

Potential Development



8901 North Kings Highway

Make this imaginative hotel your reality, in Myrtle Beach, SC

Current



Proposed



Three Acres. Two Development Sites. One Smart Investment.



Property Overview

- Two potential development sites available at 8901 N. Kings Hwy in Myrtle Beach, SC
- Sites are adjacent to the iconic Carolina Opry and Pirate's Voyage
- Great visibility from Hwy 17 Business (VPD: 32,100), one of Myrtle Beach's main roads
- Close proximity to downtown Myrtle Beach, North Myrtle Beach, the ocean, the Intracoastal Waterway, Barefoot Landing, Broadway at the Beach and Tanger Outlets
- Potential uses include: hotel and restaurant development
- Sales price: \$1,850,000 per site

Property Photos



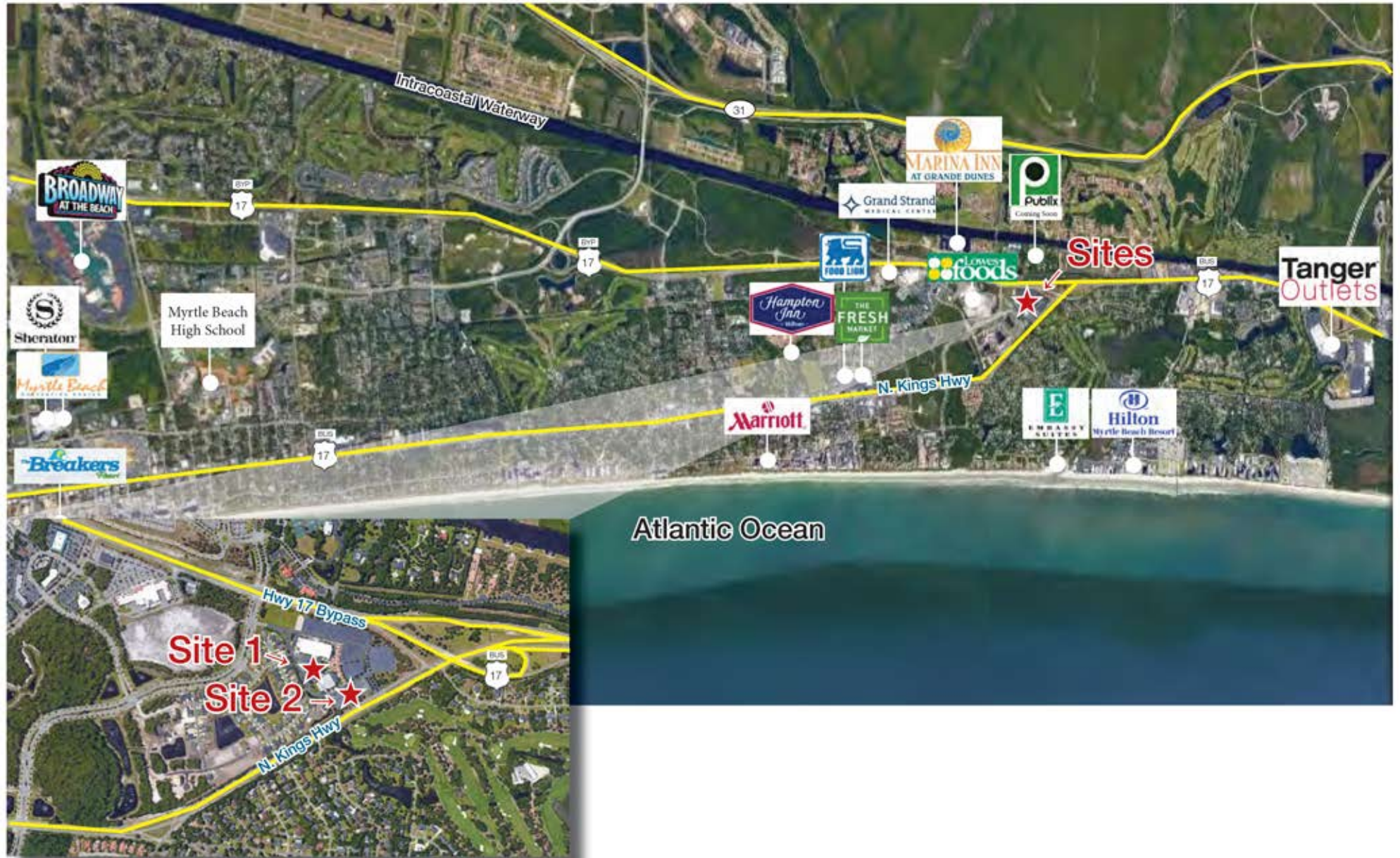
Site Plan



LOCATION MAP



AERIAL OVERVIEW



Demographic Profile

8901 N. Kings Highway - Myrtle Beach, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2016 Age Distribution				Median Household Income			
2010 Census	1,585	8,077	22,220	0 - 4	3.1%	3.9%	4.7%	2016 Estimate	\$58,334	\$53,729	\$51,237
2016 Estimate	2,160	9,857	26,556	5 - 9	4.6%	4.2%	4.9%	2021 Projection	\$59,971	\$57,198	\$55,792
2021 Projection	2,498	11,299	30,149	10 - 14	5.1%	3.7%	4.6%				
% Chg. 2016-2021	15.6%	14.6%	13.5%	15 - 19	4.4%	4.0%	4.4%	Average Household Income			
				20 - 24	3.2%	5.1%	5.6%	2016 Estimate	\$100,285	\$87,180	\$78,534
Households				25 - 34	7.2%	11.6%	13.2%	2021 Projection	\$107,232	\$95,591	\$86,023
2010 Census	686	4,075	10,536	35 - 44	9.5%	11.7%	12.8%				
