



Commercial Real Estate

White Oak Forest



Acreage:
12.55 +/- acres

Zoning:
Commercial
Location:
Conway, SC

**GREAT LOCATION
FOR A GROCERY
STORE**

- **Property has frontage on Highway 701 & Pitch Landing Road**
- **The Pantry Convenience Store is adjacent to this property**
- **Traffic light just recently installed at the intersection of Highway 701 and Pitch Landing Road**
- **In the City Limits of Conway, SC**
- **Horry County TMS# 149-00-02-125**
PIN# 381-00-00-0003

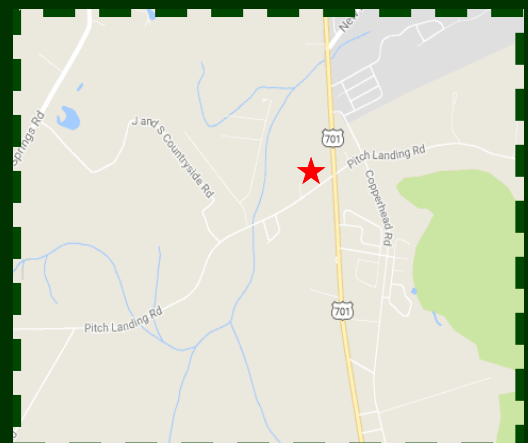
PRICE:

\$ 3,200,000.00

Contact Us At:

