

PRIME REGIONAL DEVELOPMENT OPPORTUNITY

Traffic Count:
46,200 VPD on HWY 501



BJ's COMING SOON!
120 SF WHOLESALE CLUB

Publix

CARmax

TangerOutlets

HWY 501
46,200 VPD

OUTBACK STEAKHOUSE

Ruby Tuesday

KANGAROO EXPRESS

HWY 501

IHop

Hampton Inn by Hilton

GRUMPY MONK

WALK-ONS BISTREAUX & BAR

LOT #4:
± 1.38 ACRES
PROPOSED CAR WASH

Olive Garden ITALIAN KITCHEN

AVAILABLE LOT #3:
± 1.33 ACRES

Chick-fil-A

LOT #2:
± 1.70 ACRES
PROPOSED CONVENIENCE GAS STORE

Krispy Kreme DOUGHNUTS

SHERWIN-WILLIAMS

20± ACRES AVAILABLE



BJ's COMING SOON!
120 SF WHOLESALE CLUB

MYRTLE BEACH →

BEST PLACES U.S. NEWS RANKINGS

Myrtle Beach named fastest-growing U.S. city for 3rd straight year!



PRIME REGIONAL DEVELOPMENT OPPORTUNITY

Myrtle Beach, SC

Rodeo Drive Myrtle Beach, SC 29579

MIXED USE DEVELOPMENT

Jim Timberlake
Direct: 678-689-0400
jim.timberlake@abernathytimberlake.com

Tom Abernathy
Direct: 678-689-0390
tom.abernathy@abernathytimberlake.com

Ronnie DeThomas
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rdethomas@abernathytimberlake.com

TDC 501 GROUP, LLC

SITE OVERVIEW - 1

BEST PLACES
A WORLD REPORT
USNews
RANKINGS

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BJs COMING SOON!
120 SF WHOLESale CLUB

MYRTLE BEACH →

HWY - 501
46,200 VPD

TangerOutlets

HWY 501

HWY 501



ihop

WALK-ON'S
GRUMPY MONK
Hampton Inn

LOT #4
± 1.38 ACRES
PROPOSED CARWASH

AVAILABLE LOT #3
± 1.33 ACRES

Olive Garden



LOT #2
± 1.70 ACRES
PROPOSED CONVENIENCE GAS STORE

Chick-fil-A

SHERWIN-WILLIAMS

Wendy's



BJs COMING SOON!
120 SF WHOLESale CLUB

20± ACRES AVAILABLE

RESIDENTIAL SAGO PLANTATION

SITE OVERVIEW - 2



Myrtle Beach named fastest-growing U.S. city for 3rd straight year!

HWY - 501
46,200 VPD

RESIDENTIAL WACCAMAW PINES

- Publix
- Michael's Pizza of Carolina Forest
- Bagel Factory 2
- Ollie's Bargain Outlet
- Allure Nails
- Costal Holistics

MYRTLE BEACH SPEEDWAY

TangerOutlets

- Sparks Toyota
- Addy's Harbor Doge Ram Fiat
- Myrtle Beach Kia

- Storage Rentals of America
- Dick's Pawn
- Superstore 501
- Grand Strand Nissan
- RedLine Power Sports

20± ACRES AVAILABLE

LOT #4: 1.38 ACRES PROPOSED CARWASH
 LOT #3: 1.33 ACRES
 LOT #2: 1.70 ACRES PROPOSED CONVENIENCE GAS STOP

BJ's COMING SOON!
120 SF WHOLESALE CLUB

RESIDENTIAL SAGO PLANTATION

PROPOSED RESIDENTIAL SAGO PLANTATION PHASES



BJ's COMING SOON!
120 SF WHOLESALE CLUB

MYRTLE BEACH →

SITE OVERVIEW - 3

BEST PLACES
A WORLD REPORT
U.S. News
RANKINGS

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LEGENDS GOLF COURSE & NEIGHBORHOOD



BJ's COMING SOON!
120 SF WHOLESALE CLUB

LOT #4:
± 1.38 ACRES
PROPOSED
CAR WASH

RESIDENTIAL



Legends, Sago and DR Home approximately: 1,500 Homes

AVAILABLE LOT #3:
± 1.33 ACRES

PROPOSED RESIDENTIAL SAGO PLANTATION PHASES



Legends Dr. is the only way into Legends Golf Course and Club and over 1,500 homes and neighborhoods.

HWY - 501
46,200 VPD

RESIDENTIAL SAGO PLANTATION

20± ACRES AVAILABLE

← MYRTLE BEACH



LOT #2:
± 1.70 ACRES
PROPOSED CONVENIENCE GAS STORE

AVAILABLE LOT #3:
± 1.33 ACRES

LOT #4:
± 1.38 ACRES
PROPOSED CARWASH

TangerOutlets

SITE OVERVIEW - 4

BEST PLACES
A WORLD REPORT
USNews
RANKINGS

Myrtle Beach named fastest-growing U.S. city for 3rd straight year!



BJ's COMING SOON!
120 SF WHOLESALE CLUB

HWY - 501
46,200 VPD

RESIDENTIAL
CAROLINA FOREST

RESIDENTIAL
WACCAMAW PINES

TangerOutlets

20± ACRES AVAILABLE

LOT #4:
± 1.38 ACRES
PROPOSED CARWASH

AVAILABLE LOT #3:
± 1.33 ACRES

LOT #2:
± 1.70 ACRES
PROPOSED CONVENIENCE GAS STORE

RESIDENTIAL
SAGO PLANTATION

BJ's COMING SOON!
120 SF WHOLESALE CLUB

MYRTLE BEACH ➔

SITE OVERVIEW - 5

BEST PLACES
 A WORLD REPORT
US News
 RANKINGS

Myrtle Beach named fastest-growing U.S. city for 3rd straight year!

