





Subject

An aerial photograph of an industrial and commercial area. A red callout box with a white border and a pointer indicates a specific building. The building is a large, rectangular structure with a light-colored roof, situated near a body of water. The surrounding area includes various industrial buildings, parking lots, and roads. A yellow label 'Intracoastal Waterway' is placed along a dark waterway. Two white road shields are visible: one with the number '501' and another with the number '17'. A 'Books-A-Million' logo is also present in the lower central part of the image.

501

Intracoastal Waterway

17

Books-A-Million

# Fantasy Harbour Bridge

The Fantasy Harbour Bridge provides tourists and locals with access to the Myrtle Beach, South Carolina, area and its many attractions. The bridge spans the Atlantic Intracoastal Waterway, connecting with the Fantasy Harbour Interchange at the US 17 Bypass. STV's services included an environmental assessment, geotechnical documentation, public involvement tasks, right-of-way plans, and final roadway and bridge plans for 3.1 miles of roadway approaches and the bridge. STV's team was also responsible for all drainage design for the roadway and bridge, including closed systems, bridge hydraulics and scour analysis. One of the unique design elements is the inclusion of a multi-use path for pedestrians and bicyclists. The \$46 million project was recognized by Roads and Bridges magazine as one of the 2009 "Top Ten Bridges" in the United States.