PHONE: 843-449-0441

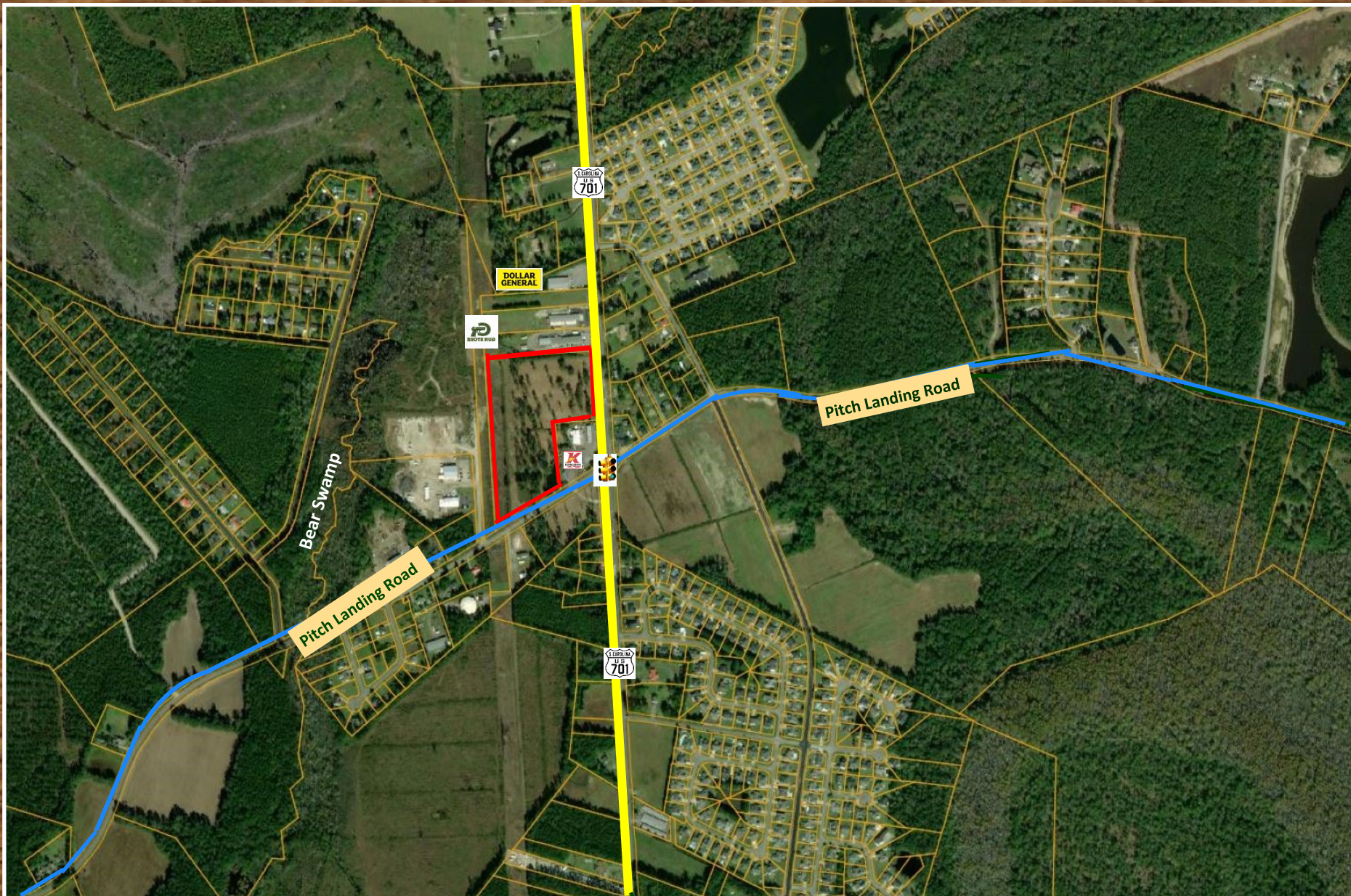
E-Mail: info@wacclt.com



WHITE OAK FOREST—PARCEL B