RESIDENTIAL
 LAKESIDE CROSSING

LEGENDS GOLF COURSE & NEIGHBOHOOD

GRUMPY MONK Chick-fil-A Hampton Inn
 FUTURE WALK-ONS Olive Garden

PROPOSED RESIDENTIAL SAGO PLANTATION PHASES

RESIDENTIAL SAGO PLANTATION

20± ACRES AVAILABLE

RESIDENTIAL WESTWOOD ESTATES

HWY - 501
 46,200 VPD

MYRTLE BEACH

BJ's COMING SOON!
 120 SF WHOLESALE CLUB

RESIDENTIAL WACCAMAW PINES

TangerOutlets

Publix

SITE OVERVIEW - 6

BEST PLACES
A WORLD REPORT
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Sparks Toyota
Addy's Harbor Doge Ram Fiat
Myrtle Beach Kia

Storage Rentals of America
Dick's Pawn Superstore 501
Grand Strand Nissan
RedLine Power Sports

HWY - 501
46,200 VPD

THE MAN O WAR GOLF COURSE

RESIDENTIAL SAGO PLANTATION

PROPOSED RESIDENTIAL SAGO PLANTATION PHASES

20± ACRES AVAILABLE

LOT #4:
± 1.38 ACRES
PROPOSED CARWASH

AVAILABLE LOT #3:
± 1.33 ACRES

LOT #2:
± 1.70 ACRES
PROPOSED CONVENIENCE GAS STORE

Logos for: GRUMPY MONK, Chick-fil-c, Hampton Inn by Hilton, WALK-ON'S BISTREAUX & BAR, Olive Garden ITALIAN KITCHEN

BJ's COMING SOON!
120 SF WHOLESALE CLUB

RESIDENTIAL WESTWOOD ESTATES

OUTBACK STEAKHOUSE

TangerOutlets

Michael's Pizza of Carolina Forest
Bagel Factory 2
Ollie's Bargain Outlet
Allure Nails
Costal Holistics

Publix

CARMAX

ANGAROO

RESIDENTIAL WACCAMAW PINES

MYRTLE BEACH ↓

SITE OVERVIEW - 7

MYRTLE BEACH →

BEST PLACES
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RESIDENTIAL
CAROLINA FOREST

RESIDENTIAL
WACCAMAW PINES

MYRTLE BEACH
SPEEDWAY

Publix
HWY - 501
46,200 VPD

CARmax

TangerOutlets

HWY 501

HWY 501

ihop

OUTBACK

Krispy Kreme

Chick-fil-A
GRUMPY MONK
WALK-ON'S
Hampton Inn
Olive Garden

LOT #4:
± 1.38 ACRES
PROPOSED CARWASH

AVAILABLE
LOT #3:
± 1.33 ACRES

LOT #2:
± 1.70 ACRES
PROPOSED CONVENIENCE
GAS STORE

20± ACRES AVAILABLE

RESIDENTIAL
WESTWOOD ESTATES

RESIDENTIAL
SAGO PLANTATION

BJ's
COMING SOON!
120 SF WHOLESALE CLUB

PROPOSED
RESIDENTIAL
SAGO PLANTATION
PHASES

SITE OVERVIEW - PLAN VIEW

BEST PLACES
A WORLD REPORT
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RESIDENTIAL
WACCAMAW PINES

MYRTLE BEACH
SPEEDWAY

TangerOutlets

CARmax

OUTBACK
STEAKHOUSE



KANGAROO
EXPRESS



HWY - 501
46,200 VPD

IHOP

GRUMPY
MONK

WALK-ON'S
DISTREUX & BAR

LOT #4:
± 1.38 ACRES
PROPOSED
CAR WASH

Olive
Garden
ITALIAN KITCHEN

AVAILABLE
LOT #3:
± 1.33 ACRES

Chick-fil-A

LOT #2:
± 1.70 ACRES
PROPOSED CONVENIENCE
GAS STORE

Krispy Kreme
DOUGHNUTS

Hampton
Inn
by Hilton

20± ACRES AVAILABLE



BJ's COMING SOON!
120 SF WHOLESALE CLUB

RESIDENTIAL
SAGO PLANTATION

MYRTLE BEACH →

TDC 501
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Prime Regional Shopping Center Opportunity **P. 9**
Rodeo Drive Myrtle Beach, SC 29579

MYRTLE BEACH DEVELOPMENT PLAN

BEST PLACES

A WORLD REPORT
USNews

RANKINGS

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PROPERTY

ADT = 1,496 trips

ADT = 3,286 trips
(Collector)

ADT = 1,640 trips
(Sub-collector)

