



**COLDWELL
BANKER
COMMERCIAL**

SUN COAST PARTNERS

FOR SALE

GEORGE II HWY PARCELS

Boiling Spring Lakes, NC 28461

OFFERING PRICE

\$1,800,000

AREA

Located on Highway 87 (George II Hwy) in Boiling Spring Lakes, NC.



CONTACT

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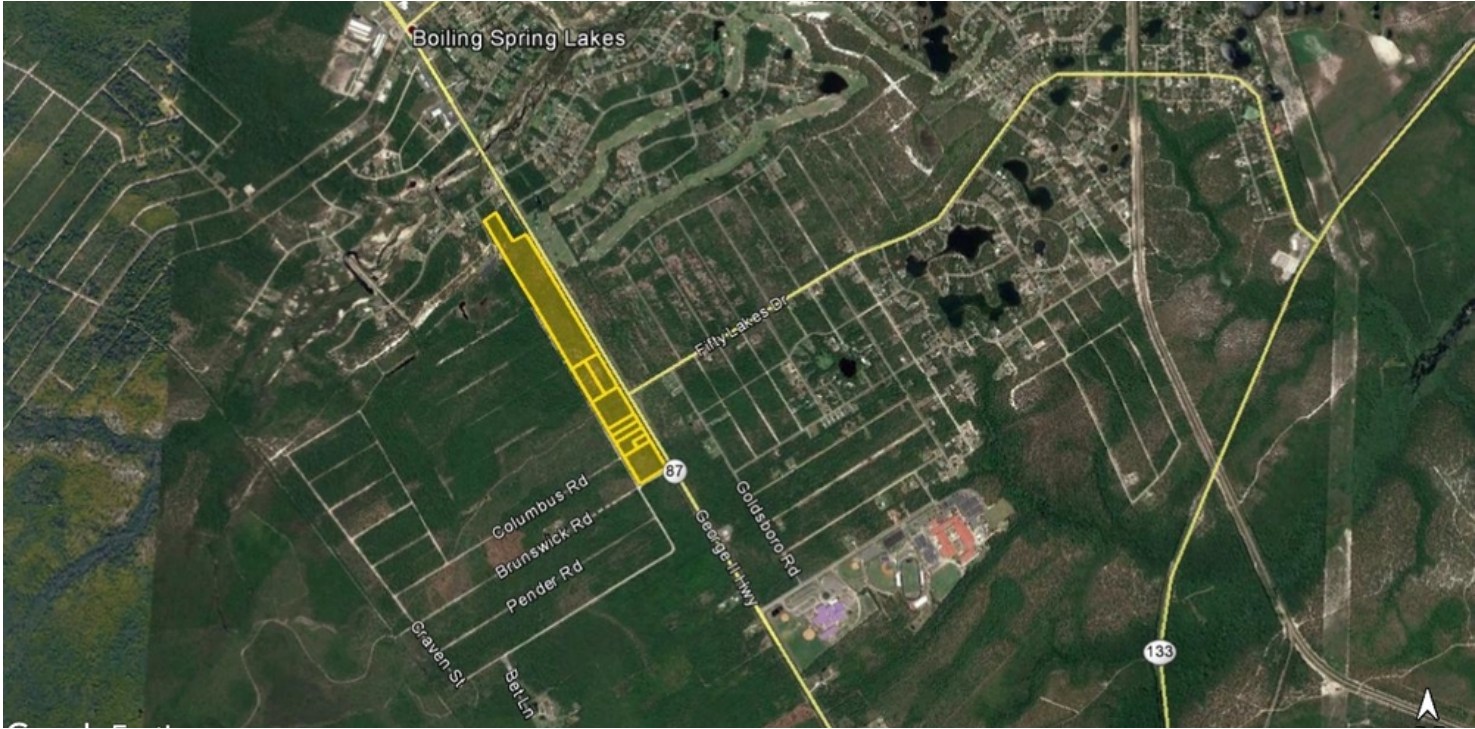
**COLDWELL BANKER COMMERCIAL
SUN COAST PARTNERS**

1430 Commonwealth Drive, Suite 102, Wilmington, NC 28403
910.350.1200



3500 GEORGE II HWY

Boiling Spring Lakes, NC 28461



PROPERTY DESCRIPTION

Multiple Development Parcels located on NC Hwy 87 (George II Hwy) in Boiling Spring Lakes, NC. Plenty of road frontage and visibility from the highway. Currently zoned C1 which allows for various uses, such as flex space, storage facilities, office, industrial. Additionally, there exists rezoning potential to accommodate Single Family, Multi-Family. NC DOT Traffic Counts on NC Hwy 87 (George II Hwy) estimate daily traffic counts of 12,500 AADT (2018).

