



FOR SALE
RESTAURANT
BAR & ENTERTAINMENT
VENUE





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STATEMENT OF CONFIDENTIALITY & DISCLAIMER

Scott Ellis & Ty Bellamy, and RE/MAX Southern Shores have been engaged as exclusive Listing Broker for the Seller in connection with Seller's solicitation of offers for the purchase of the property at 1111 Highway 9, formerly known as HB Spokes Saloon, located in the town of Longs, County of Horry, State of South Carolina (the "Property"). Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller or Listing Broker. The material is based in part upon information supplied by the Seller and in part upon financial information obtained

by Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and qualified in their entirety by the actual document to which they relate. No representation or warranty, expressed or implied, is made by the Seller, Listing Broker, or any of their respective affiliates as to the accuracy or completeness of the information contained herein. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the Property site or used in the construction or maintenance of the building at the Property site.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a

prospective purchaser have any other claims against Seller or Listing Broker or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. Prospective purchasers are not to construe the contents of this Offering Memorandum or any prior or subsequent communication from Listing Broker or Seller or their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents as legal, tax, or other advice. Prior to submitting an offer, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

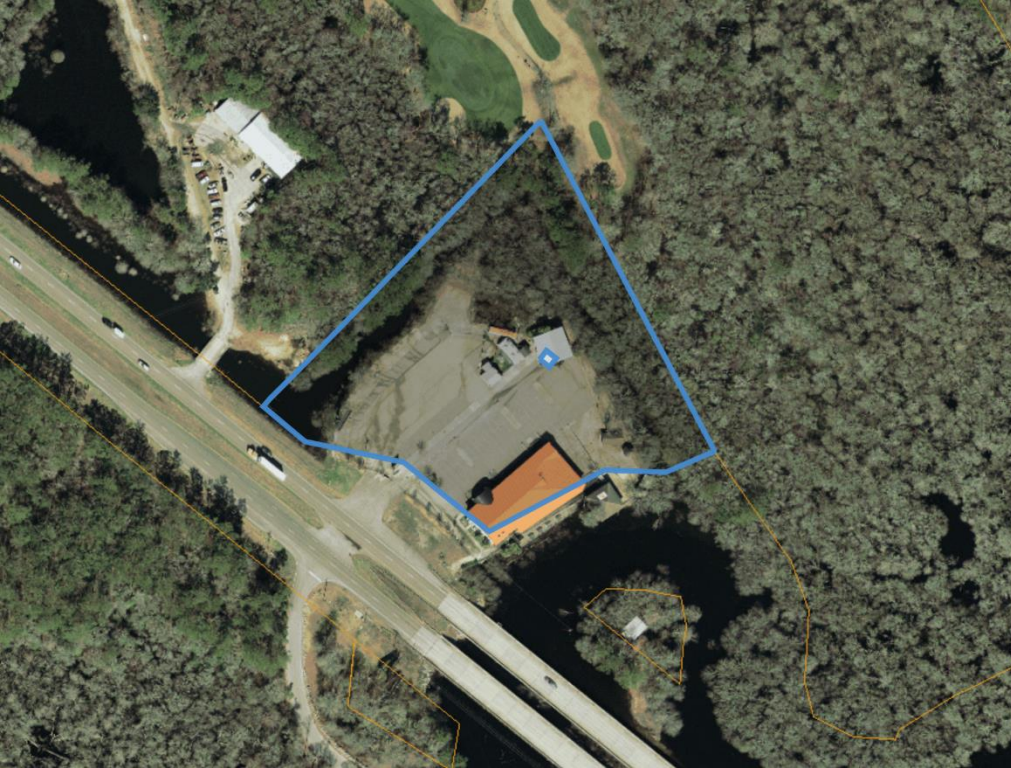
By accepting this information, you agree that its contents are confidential and that you will hold and treat in strictest confidence and will not disclose or permit anyone else to disclose the contents of the information to any person, firm or entity without prior written authorization of Listing Broker, and that you will not use or permit the information or its contents to be used in any fashion or manner detrimental to the interest of the Owner.

UNDER NO CIRCUMSTANCES SHALL ANY EMPLOYEES OR TENANTS OF OWNER BE CONTACTED, BOTHERED OR NOTIFIED OF POTENTIAL SALE.



OFFERING SUMMARY

REMAX Southern Shores Commercial is pleased to offer for sale the fee simple interest in (land, buildings & personal property) in a former restaurant, bar and entertainment venue. Known locally as the former HB Spokes Saloon, this property consists of approximately 4.09 acres with several improvements on the property. The main building is a single-story riverfront restaurant/bar/entertainment venue with 6200 heated square feet. Additional improvements include a large outdoor stage, large patio, 5 bar huts, an additional kitchen “snack shack”, and a deck along the Waccamaw River.



PROPERTY SPECIFICATIONS

PROPERTY ADDRESS 1111 Hwy 9
Longs, SC 29568

LAND AREA 4.09 acres

BUILDING FOOTAGE 6200 heated in main building, other structures vary

ZONING NC (neighborhood commercial)

FLOOD ZONE "A"

LEGAL DESCRIPTION E/S OF HWY 9 AT WAC RIVER

YEAR BUILT 2008 (some accessory buildings: 2002)

SALE INCLUDES Real Estate, Improvements, Furniture, Fixtures Equipment, etc.

PARCEL NUMBER 102-00-03-026 (Horry County)

ASKING PRICE \$999,000



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The subject property is located on 4.1+/- acres directly on the Highway 9 corridor in Longs, SC.

The property was formerly a premier biker bar/entertainment venue with a large local and regional customer base. The former H.B. Spokes Saloon features a 6,200 heated square foot building with full kitchen (equipment included), wrap around bar with beer tubs and wells. There is a single riser stage on the inside as well as a spacious corner area formerly used as a t shirt and apparel store.

The exterior of the property is surrounded on 2 sides by the Waccamaw River. There are 6 outdoor structures that were formerly used as walk up bars. They all feature views of the river.

There's an outdoor stage overlooking the river. Attached to the main building is approx 1500 square feet of open air space with a large wrap around bar, picnic tables and seating area.

The original structure was destroyed by fire and the current building was built new in 2008. All the mechanicals and equipment were new in 2008.

Seller has previously offered the property for sale, but this is the lowest price ever offered.

All real estate, buildings, furniture, fixtures and equipment are offered for \$999,000.

EXTERIOR



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INTERIOR