Existing Sago Plantation, Phase 1

Existing Sago Plantation, Phase 1

Existing Sago Plantation, Phase 3

Future Sago Plantation, Phase 5

Future Sago Plantation, Phase 4

Future Sago Plantation, Phase 6

Phase 1:
81 SF

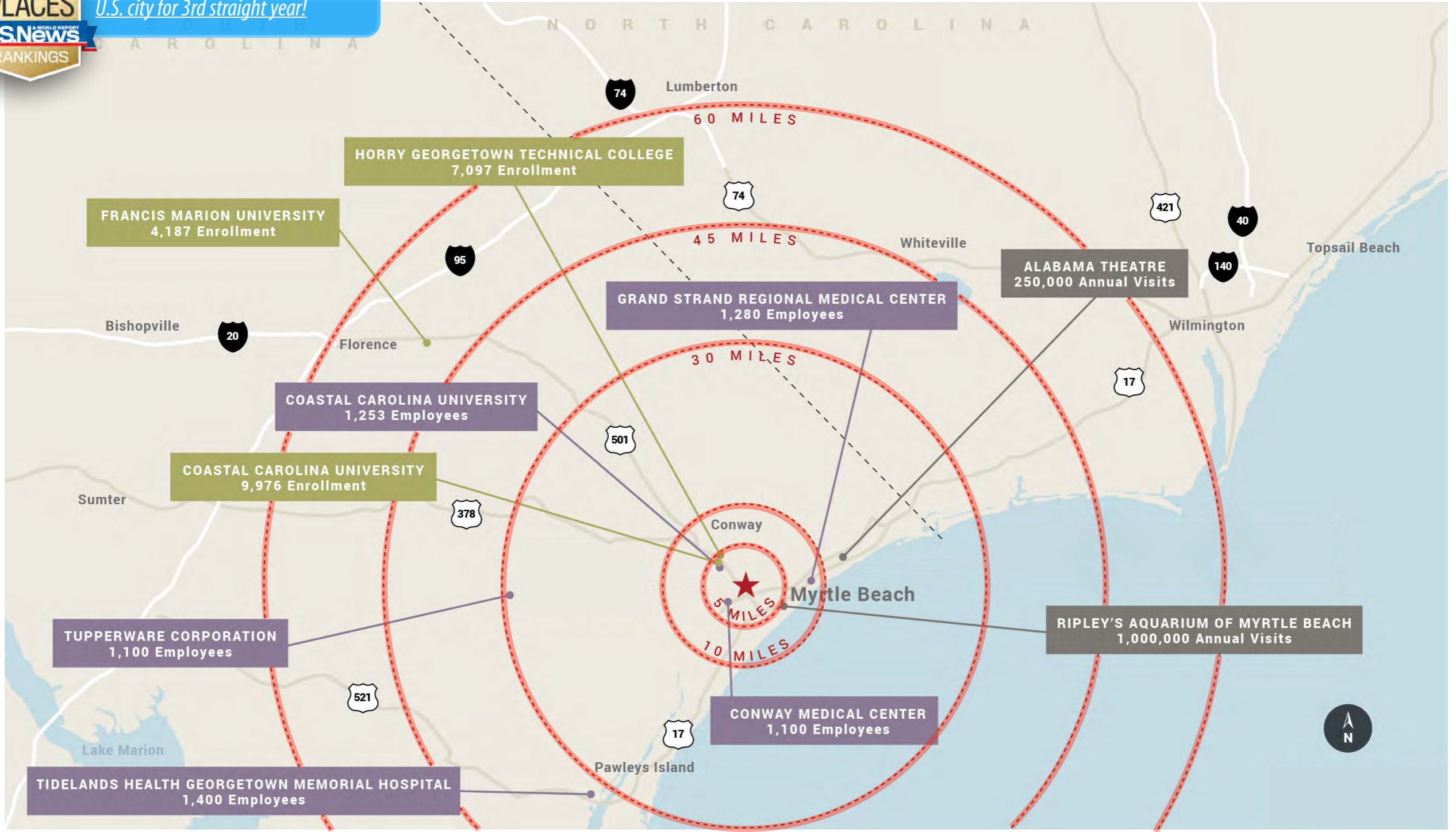
Phase 2:
58 SF
63 TH

Phase 3:
75 SF

MYRTLE BEACH, SC MARKET SNAPSHOT



