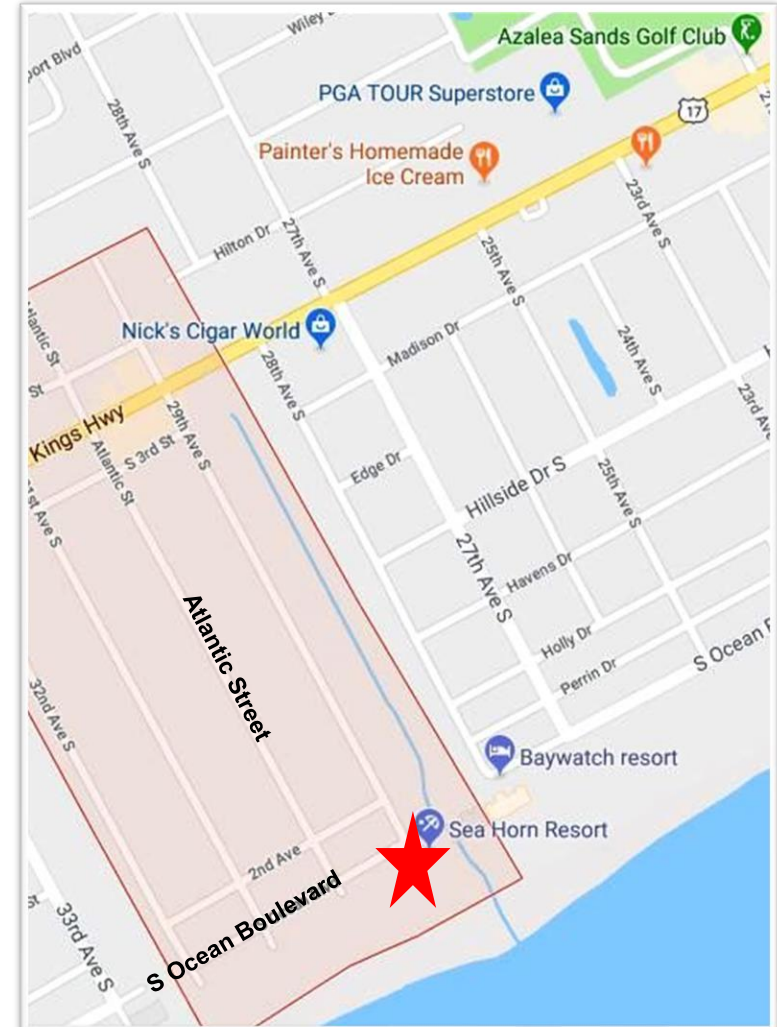
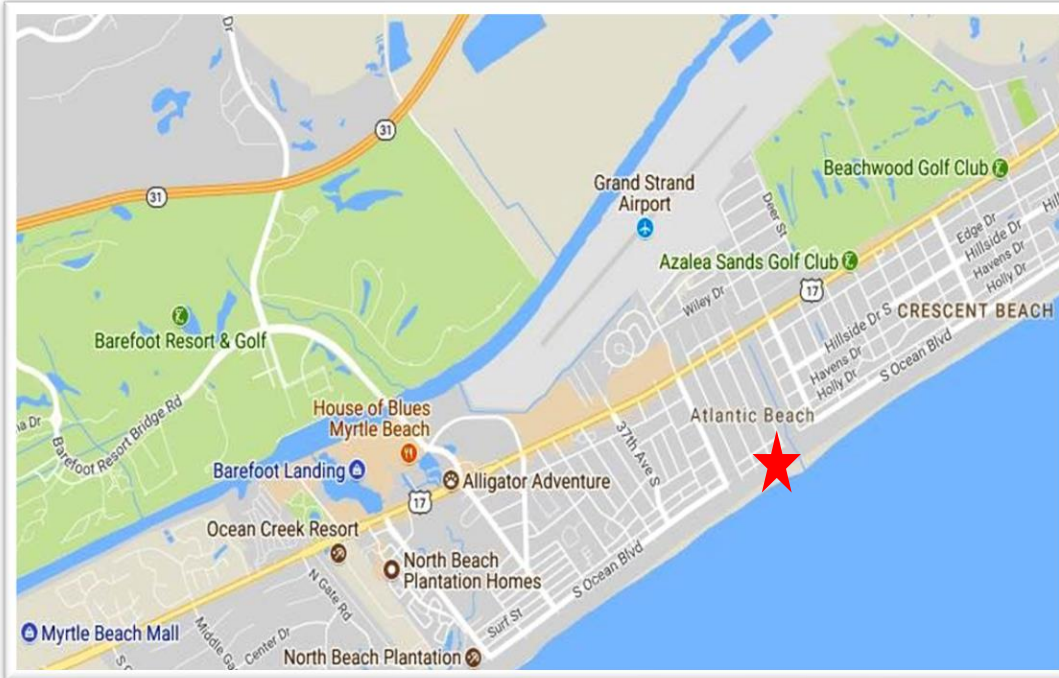
Note: The Oceanfront Lot highlighted in yellow may be available for sale by individual seller under separate agreement

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AREA OVERVIEW



LOCATION MAP AND DIRECTIONS



DIRECTIONS TO PROPERTY

Theoretical Address: Along Ocean Boulevard just East of Atlantic Street

From the Interstate 95: Take Highway 327 exit (#170) and drive to intersection with Highway 76/301. Turn left towards Marion. Bear right onto Highway 576 for 5 miles to connect with US Highway 501. Drive on Highway 501 to SC 22 and go East towards North Myrtle Beach 30 miles to U.S. 17. Go North on US 17 to 30th Avenue South (Atlantic Street). Turn right and proceed to S Ocean Boulevard to property

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ABOUT MYRTLE BEACH MSA

The Myrtle Beach Area encompasses 60 miles of pristine, sandy beaches across 12 distinct and unique communities. This beach paradise, affectionately referred to as the Grand Strand, provides visitors with everything for an ideal getaway. It's no wonder the Myrtle Beach area has been named "World's Best Beach" by Yahoo! Travel and "Favorite Beach Town" by Southern Living.

ACCESSIBILITY

Atlantic Beach is on U.S. 17 between the sections of North Myrtle Beach known as Windy Hill Beach and Crescent Beach. Access from U.S. 17 to 30th Avenue South

LEISURE, ENTERTAINMENT & COMMERCE

There are endless opportunities for families to play along the Grand Strand. Encounter sharks at Ripley's Aquarium. Or, head almost 200 feet in the sky on the Myrtle Beach SkyWheel. There are whimsical sights to be found at the WonderWorks Science Center. Racing fans can test their skills at the NASCAR Racing Experience, while Wild Water and Wheels' 33 exciting rides will bring out the kid in everyone. The Myrtle Beach area is bustling with culture and personality. Enjoy the wonders of Brookgreen Gardens, learn the history of Atalaya Castle, discover our past at the Horry County Museum or learn the art of weaving a rope hammock at Pawleys Island Rope Hammock Shop. The Grand Strand boasts a variety of award-winning music, dance, comedy, dinner shows and celebrity concerts. Enjoy a night at The Alabama Theatre, The Carolina Opry or any of the area's other live entertainment theatres. The Myrtle Beach area is historically known for its fresh local seafood and Lowcountry ingredients like Carolina rice, stone-ground grits and blue crab. The area boasts world-class golf courses and miniature golf.



Myrtle Beach MSA



Myrtle Beach National Golf Course

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