

2.0 Acres McDowell Water Tower Property Listing

2.0 Acres — McDowell Corporate Center Development Parcel

Location: 8501 Water Tower Road, North Myrtle Beach, SC

Zoning: Planned Development District (PDD)

Acreage: ±2.0 acres (build-to-suit)

Owner/Developer: McDowell Construction

Property Overview

This ±2.0-acre parcel is part of the **McDowell Corporate Center**, a modern, mixed-use campus owned and developed by **McDowell Construction**. Located just off the **SC-31 and SC-22 interchange**, this site offers premium accessibility and visibility within one of the Grand Strand's most active commercial and industrial corridors.

Compact yet versatile, this parcel is ideal for **small-scale commercial, office, or flex-industrial development**, offering full build-to-suit potential within a master-planned corporate setting already anchored by McDowell Construction's 10,000-sq-ft headquarters, a 5,000-sq-ft commercial space, and a 15,000-sq-ft warehouse.

Key Highlights

- **Prime Location:** Direct access to SC-31 and SC-22 for seamless connection to the Myrtle Beach, Conway, and Little River markets.
- **Infrastructure Ready:** Within a PDD that includes **road widening, sidewalks, street trees, and a dedicated East Coast Greenway corridor**.
- **Corporate Neighbors:** Surrounded by leading operators including **UPS, Amazon, Pepsi Bottling Co., ABC Supply**, and McDowell Construction.
- **Flexible Development Options:** Ideal for **office, service, or logistics support facilities**.
- **Strategic Market Position:** A rare small-parcel opportunity in a fast-growing corridor designed for long-term commercial expansion.

Site Summary

- **Total Acreage:** ±2.0 acres
- **Zoning:** Planned Development District (PDD)
- **Utilities:** Full public water, sewer, and electric
- **Access:** Water Tower Road frontage near SC-31/SC-22

interchange

- **Ownership:** McDowell Construction
- **Use Flexibility:** Ideal for small-scale office, flex, or logistics

development