## Project Recognition

### **NATIONAL FINALIST**

2010 Engineering Excellence Award – Structural Systems

*American Council of Engineering Companies*

### **HONOR AWARD**

2010 Engineering Excellence Award – Transportation

*American Council of Engineering Companies of South Carolina*

#### CLIENT

**South Carolina Department of  
Transportation**

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#### LOCATION

**Myrtle Beach, SC**

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#### MARKETS

**Highways & Bridges:** Fixed Bridges

**Environmental:** EIS & Assessments

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#### SERVICES

**Design:** Structural, Civil

**Environmental Sciences:** Environmental  
Impact Statements & Assessments

# Aerial Photograph (Prior to Renovations)



# Aerial Photograph (Prior to Renovations)

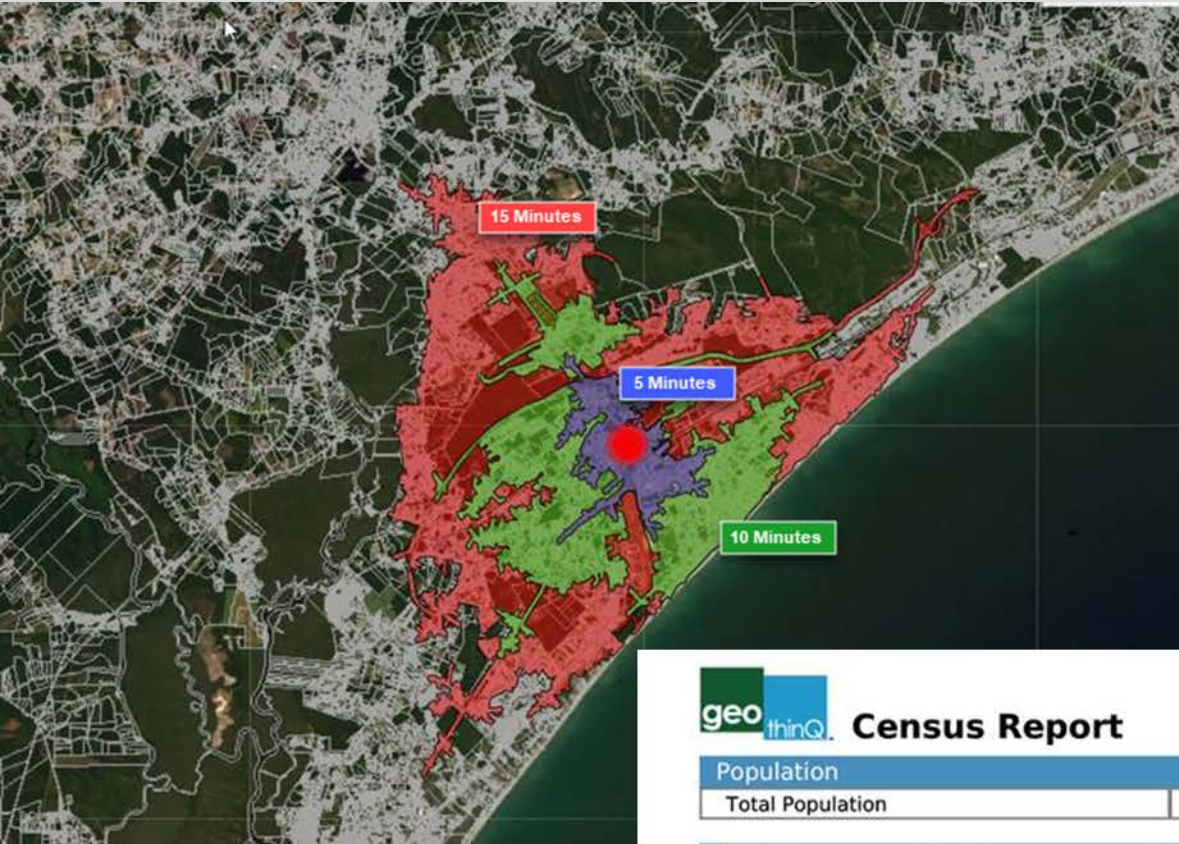


# Proposed Access Points





## 5, 10, 15 Mile Drive Time from Proposed Location

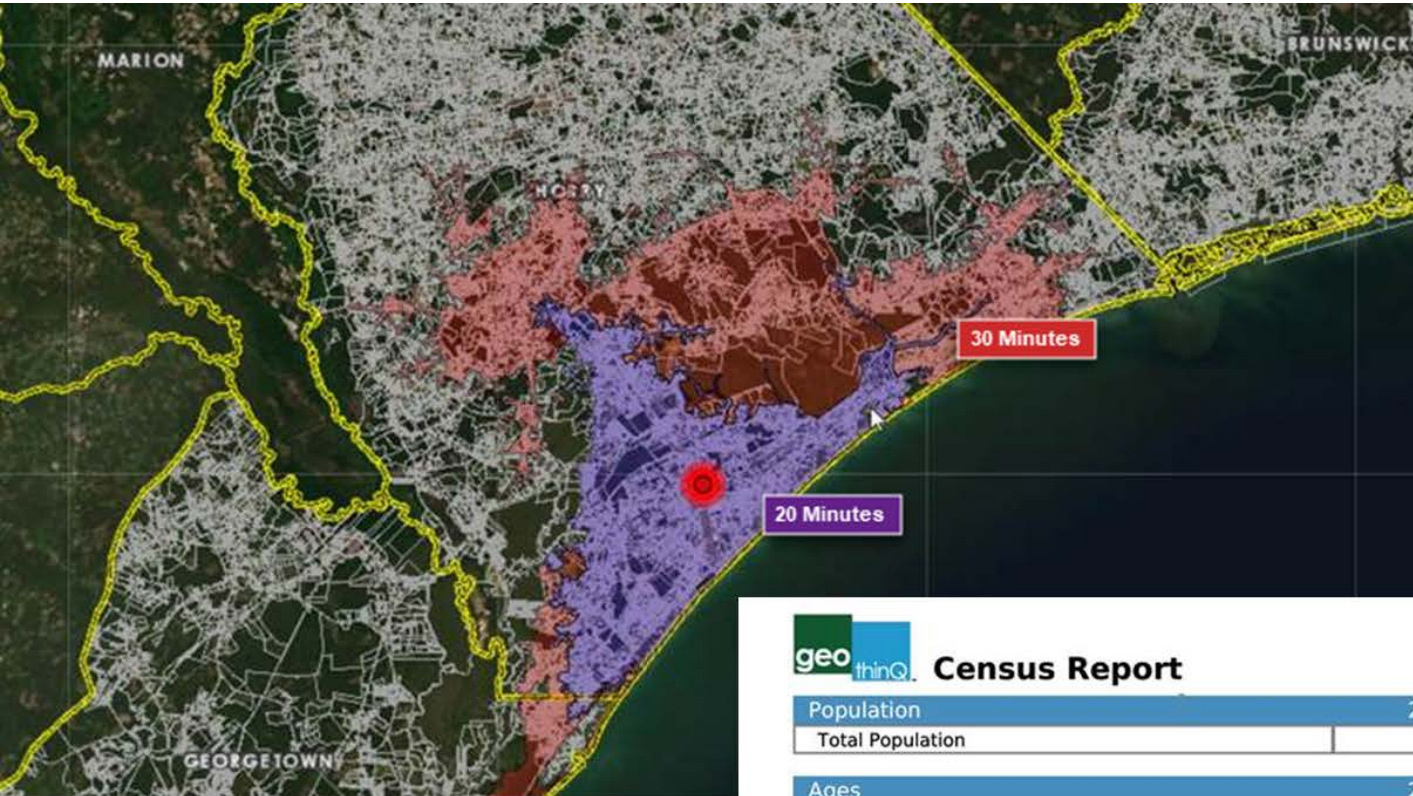


### geo thinQ. Census Report

Population	5 Drive Minutes	10 Drive Minutes	15 Drive Minutes
Total Population	47,565	110,510	159,275

Ages	5 Drive Minutes	10 Drive Minutes	15 Drive Minutes
Median Age	38.91	40.95	41.65
Median Age Male	39.00	40.62	41.29
Median Age Female	38.34	41.52	42.25
Ages 17 and Under	10,755	23,020	31,287
Ages 18-29	7,379	17,022	26,525
Ages 30-44	9,912	20,509	27,752
Ages 45-59	9,790	22,298	31,013
Ages 60-74	7,831	20,646	31,418
Ages 75 and Up	1,898	7,015	11,280