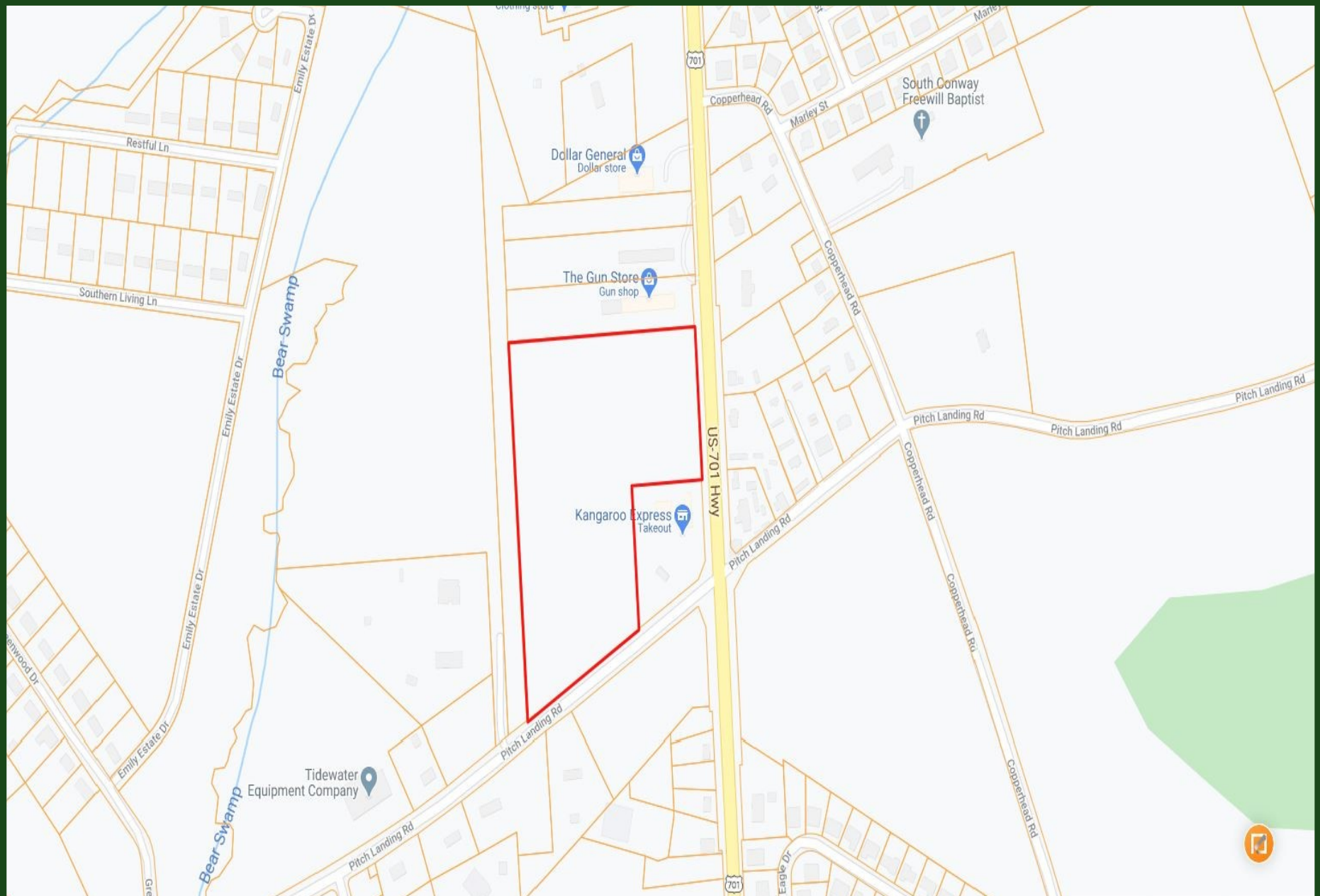
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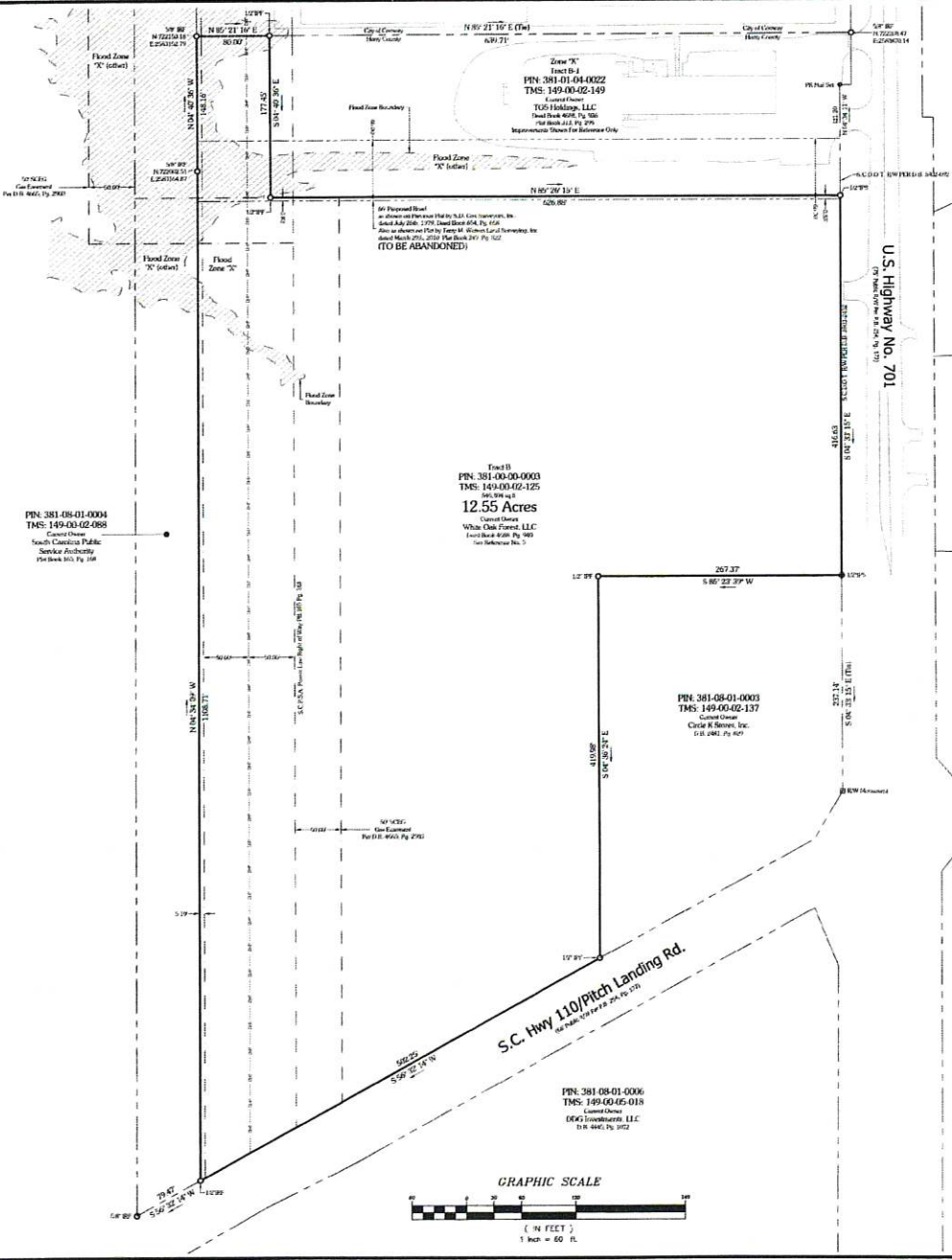