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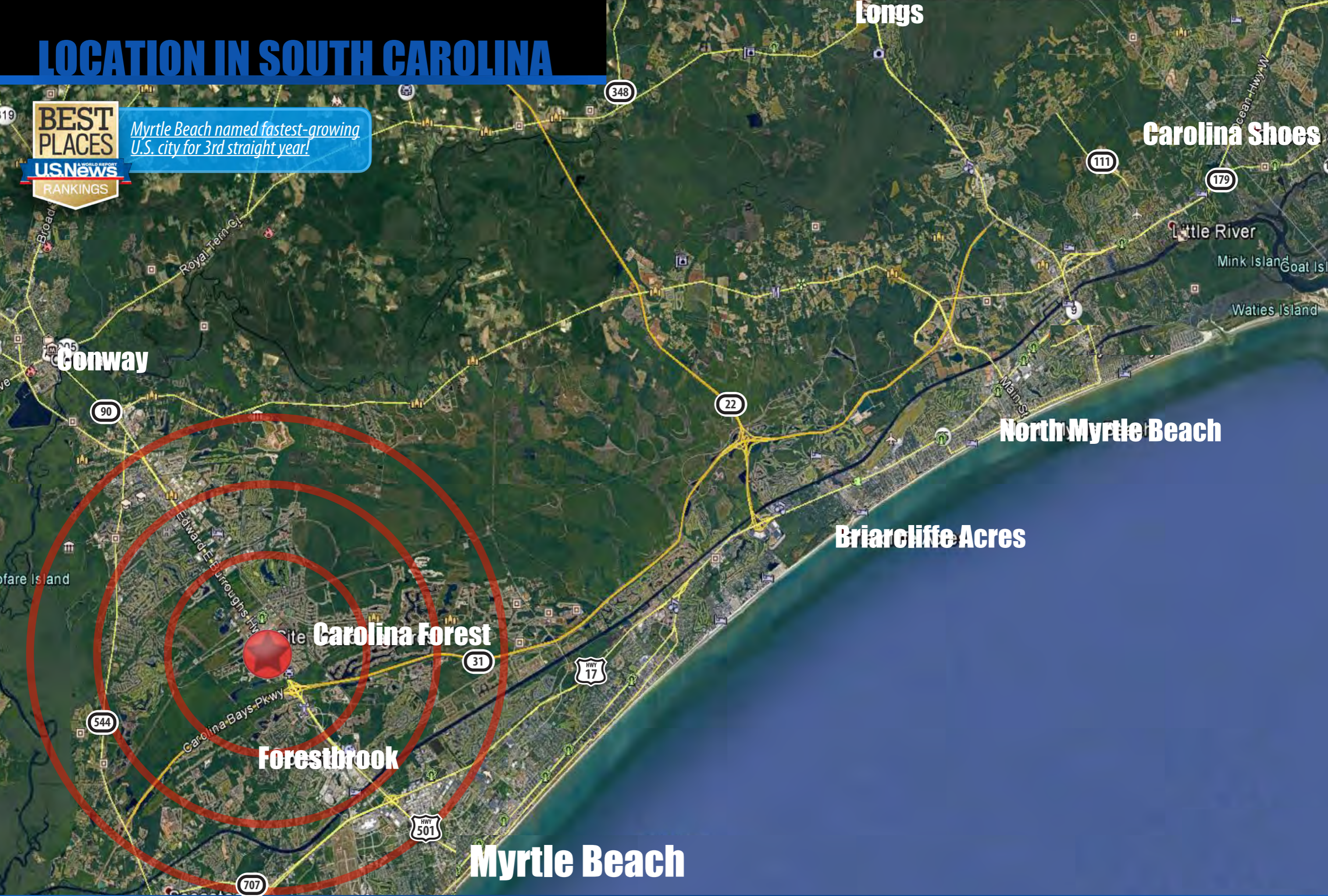
LOCATION IN SOUTH CAROLINA

BEST PLACES

USNews

RANKINGS

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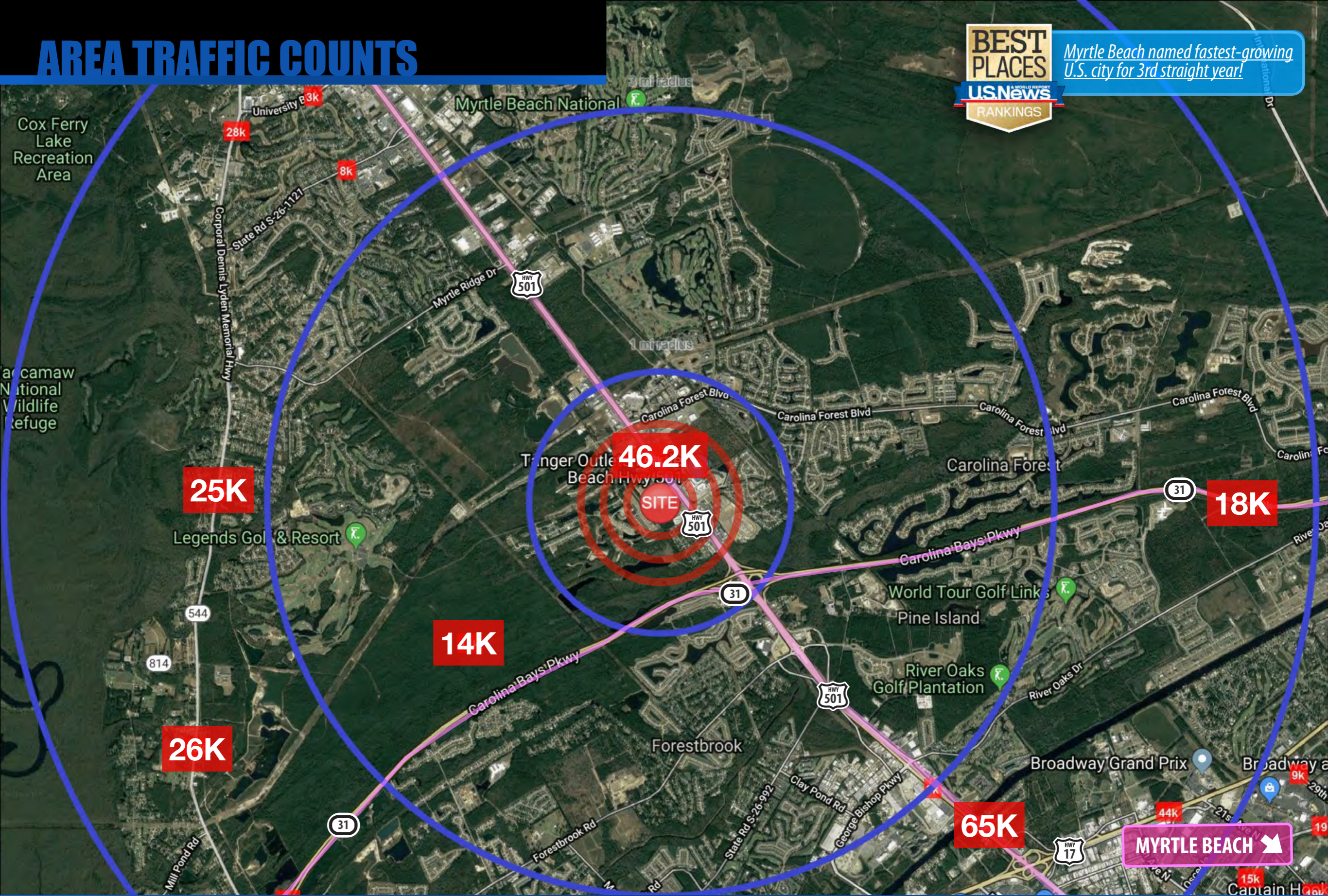
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Prime Regional Shopping Center Opportunity P. 12
Rodeo Drive Myrtle Beach, SC 29579

