

# COMMERCIAL ZONING



## OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	11.86 Acres
Price / Acre:	\$35,835
Zoning:	Commercial Intensive
Traffic Count:	35,000

## PROPERTY OVERVIEW

Take advantage of the opportunity to purchase 11.86 AC of primary highway front commercial land in Brunswick County, one of the fastest growing counties in America. Commercial Intensive (CI) zoning district allows for warehousing, storage, service and repair, distribution, wholesaling, and light manufacturing plants. This site is located in Winnabow, 6 miles to Leland, 12 miles to downtown Wilmington, 3 miles from the I-140 interchange easy access to Wilmington and I-40, and also within reach of the Myrtle Beach metropolitan area. Annual average daily traffic count is 35,000 cars (per NCDOT as of 2020), which demonstrates the value of nearly 400 feet of frontage on the southbound side HWY 17. The site is directly across the highway from Town Creek Park. There is a median break in the highway at the southern end of the property for great accessibility. A small low pressure sewer system exists across 17 (within the park) and municipal water is available via a 30 inch main along 17 at this site. The site is currently wooded and awaiting your new use.

LAND  
FOR SALE

RE/MAX ESSENTIAL

Each office independently owned and operated

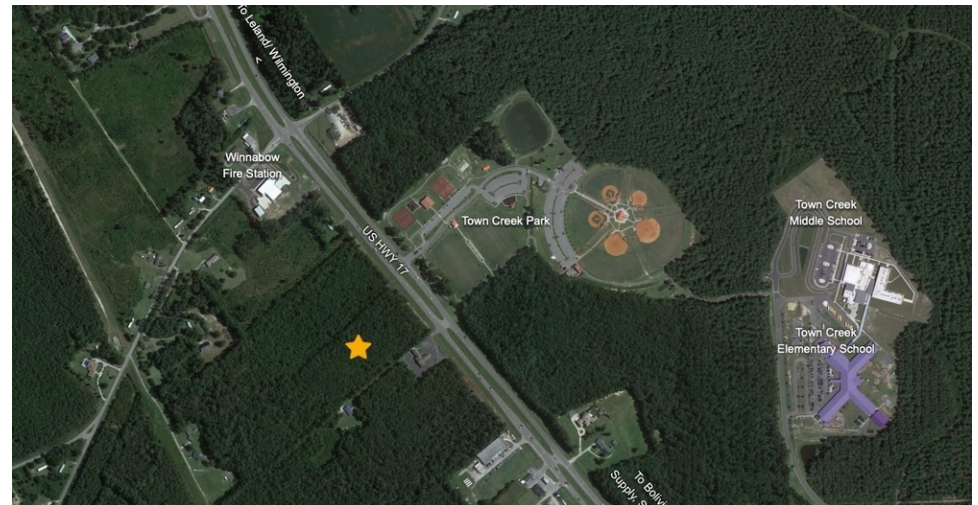
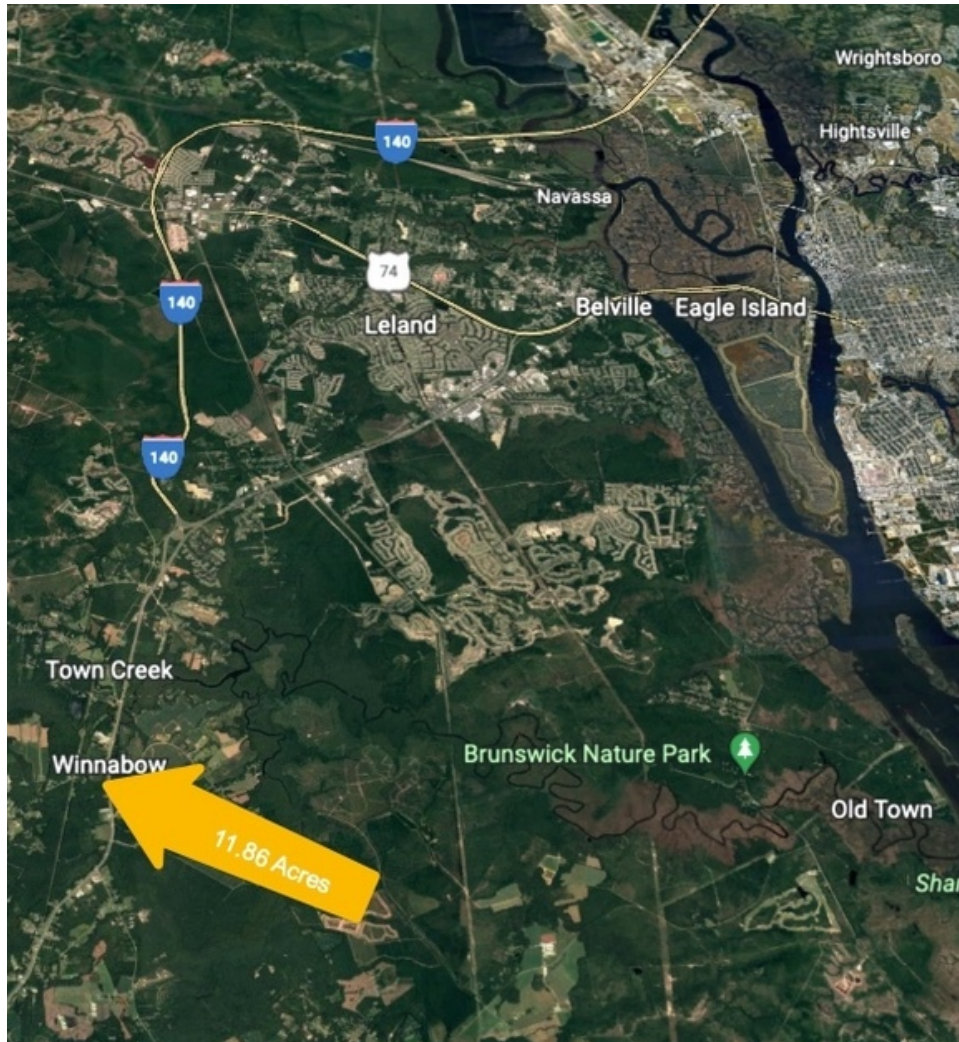
1650 Military Cutoff Rd | Ste 100  
Wilmington, NC 28403