# 20, 30 Minute Drive Time from Proposed Location



## geo thinQ Census Report

Population	20 Drive Minutes	30 Drive Minutes
Total Population	219,614	300,139
Ages	20 Drive Minutes	30 Drive Minutes
Median Age	43.68	45.07
Median Age Male	43.14	44.60
Median Age Female	44.36	45.69
Ages 17 and Under	41,948	54,912
Ages 18-29	32,962	42,417
Ages 30-44	37,303	49,821
Ages 45-59	43,078	61,550
Ages 60-74	47,675	67,877
Ages 75 and Up	16,648	23,562

# Drive Time from Proposed Location to Little River

3187 6th Ave N, Little River, SC 29566  
Horry County, South Carolina 29579  
Add destination

Leave now **OPTIONS**

Send directions to your phone

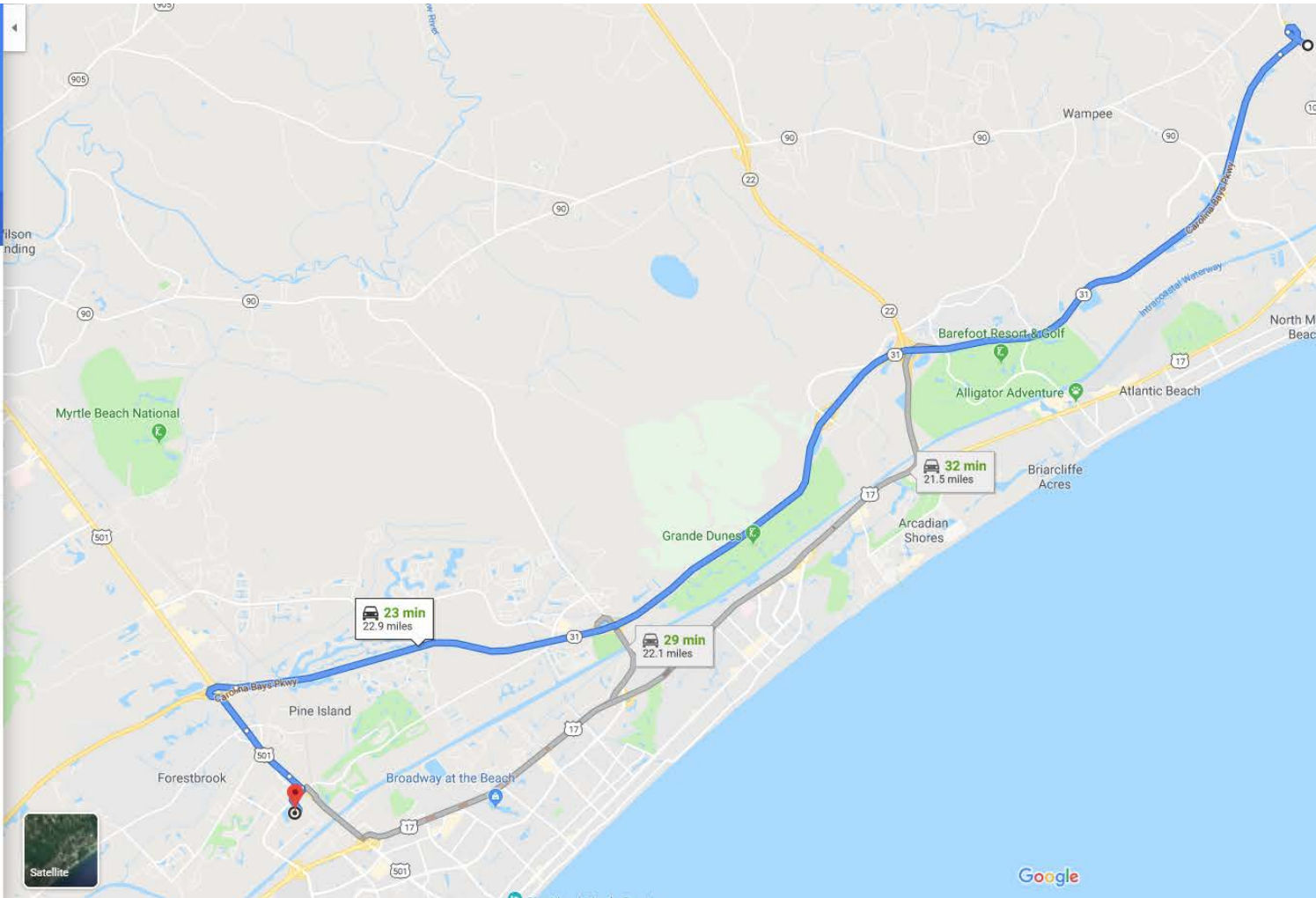
via SC-31 **23 min**  
Fastest route, the usual traffic  
22.9 miles  
[DETAILS](#)