AREA TRAFFIC COUNTS



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TDC 501 GROUP, LLC

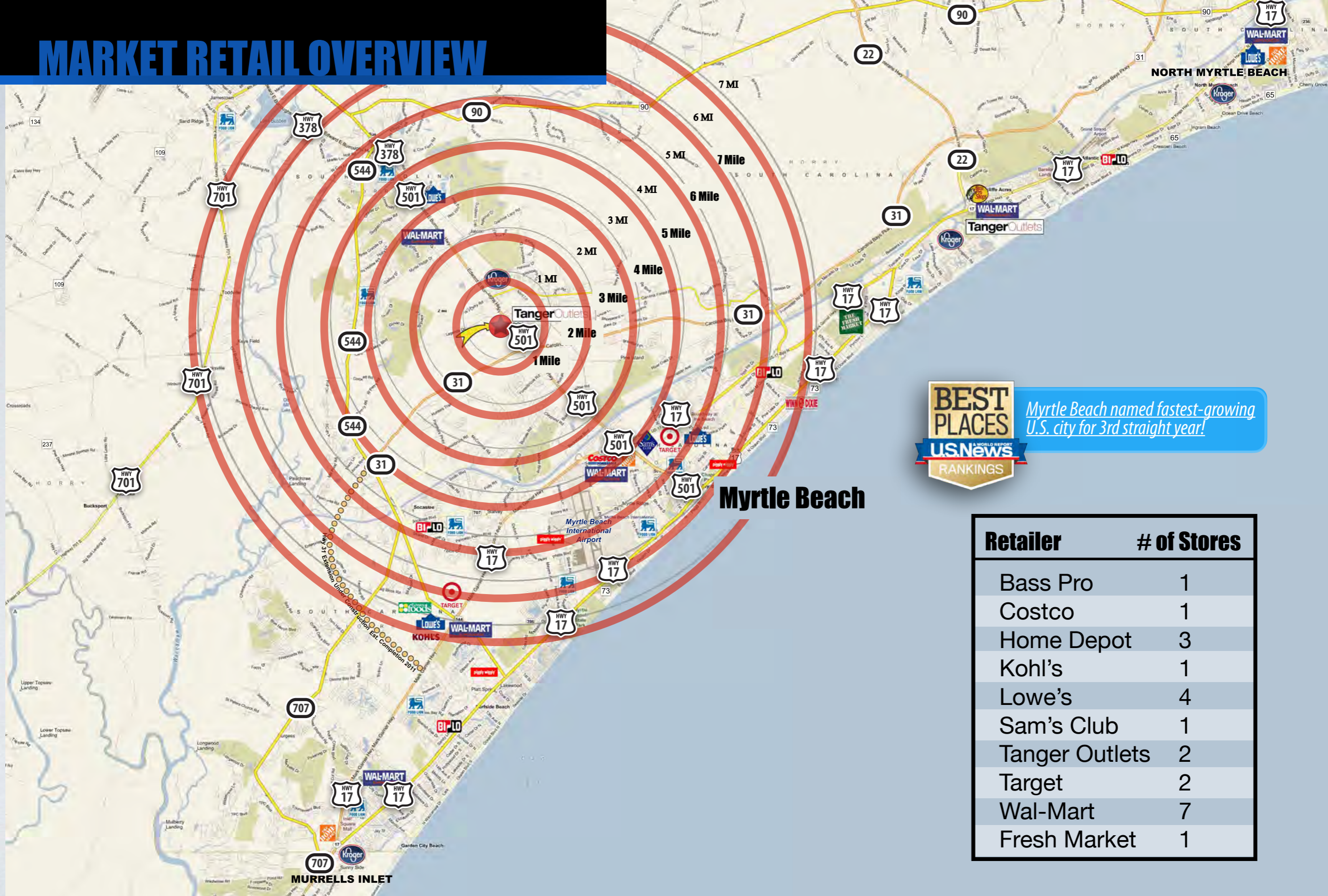
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Prime Regional Shopping Center Opportunity P. 13
Rodeo Drive Myrtle Beach, SC 29579

MARKET RETAIL OVERVIEW



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| Retailer | # of Stores |
|----------------|-------------|
| Bass Pro | 1 |
| Costco | 1 |
| Home Depot | 3 |
| Kohl's | 1 |
| Lowe's | 4 |
| Sam's Club | 1 |
| Tanger Outlets | 2 |
| Target | 2 |
| Wal-Mart | 7 |
| Fresh Market | 1 |

US HIGHWAY 501 WIDENING



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South Carolina Department of Transportation

CONSTRUCTION BEGINS SUMMER 2021

The South Carolina Department of Transportation (SCDOT) proposes a 3-lane widening and signalized intersection improvements on US 501 Southbound from S-1224 (Gardner Lacy Road) to SC 31 (Carolina Bays Parkway).

The purpose of the proposed project is to improve corridor efficiency by increasing capacity, improving safety at intersections and the existing transportation network to meet future demands.