~VICINITY MAP 1"=1000'~

- NOTES:**
1. Tax Parcel: PN 381-00-00-000 TMS: 149-00-02-125
Owner of Record: White Oak Forest, LLC
4705 Alexander Dr. STE 4705-A
Myrtle Beach SC, 29577-0751
Last property transfer Deed Book 468, Page 989
 2. This property appears to be located in Flood Zone "X" & "C" (shaded). According to FEMA Flood zones per FIRM 42451C, Horry County supplemental Flood zone.
Reference to Ordinance filed in Deed Book 4442 at new 2393 Any Flood zone lines shown herein are based on provided data. This plat is not the basis for flood zone determinations or flood zone related issues.
 3. Diligence is made to original purchaser of the survey. It is not responsible for additional encumbrances or subsequent actions.
 4. This survey is made, with all prior surveys has original signatures and unexpired seal of the surveyor.
 5. Surveyor has made an investigation or independent search for encumbrances of record, easements, restrictive covenants, easements, title encumbrance, or any other facts that an accurate and current title search may disclose.
 6. Subsurface and environmental conditions were not sounded or revealed as a part of this survey. No statement is made concerning the existence of underground or overhead conditions or facilities that may affect the use or development of the tract.
 7. This property is subject to all easements or restrictions of record.
 8. 12" Iron Pipe Set at all corners unless noted otherwise.
 9. All Bearings are based upon the South Carolina State Plane Coordinate System (NAD83) (2011). All distances shown are Horizontal not 3rd distance.
 10. Date of Field Survey: April, 2023

- REFERENCES:**
1. Plat of Parcel Split prepared for Beehive Enterprises LLC by Terry M. Waters Land Surveying, Inc dated March 25th, 2019 and recorded at the Horry County Register of Deeds, South Carolina, in Plat Book 249 Page 302.
 2. Boundary Survey prepared for White Oak Forest LLC by Terry M. Waters Land Surveying, Inc dated September 10th, 1979 and recorded at the Horry County Register of Deeds, South Carolina, in Plat Book 165 Page 166.
 3. Title to Real Estate Flood Zone US 701 & 5-26-119 0' in Lanning Road Flood Zone 404151Z dated 11-22 and recorded at the Horry County Register of Deeds, South Carolina, in Deed Book 3892 Page 672.
 4. Plat of 2.18 Acres prepared for John Hamm by Associated Land Surveyors Inc dated February 19th, 2001 and recorded at the Horry County Register of Deeds, South Carolina, in Plat Book 183 Page 147.
 5. Construction Plat of Tract B and Tract H-1 by Development Resource Group, LLC dated May 9th, 2003 and recorded at the Horry County Register of Deeds, South Carolina, in Plat Book 313 Page 206.



Plat No. 314 PG. 229 Doctrine: 961
07/05/2023 at 03:28:42 PM, 1 of 1
Marion D. Foran III
Horry County, SC Registrar of Deeds

Woodie Property
Lot 1 Tract 5 & 8-1
PN: 381-01-04-0017
TMS: 149-00-03-004
Owner Name:
Eunett & Celia Ann
Sparks

PN: 381-08-01-0001
TMS: 149-00-03-037
Owner Name:
Nora Evelyn Anderson
145 Oak Pt. Rd

PN: 381-08-01-0002
TMS: 149-00-03-010
Owner Name:
K.C. Development, LLC
c/o 4444 Pt. Rd

PN: 381-08-01-0010
Owner Name:
K.C. Development, LLC
c/o 4444 Pt. Rd

PN: 381-08-01-0003
TMS: 149-00-02-137
Owner Name:
Cade R. Shores, Inc.
c/o 4444 Pt. Rd