via SC-31 and US-17 S/US-17 BYP S **29 min**  
22.1 miles

via SC-31, US-17 S and US-17 S/US-17 BYP S **32 min**  
21.5 miles

Explore Horry County

Restaurants Hotels Gas stations Parking Lots More



# Drive Time from Proposed Location to Murrells Inlet

3730 US-17, Murrells Inlet, SC 29576  
Horry County, South Carolina 29579  
Add destination  
Leave now

Send directions to your phone

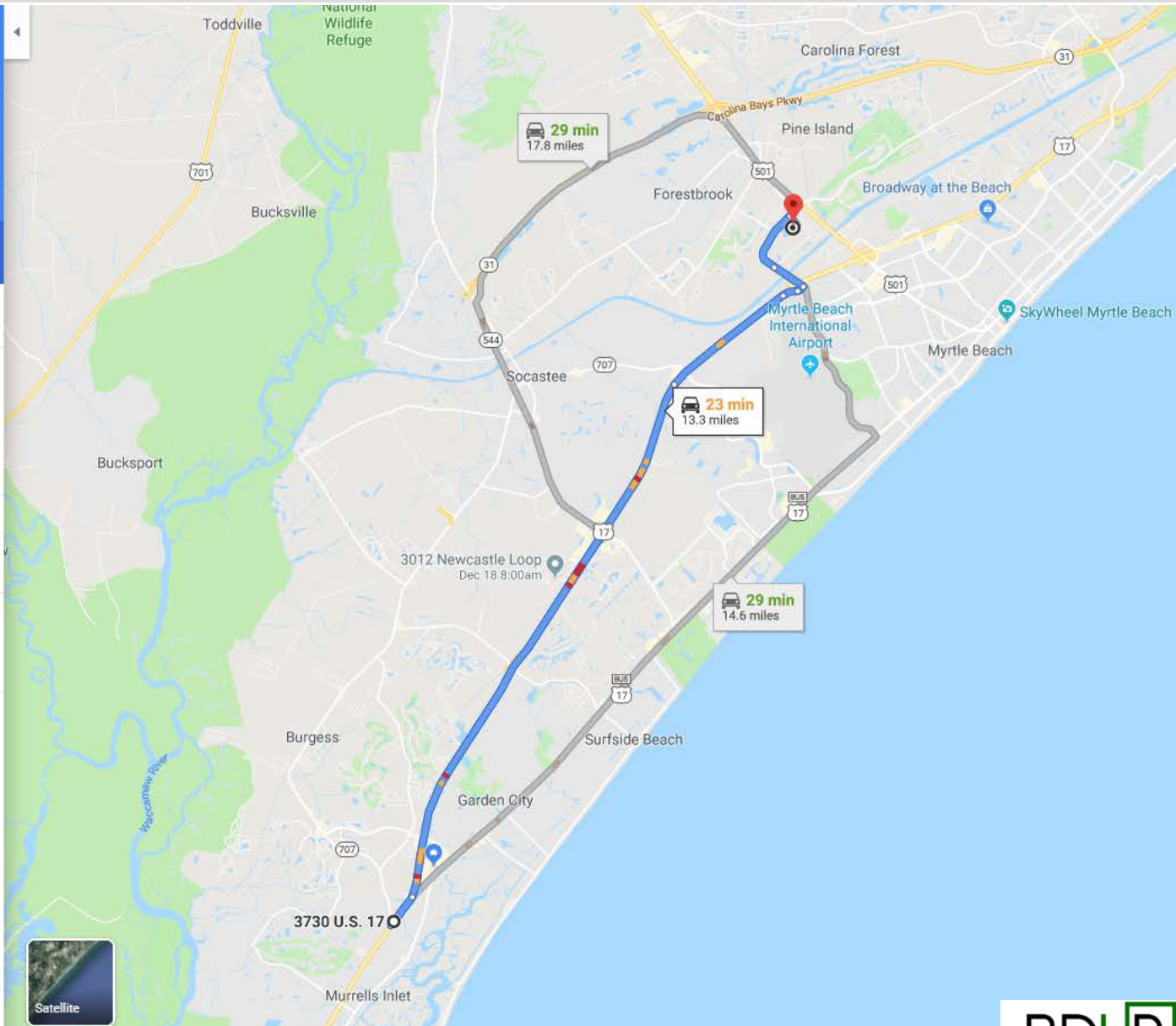
via US-17 N/US Highway 17 Bypass S **23 min**  
13.3 miles  
Fastest route, despite the usual traffic  
[DETAILS](#)

via US-17 BUS N **29 min**  
14.6 miles

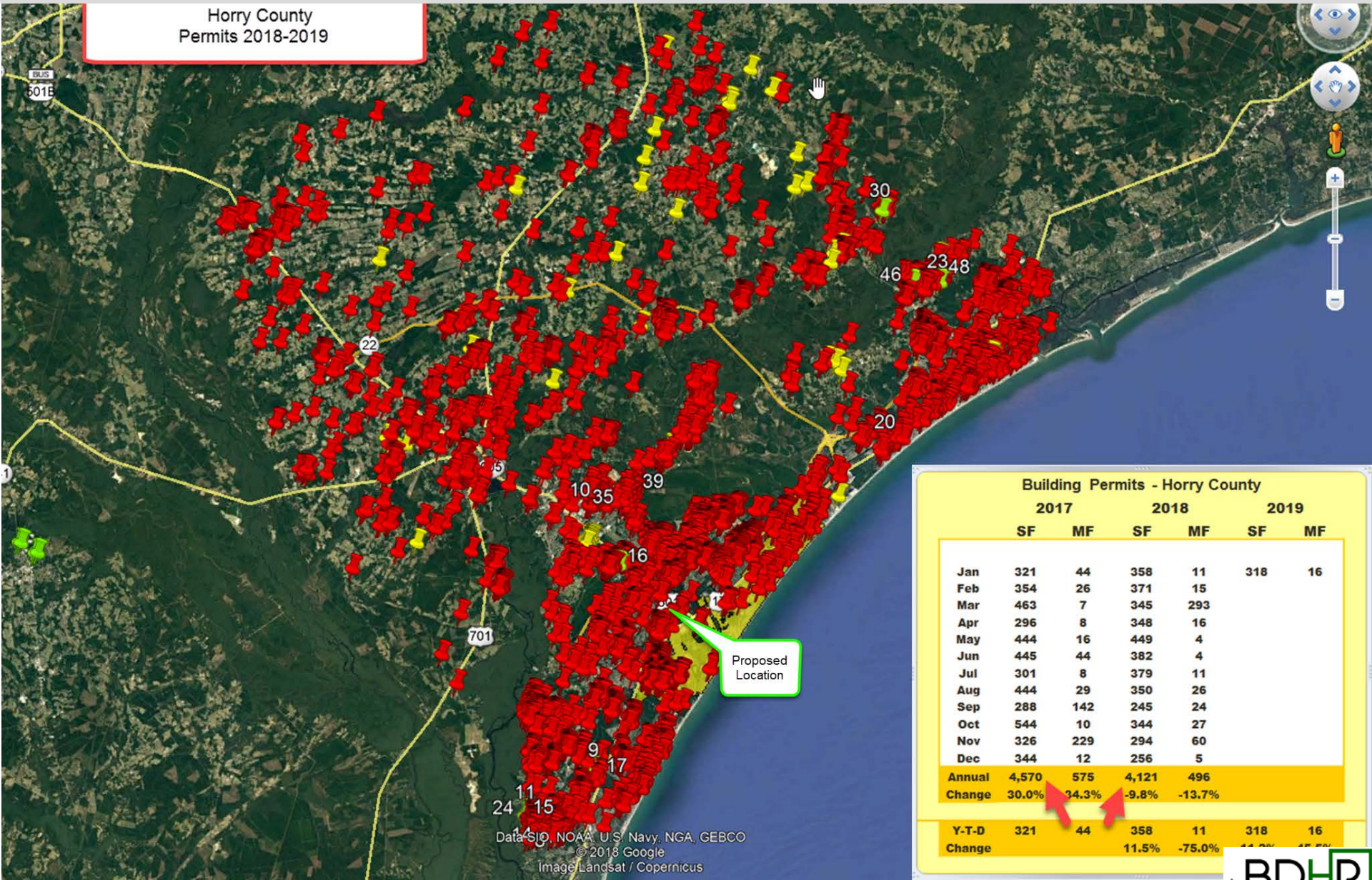
via US-17 N/US Highway 17 Bypass S and SC-31 N **29 min**  
17.8 miles