910.616.2123

BEACHTOWNBROKERS.COM



# COMMERCIAL ZONING



LAND  
FOR SALE

RE/MAX ESSENTIAL

Each office independently owned and operated

1650 Military Cutoff Rd | Ste 100  
Wilmington, NC 28403

910.616.2123

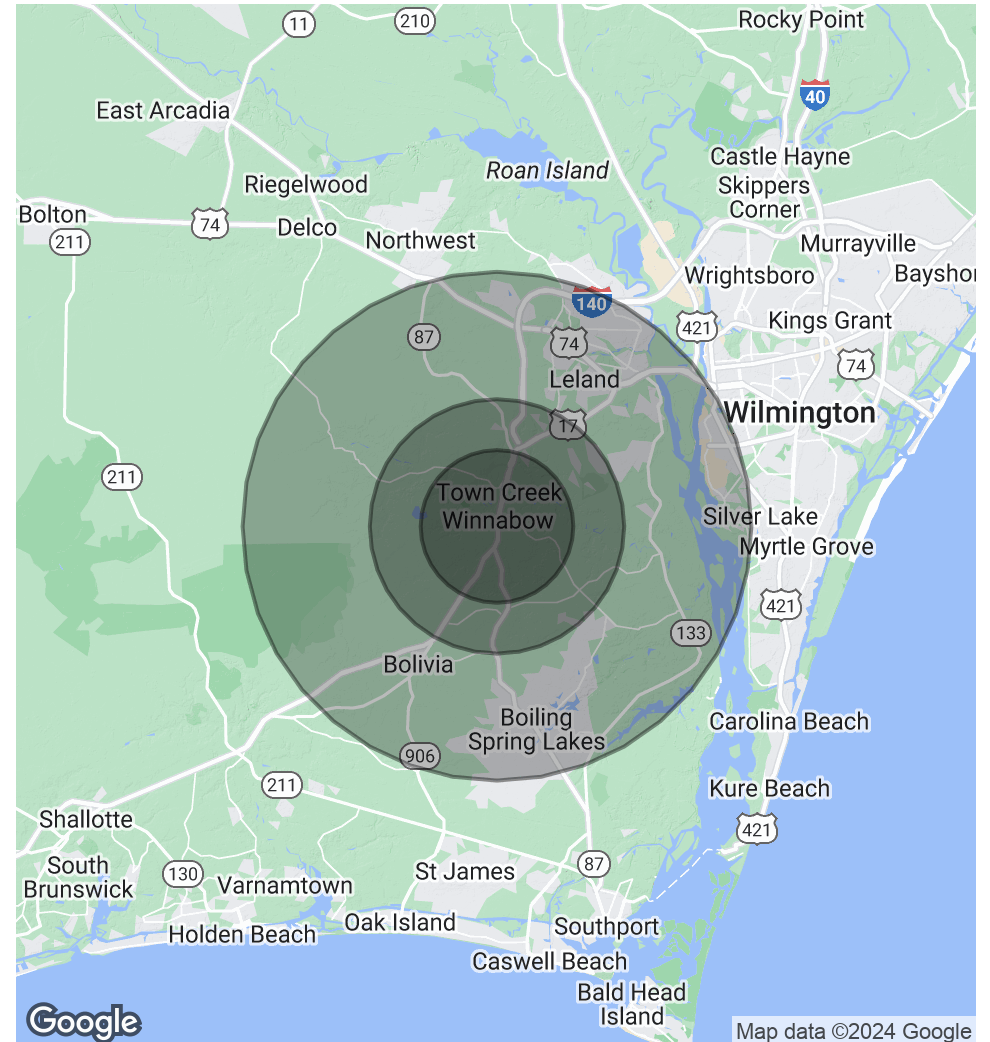
BEACHTOWNBROKERS.COM

# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	1,615	5,507	49,962
Average Age	44.7	53.6	44.0
Average Age (Male)	43.7	52.5	42.4
Average Age (Female)	46.2	53.9	46.0

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	745	2,760	22,166
# of Persons per HH	2.2	2.0	2.3
Average HH Income	\$69,510	\$76,357	\$67,853
Average House Value	\$622,325	\$565,438	\$316,907

\* Demographic data derived from 2020 ACS - US Census



LAND  
FOR SALE

RE/MAX ESSENTIAL

Each office independently owned and operated

1650 Military Cutoff Rd | Ste 100  
Wilmington, NC 28403

910.616.2123

BEACHTOWNBROKERS.COM