

HIGHLIGHTS

2.36 acres at the lighted corner of Highway 17 and Heather Glen Way in Little River, SC. Two full movement access points, 350' of highway frontage, and entrance into the 1,200 + unit Heather Glen Subdivision by D.R. Horton.

OVERVIEW

Known for its deep-sea fishing, charter boats and commercial fishing amenities Little River is seeing the impacts of growth in Horry County, the fastest growing County in South Carolina. Conveniently located along Highway 17 at the South and North Carolina borders, Little River has amenities for everyone. The cost of living, bars and restaurants, a dense suburban feel, attractive retiree communities, and highly rated public schools provides opportunities for all ages of life.

MARKET

As of July 2023, D.R. Horton's Heather Glen Subdivision has delivered almost 500 units, with another 650 units remaining. Larger employers in the area include Horry County School District, Coastal Carolina University, McLeod and Tideland's Health, Metglas Inc, Grand Strand Medical, and Horry Telephone Cooperative.

NEARBY AMENITIES

Lowes Foods, Food Lion, Vereen Memorial Gardens, Glen Dornoch and Tidewater Golf, Intercoastal Waterway, Little River entrance into the Atlantic Ocean, Fine Catch Fishing Charters and more.



OUTPARCEL | Hwy 17 & Heather Glen Way, Little River, SC | **Aerial**