Explore Horry County

Restaurants Hotels Gas stations Parking Lots More

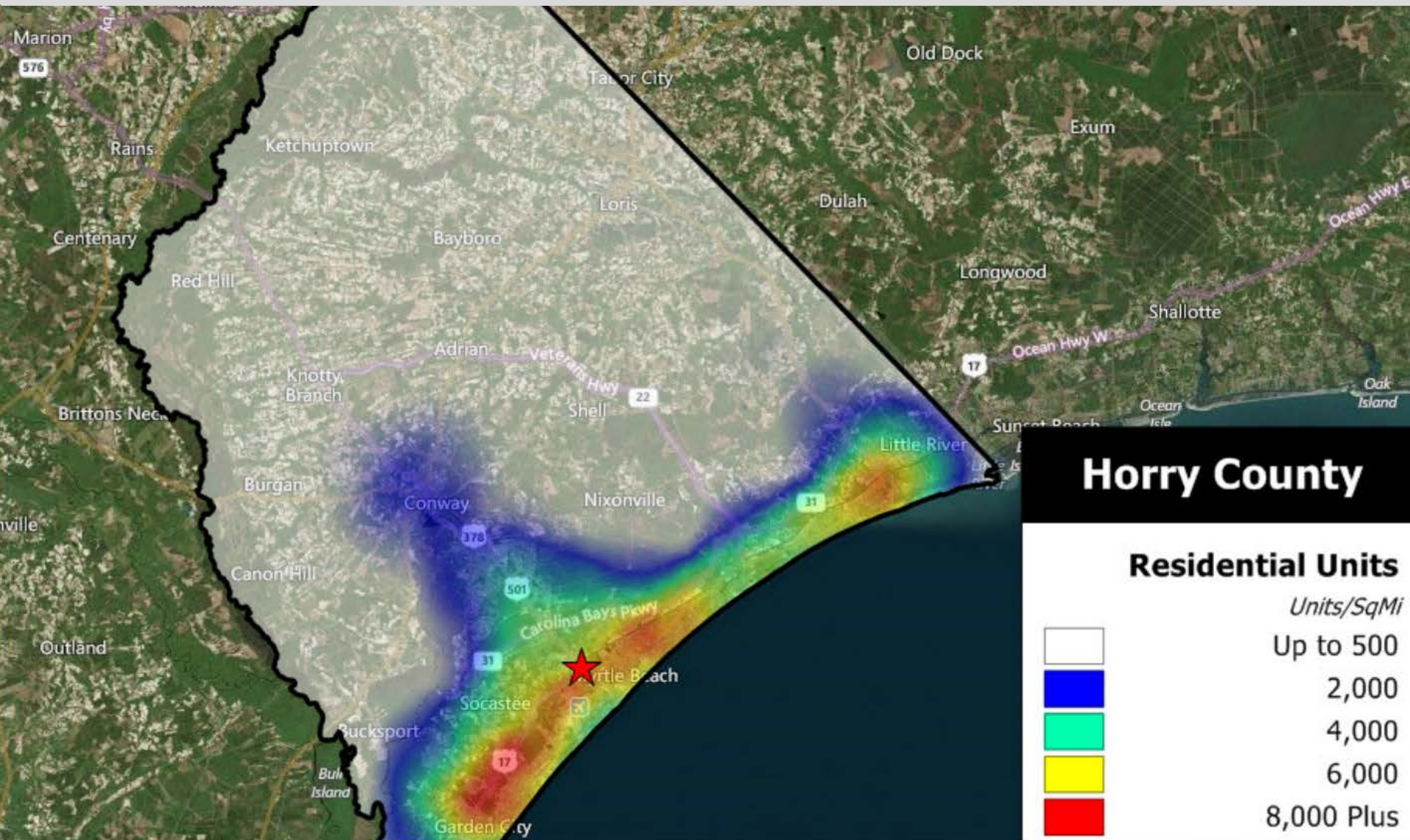


Horry County  
Permits 2018-2019








Building Permits - Horry County						
	2017		2018		2019	
	SF	MF	SF	MF	SF	MF
Jan	321	44	358	11	318	16
Feb	354	26	371	15		
Mar	463	7	345	293		
Apr	296	8	348	16		
May	444	16	449	4		
Jun	445	44	382	4		
Jul	301	8	379	11		
Aug	444	29	350	26		
Sep	288	142	245	24		
Oct	544	10	344	27		
Nov	326	229	294	60		
Dec	344	12	256	5		
<b>Annual</b>	<b>4,570</b>	<b>575</b>	<b>4,121</b>	<b>496</b>		
<b>Change</b>	<b>30.0%</b>	<b>34.3%</b>	<b>-9.8%</b>	<b>-13.7%</b>		
<b>Y-T-D</b>	<b>321</b>	<b>44</b>	<b>358</b>	<b>11</b>	<b>318</b>	<b>16</b>
<b>Change</b>			<b>11.5%</b>	<b>-75.0%</b>		

Data: US, NOAA, U.S. Navy, NGA, GEBCO  
© 2018 Google  
Image Landsat / Copernicus



# Horry County

## Residential Units

	<i>Units/SqMi</i>
	Up to 500
	2,000
	4,000
	6,000
	8,000 Plus



Buddy Hucks MAI

Buddy has over 35 years of commercial and residential real estate appraisal experience. He is the recognized authority for real estate trends along the Grand Strand.

During the past 25 years, Buddy has consulted and advised developers and has been actively involved in the sale and development of over \$400 million of real estate along the Grand Strand.



David Curry MAI, CCIM

David Curry is a commercial real estate appraiser/broker/consultant/investor with over 20 years of experience appraising in Horry and Georgetown Counties. He also serves as a real estate consultant for attorneys, medical users, due diligence assistance for buyers, site selection for investors and end users.