Tract B
PN: 381-00-00-0003
TMS: 149-00-02-125
12.55 Acres
Owner Name:
White Oak Forest, LLC
c/o 4705 Alexander Dr. STE 4705-A
Myrtle Beach SC, 29577-0751

PN: 381-08-01-0006
TMS: 149-00-05-018
Owner Name:
DRG Development, LLC
116 4444 Pt. Rd

FLOODZONE LEGEND

OTHER FLOOD AREAS ZONE X
Areas of 0.2% Annual Chance Flood zone of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS ZONE X
Areas determined to be outside the 0.2% annual chance floodplain.

--- Floodplain Boundary

LEGEND

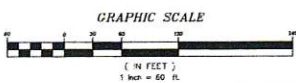
- Iron Pipe Found (IPF)
- Iron Rebar Found (IRF)
- ⊙ Iron Pipe Set (IPS)
- ⊙ Iron Pipe Set (IRS)
- ⊙ Calculated Point (CP)
- Overhead Power
- ▭ Concrete
- ▭ Asphalt

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, hereby acknowledge that I am the owner of the property shown and described herein and that I have hereby signed this plat with my original true consent and that I have hereby dedicated the easements as specifically shown on this plat.

Keith O. Hinton (Signature)
Date: 6/15/23

Keith O. Hinton (Signature)
Date: 6/15/23



Checked by: *DRG*
in 15220
to sign

drq
Development Resource Group, LLC
4701 Alexander Drive
Myrtle Beach, SC 29577
Telephone: 843.674.1100
www.drq.com

BOUNDARY PLAT OF TRACT B OF TOWNSHIP Horry County, SOUTH CAROLINA PREPARED FOR: WHITE OAK FOREST, LLC

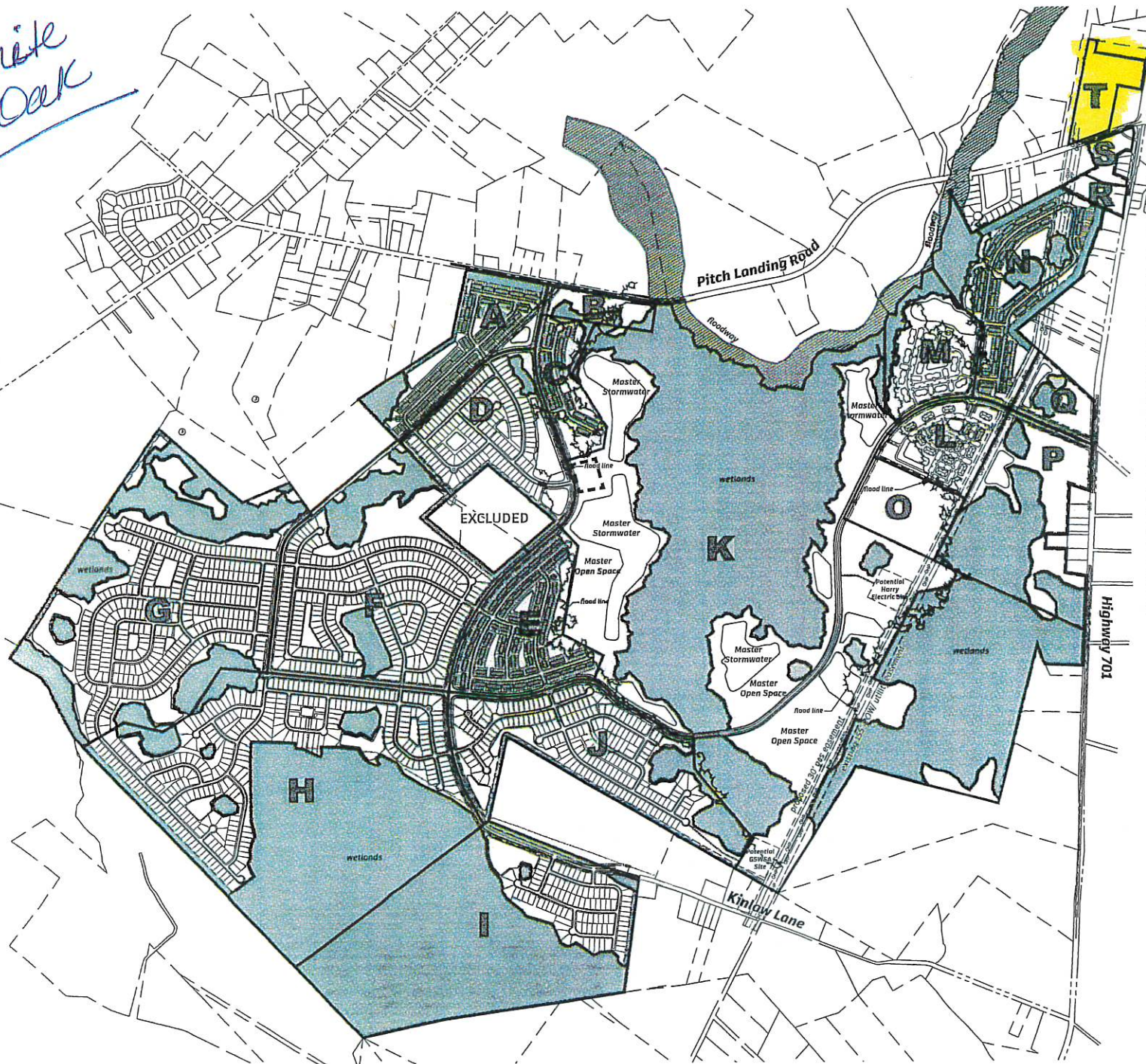
DATE: 05-31-2023
DRAWN BY: J.G.H.
CHECKED BY: M.B.O.
SCALE: 1" = 40'
FILE: 22/23577/SURVEY