2016 Estimate	930	4,924	12,422	45 - 54	14.8%	14.6%	13.5%	Per Capita Household Income			
2021 Projection	1,075	5,639	14,078	55 - 64	18.1%	16.5%	15.2%	2016 Estimate	\$46,759	\$42,756	\$36,396
				65 - 74	16.9%	13.8%	11.5%	2021 Projection	\$49,908	\$46,781	\$39,756
Families				75 - 84	10.2%	8.1%	6.6%				
2010 Census	422	2,141	5,886	85+	3.1%	2.9%	2.9%	2016 Household Income Dist.			
2016 Estimate	579	2,585	6,859					Less than \$15,000	7.0%	9.9%	9.7%
2021 Projection	665	2,943	7,718	Median Age				\$15,000 - \$24,999	12.2%	11.4%	11.3%
				2010 Census	53.7	48.9	44.8	\$25,000 - \$34,999	9.2%	11.3%	12.5%
2016 Dist. by Race & Ethnicity				2016 Estimate	54.3	50.8	46.1	\$35,000 - \$49,999	13.1%	13.7%	15.2%
White Alone	94.0%	90.7%	89.6%	2021 Projection	56.0	51.9	46.4	\$50,000 - \$74,999	19.9%	17.6%	18.7%
Black Alone	2.6%	3.6%	4.0%					\$75,000 - \$99,999	8.1%	9.2%	10.4%
American Indian Alone	0.2%	0.4%	0.4%	Average Household Size				\$100,000 - \$149,999	11.8%	13.5%	11.6%
Asian Alone	1.3%	1.2%	1.5%	2010 Census	2.30	1.98	2.10	\$150,000 - \$199,999	6.5%	4.2%	3.9%
Pacific Islander Alone	0.0%	0.2%	0.2%	2016 Estimate	2.31	2.00	2.13	\$200,000 and Up	12.4%	9.1%	6.8%
Some Other Race Alone	0.4%	2.1%	2.2%	2021 Projection	2.31	2.00	2.13				
Two or More Races	1.3%	1.7%	2.0%					2016 Business Data			
Hispanic Origin (Any Race)	1.6%	5.5%	5.2%	2016 Housing Data				Total Businesses:	312	1,149	2,257
				Owner Occ. Housing Units	761	3,192	7,974	Total Employees:	4,096	16,474	28,555
				Renter Occ. Housing Units	169	1,731	4,448				