501 **HWY - 501**
46,200 VPD

HWY 501 Road Expansion 3-lane widening and signalized intersection improvements

SUMMER 2021
Southbound from S-1224 (Gardner Lacy Road) to SC 31 (Carolina Bays Parkway).



LOT #4:
± 1.38 ACRES

LOT #3:
± 1.33 ACRES

LOT #2:
± 1.70 ACRES

LARGE SITE: 35 ACRES
Will Sub-Divide

RESIDENTIAL SAGO PLANTATION

Tanger Outlets

MYRTLE BEACH

MYRTLE BEACH, SC OVERVIEW



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The City of Myrtle Beach is a residential and vacation community at the heart of South Carolina's Grand Strand coast. Our 30,000 permanent residents and millions of visitors enjoy wide beaches, warm weather and an incredible range of entertainment and activities.

Myrtle Beach was incorporated in 1938 and became a city in 1957, when the permanent population first topped 5,000. The name "Myrtle Beach" comes from the wax myrtle, an abundant local shrub, and was chosen in a name-the-town contest in 1900.

MYRTLE BEACH, SC OVERVIEW



PRIME REGIONAL RETAIL DESTINATION WITH A STRONG CUSTOMER BASE

- » Myrtle Beach is a popular destination for beach and golf tourists of **15 million annual visitors and a popular relocation destination**. Tourism plays a major role in the economy, **creating over \$6.3 billion in spending in Horry and Georgetown counties**.
- » The Grand Strand, the 60-mile stretch of land between Little River and Georgetown, the Myrtle Beach market, is strategically located in the northeastern corner of the Palmetto State between the port cities of Charleston, SC and Wilmington, NC and halfway between New York and Miami.
- » Myrtle Beach has over **94,000 hotel rooms** and accommodates meetings as large as 5,000 attendees every year. **New Sports facilities recently opened in North Myrtle Beach attracting over 20,000 sports tourists in its first year of operations.**

- » Myrtle Beach is known as the **“Golf Capital of the World” with over 100 world-class golf courses**, making it the best golfing destination in the country.
- » The Myrtle Beach Metropolitan Statistical Area (MSA) is **consistently considered one of the fastest growing communities in the US, with 67.5% population growth from 2000 to 2010**. With the 35-54 age group growing by 27% during that time frame largely due to a very attractive low cost of living with great amenities for all age groups.
- » In 2013, the Myrtle Beach area garnered prestigious awards and designations ranging from the **“World’s Best Beach”** by Yahoo! Travel, one of the best family vacation spots by Flipkey and Trip Advisor, **“Overall Value for Money Destination”** and seven of the **“Top 100 Public Golf Courses in America”** by Golf Digest.
- » Tourism is the largest segment of the Grand Strand economy contributing **\$7 billion to our economy and employing approximately 83,000 people**.
- » **As of Q1 2019, Horry County’s workforce remained heavily concentrated (at just over 40% of the total workforce) in the Accommodations and Food Services, and Retail industries, both of which are driven by the tourism industry.**



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MYRTLE BEACH, SC TOURISM OVERVIEW



LOCAL

Coastal Carolina University estimates tourism accounts for a **\$7 billion economic impact** and another **\$2.2 billion in labor impact** and **over 80,000 jobs** throughout our local community. Key statistics from our local market are:

- Economists estimate that **80% of local tourism jobs are year-round**, full-time.
- Horry County Hospitality Fee generated approximately **\$40 million in tax collections in 2018**. (source: Horry County Government).
- Horry County generated more than **\$21 million in accommodations taxes in 2018**, approximately 30% of the state's total accommodations tax collections (source: S.C. Department of Revenue).
- Tourism is the largest segment of the Grand Strand economy contributing \$7 billion to our economy and employing approximately 83,000 people.

For more information regarding the economic impact of tourism on the Grand Strand, [click here](#).

For more information regarding the economic impact of group business on the Grand Strand, [click here](#).



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STATE

A recent study prepared for the South Carolina Parks Recreation and Tourism (SCPRT) agency by the United States Travel Association revealed that domestic travel accounted for a direct **economic impact of more than \$13.7 billion annually and directly supported 127,000 jobs**. Key findings from that study include:

- **Domestic travelers directly spent \$13.7 billion** in South Carolina during 2017.
- Domestic travel-generated employees in South Carolina earned nearly **\$2.6 billion in payroll income during 2017**.
- Domestic traveler expenditures directly supported **127,000 jobs within South Carolina in 2017**. These jobs generated by domestic traveler spending in South Carolina composed **6.1 percent of the total state nonagricultural employment in 2017**.
- On average, every **\$108,063 spent by domestic travelers in South Carolina during 2017** supported one job.
- Domestic traveler spending in South Carolina directly generated over **\$2.0 billion in tax revenue for federal, state and local governments in 2017**.

Tanger Outlets

Tanger[®]Outlets



Just 1.5 miles from our development Legends Golf Resort and Community offers three championship golf courses, luxury golf villas, majestic main clubhouse, pro shop, 30-acre driving range, and 1-acre putting green. \$20M remodel 5 years ago.