REVISION

DATE

23 527

White Oak



TRACT	ACREAGE	PERMITTED USES	UNITS/LOTS	DENSITY units/ha
PHASE I				
A	40.47	Single-Family attached; Multifamily	246	6.08 7.11
B	10.72	Commercial - Type 3	-	-
C	21.66	Single-Family attached; Multifamily	104	4.80 6.73
D	56.84	Single Family detached	135	2.38 3.01
E	50.94	Single-Family attached; Multifamily	408	8.01 8.67
PHASE III				
F	128.57	Single Family detached	302	2.35 2.76
G	178.76	Single Family detached	341	1.91 2.56
H	232.80	Single Family detached	321	1.38 2.81
I	153.20	Single Family detached	91	0.59 2.28
J	88.02	Single-Family detached	190	2.16 2.56
K	550.14	Master Open Space; City Recreation Acreage	-	-
PHASE II				
L	27.82	Multifamily	480	17.25 24.71
M	34.81	Multifamily	440	12.64 27.71
N	64.43	Single-Family attached; Multifamily	260	4.04 7.84
O	23.47	Commercial - Type 2	-	-
P	66.32	Commercial - Type 1	-	-
Q	14.13	Commercial - Type 1	-	-
R	4.30	Commercial - Type 1	-	-
S	5.26	Commercial - Type 2	-	-
T	12.58	Commercial - Type 1	-	-
Commercial Acreage		136.76 ac		
Residential Acreage		1628.46 a		
Total Acreage		1765.22 a		
Total Number of Dwelling Units		3318 unit		
Gross Residential Density		2.04 du/a		
Net Residential Density		4.18 du/a		

White Oak

WARDEN STATION

APPENDIX A

master site plan

- NOTES:
- DENSITY MAY BE SHIFTED BETWEEN RESIDENTIAL TRACTS/AREAS WITH LIKE US (I.E. SINGLE-FAMILY TO SINGLE-FAMILY) MAY BE CONSIDERED A "MINOR" AMENDMENT TO THE PD, PROVIDED THAT THE OVERALL (TOTAL) DENSITY IS NOT INCREASED & REMAINS CONSTANT.
 - REFER TO TABLE 2 IN THE PD DOCUMENT FOR DIMENSIONAL STANDARDS.
 - REFER TO THE PD DOCUMENT FOR PERMITTED USES FOR COMMERCIAL TYPE COMMERCIAL TYPE 2, AND COMMERCIAL TYPE 3.
 - TRACTS R, S, AND T EXCLUDED FROM PHASING DESIGNATIONS.