LOCATION DESCRIPTION

Located on Highway 87 (George II Hwy) in Boiling Spring Lakes, NC.

OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	36.97± Acres
Road Frontage:	3,689.92± Feet
Hwy 87 Traffic Counts:	12,500 AADT (2018 NCDOT)
Hwy 133 Traffic Counts:	6,200 AADT (2018 NCDOT)
Hwy 211 Traffic Counts:	23,500 AADT (2018 NCDOT)
Zoning:	C1-Potential to down-zone to include residential uses.

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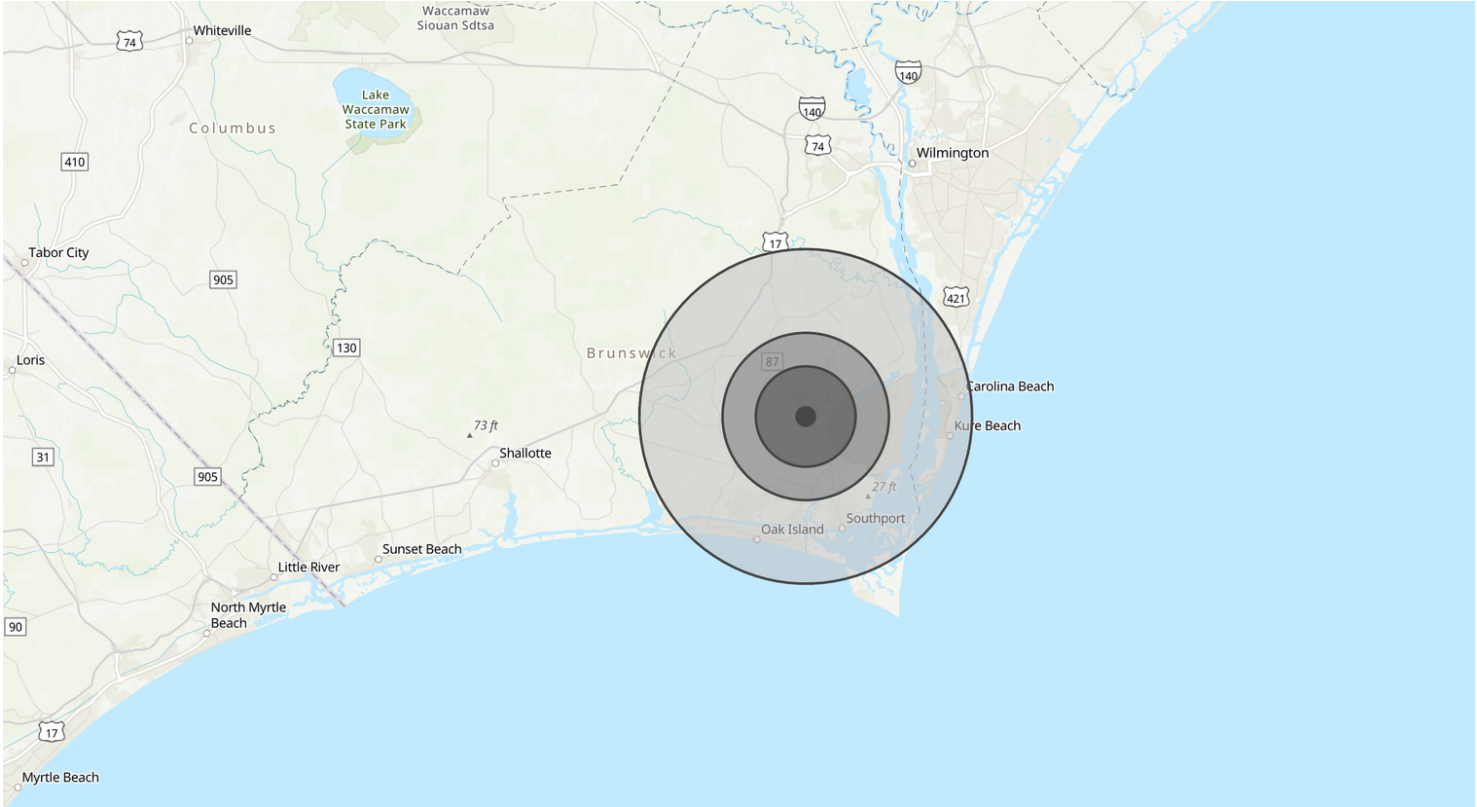


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DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,485	10, 014	51,795
Median Age	44.4	47.2	52.5
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,181	4,129	22,739
# of Persons Per HH	2.5	2.4	2.3
Average HH Income	\$52,284	\$52,745	\$61,193
Average House Value	\$178,291	\$193,517	\$289,480
Source: US Census Bureau-2013-2017			

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