80 Retailers - Located Across the Street

Tanger Outlets

- Adidas
- Aeropostale
- American Eagle Clearance
- As Seen on TV
- Auntie Anne's
- Banana Republic Factory
- Blondies
- Bluegreen Vacations
- Bon Worth
- Book Warehouse
- Brooks Brothers Factory Store
- Candy Barrel
- Carolina Pottery
- Carter's | OshKosh
- Cavrn
- CellMax
- Chico's Outlet
- Christopher & Banks
- Claire's
- Clarks Outlet
- Coach
- Columbia Factory Store
- Crescent Gifts
- Crocs
- Direct Tools
- Dressbarn
- DXL Mens Outlet
- Eddie Bauer Outlet
- Famous Footwear Outlet
- Finish Line
- Forever 21
- Fragrance Outlet
- Gap Factory Store
- GNC
- GUESS Factory Store
- Haggar
- Hanesbrands
- Harley-Davidson
- Hwy 55 Burgers Shakes & Fries
- J.Crew | Crewcuts Factory
- Jockey
- Johnston & Murphy
- Justice Warehouse
- Kay Jewelers Outlet
- Kitchen Collection
- Lane Bryant Outlet
- Lee | Wrangler Clearance
- Lenox Factory Outlet
- Levi's Outlet
- Lids
- Lids Locker Room
- LOFT Outlet
- Maurices
- Midwest Monograms NEW
- Nautica Factory Store
- Nestle Toll House Cafe - Haagen Dazs
- New Balance Clearance Store
- Nike Factory Store
- Old Navy Outlet
- Outback Steakhouse
- Polo Ralph Lauren Clearance
- Polo Ralph Lauren Factory Store
- Rack Room Shoes
- Rawlings
- Reebok
- Ruby Tuesday
- Rue21
- Samsonite Factory Outlet
- Simply Southern
- Skechers
- Southern Shades
- Sunglass Hut
- Sunglass Hut
- The Children's Place
- The Fudgery
- The Uniform Outlet
- Thomas Kinkade Gallery
- Timberland Factory Store
- Tommy Hilger
- Torrid
- Under Armour

Legends Golf Course & Community



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Just 1.5 miles from our development Legends Golf Resort and Community offers three championship golf courses, luxury golf villas, majestic main clubhouse, pro shop, 30-acre driving range, and 1-acre putting green.

Located Behind the Property

LegendsGolf.com

MRYTLE BEACH, SC - ECONOMIC IMPACT

2018 GROSS ANNUAL SALES

For Horry County



\$1.058B

LODGING

Source: State A-Tax Revenues



\$1.45B

RETAIL STORES



\$586.9M

GAS STATIONS



\$1.55B

RESTAURANTS



\$1.19B

SUPERMARKETS



\$191.8M

AMUSEMENTS



\$43.6M

GOLF/COUNTRY CLUBS

Source: State A-Tax Revenues

\$11.8B

**GROSS ANNUAL SALES
FOR HORRY COUNTY**

Source: SC Department of Revenue



53.3%

**AVERAGE OCCUPANCY
IN 2018**

Source: CCU



\$7.0B

**TOTAL TOURISM
ECONOMIC IMPACT**

Source: CCU study for 2015



BY THE NUMBERS

88 - Golf Courses

34 - Mini-Golf Courses

1,800 - Restaurants

7 - Live Theaters

300 - Outlet Stores



Fast Facts

How many annual visitors?

20.4 million (2018 estimate per D.K. Shifflet)

How many passengers through Myrtle Beach International Airport?

Enplanements: 1,255,401 (2018)

Deplanements: 1,254,494 (2018)

How many rounds of golf played annually?

Approximately **2.7 million** (2016 estimate)

How many full-service restaurants?

Approximately **1,800 full service restaurants** (in Horry & Georgetown counties)

How many live entertainment theaters?

7 with approximately **7,500 seats**

How many hotels?

Approximately **425**

Average Occupancy Rate 53.3%

(2018 Source: CCU)

PROPERTY SUMMARY



Myrtle Beach named fastest-growing U.S. city for 3rd straight year!



FLEXIBLE DESIGN - MIXED USE
To Be Determined



ZONING REQUIRMENTS
HC (Highway Commercial)



LAND AREA
35 ACRES + Out Parcels



HWY 501

46,200 VPD

MAJOR ARTIRY TO MYRTLE BEACHES



PRIME REGIONAL RETAIL DESTINATION
Major Artery to Myrtle Beach



RETAIL CENTER OF GRAVITY
3 Million Shoppers



GREAT VISIBILITY AND ACCESS
Multiple Access points from HWY 501.