Patrick Moore

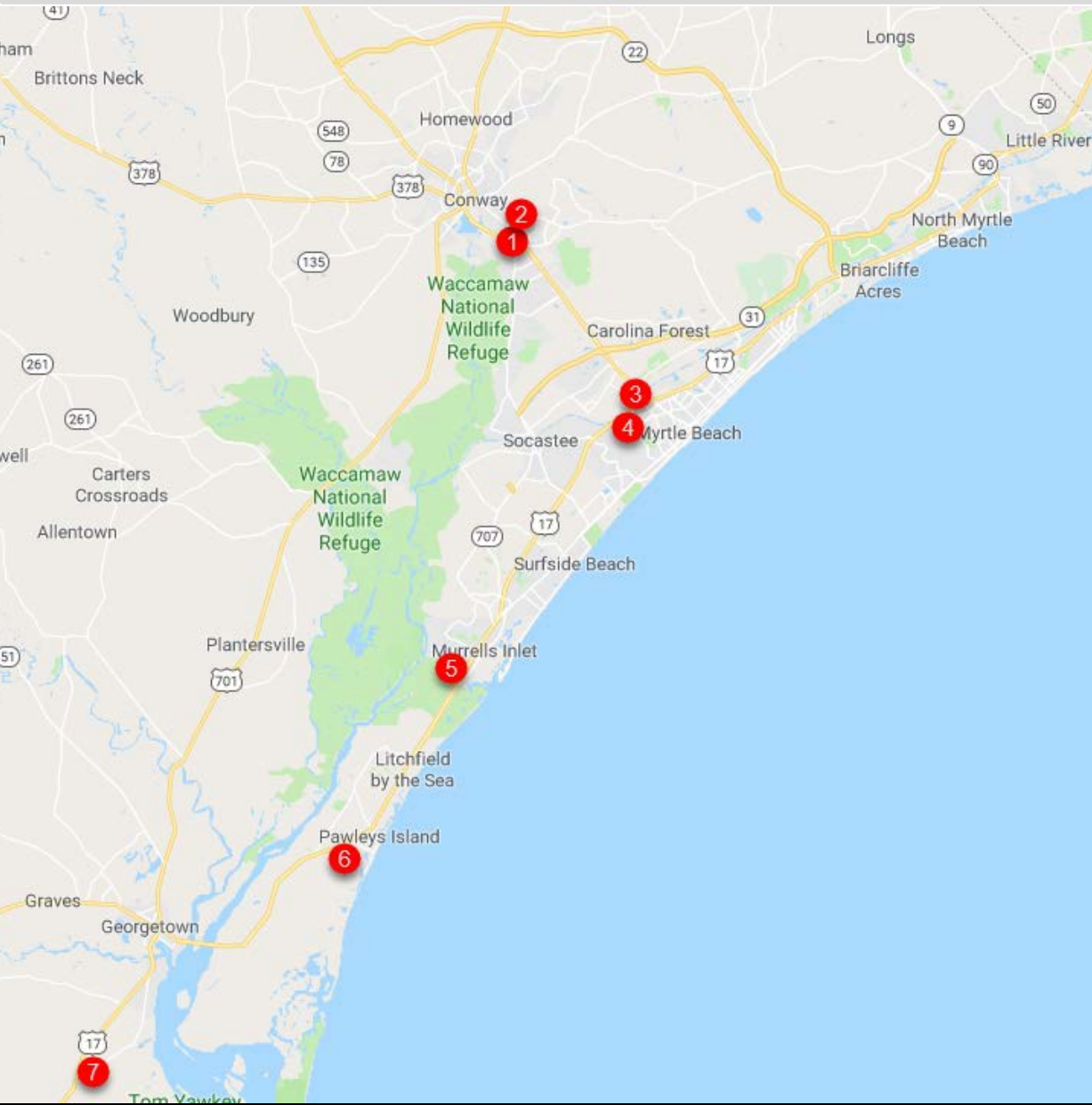
Patrick is a Pawleys Island native with experience far greater than the size of his hometown. From residential and commercial development to under-performing CRE loan purchasing, Patrick has raised capital to successfully work through a multitude of real estate related ventures over the past 15 years.



Hunter Brown

Hunter has 23 years of commercial and residential development experience. His keen vision for opportunity has allowed him great successes within all areas of the real estate business. With unwavering optimism, Hunter plays a critical role in the continued success of BDHP Partners.

# BDHP Partners Industrial/Commercial Holdings



BDHP Partners controls more than 60 acres of commercial land and more than 250,000 SF of buildings along the Grand Strand. The properties range from entitled land to fully permitted sites to shell buildings all available for buildout to meet the tenants needs.

1. 7.0 Acres, Commercial (Land)
2. 5.7 Acres, Heavy Manufacturing (Land)
3. 271,000 SF of Industrial (to be Renovated)
4. 2.13 Acres, Light Industrial (Land)
5. 1.92 Acres, Commercial (Land)
6. 2.0 Acres, Commercial (Land)
7. 28.46 Acres, Industrial (Land)