PROXIMITY TO HWY 501



MAJOR STREET WITH TRAFFIC FLOW



BARRIERS TO ENTRY



SOFT GOODS PROVEN DESTINATION



NUMBER OF HOMES BEHIND PROPERTY
1,500 Homes - Legends, Sago and DR Horton

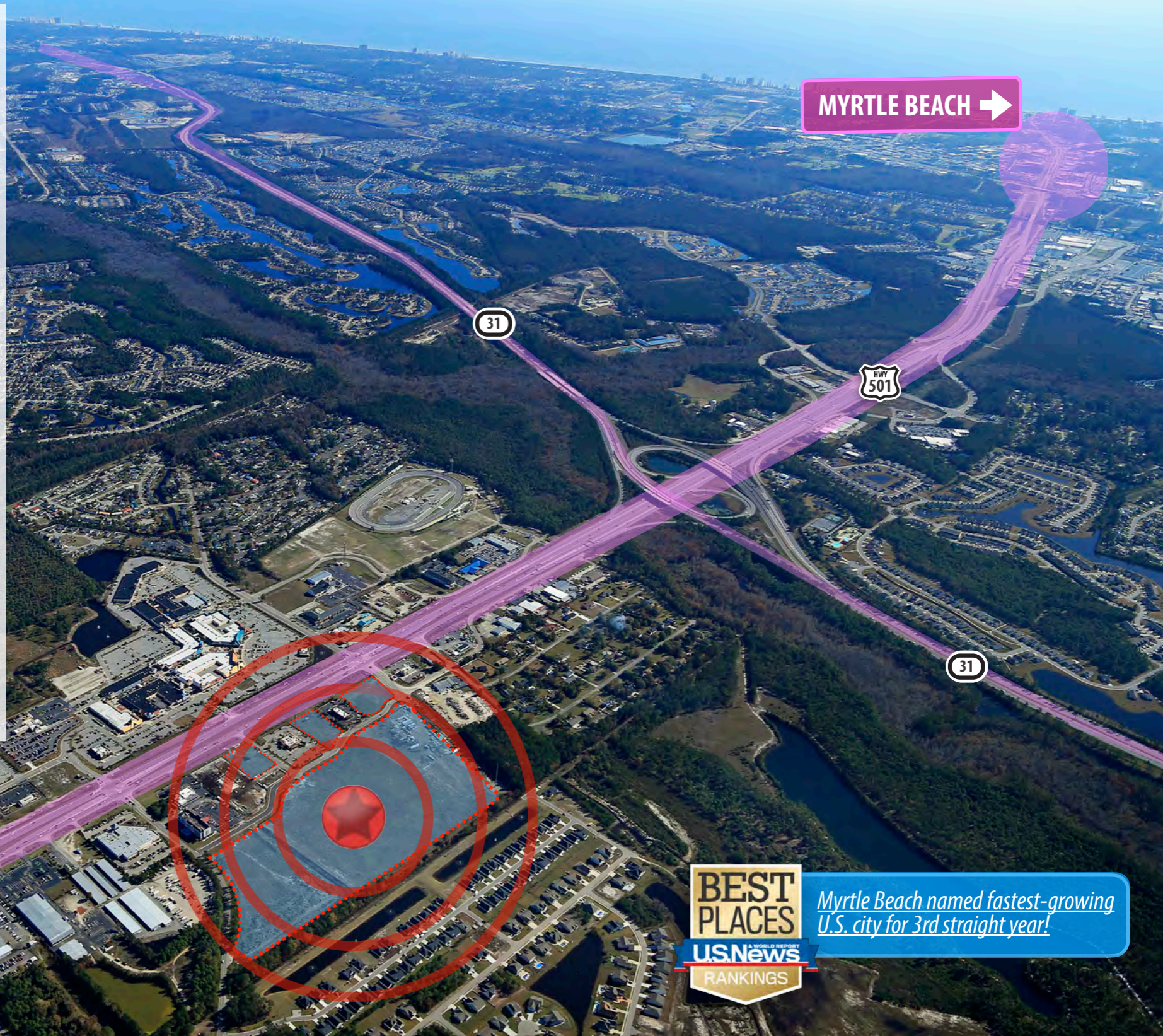
CURRENT RETAILERS



BJs COMING SOON!
120 SF WHOLESAL CLUB

MYRTLE BEACH, SC - THE EXCHANGE

With Tanger Outlets located across the street. This Myrtle Beach Mixed Use Development is **35** acres with out parcels and a potential use of retail, hospitality, restaurant, storage, multi-family and or event space that could generate millions of dollars in annual sales. This is the most desirable destination location for retail, hard and soft goods, lifestyle, restaurants and hotel opportunities in Myrtle Beach, SC.



MYRTLE BEACH →



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PROPERTY TENANTS



NEWLY CONSTRUCTED WALK-ON'S



GRUMPY MONK



CHICK-FIL-A



HAMPTON INN



OLIVE GARDEN

DEMOGRAPHIC PROFILE

| POPULATION | 1 MILES | 3 MILES | 5 MILES |
|--------------------------------------|----------|------------|-------------|
| 2019 Estimated Population | 5,863 | 35,694 | 86,244 |
| 2024 Projected Population | 6,796 | 41,432 | 99,905 |
| Projected Annual Growth 2019 to 2024 | 933 3.2% | 5,738 3.2% | 13,661 3.2% |

| HOUSHOLDS | 1 MILES | 3 MILES | 5 MILES |
|---------------------------|---------|---------|---------|
| 2019 Estimated Households | 2,393 | 15,282 | 35,722 |
| 2024 Projected Households | 2,530 | 16,206 | 38,027 |

| HOUSEHOLD INCOME | 1 MILES | 3 MILES | 5 MILES |
|---|----------|----------|----------|
| 2019 Estimated Average Household Income | \$69,562 | \$65,228 | \$60,777 |

| BUSINESS | 1 MILES | 3 MILES | 5 MILES |
|---------------------------------|---------|---------|---------|
| 2019 Estimated Total Businesses | 495 | 960 | 3,285 |
| 2019 Estimated Total Employees | 5,109 | 9,455 | 37,750 |

| MAJOR EMPLOYERS IN HORRY COUNTY SC | # OF EMPLOYEES |
|--------------------------------------|----------------|
| Horry County School District | 5,650 |
| Wal-Mart | 2,800 |
| Horry County Government | 2,200 |
| Coastal Carolina University | 2,125 |
| Conway Hospital | 1,400 |
| Grand Strand Regional Medical Center | 1,350 |
| Food Lion | 1,150 |
| McLeod Loris Seacoast | 980 |
| City of Myrtle Beach | 904 |
| Horry Telephone Cooperative | 690 |



\$65,228

AVERAGE HH INCOME



35,694

POPULATION



15,282

HOUSEHOLDS



2.4%

UNEMPLOYMENT RATE



29,558

LABOR FORCE

***TDC* 501 GROUP, LLC**

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