

## PREMIUM RESIDENTIAL & RETAIL DEVELOPMENT SITES IN THE VILLAGE AT SUNSET BEACH



**85-ACRE MASTER-PLANNED, MIXED-USE DEVELOPMENT OFFERING SPECIALTY RETAIL, MEDICAL, OFFICE, SERVICE, RESTAURANT, HOTEL AND RESIDENTIAL DEVELOPMENT OPPORTUNITIES**

Located 1.5 miles from the bridge to the island of Sunset Beach, three miles to Causeway Drive Ocean Isle Beach, three miles south of US Highway 17 connecting Wilmington, NC to the Myrtle Beach, SC Grand Strand 15 miles to southwest

**SERVING THE RAPIDLY-GROWING HIGH NET WORTH YEAR-ROUND RESIDENTS AND EXTENDED SEASON VISITORS OF THE SOUTH BRUNSWICK ISLANDS OF NORTH CAROLINA**

Presented By:

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# Carolinas Commercial

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**SUN COAST PARTNERS**

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## **THE PREMIERE BUSINESS ADDRESS IN SUNSET BEACH, NC**

The Village at Sunset Beach is an 85-acre master-planned mixed-use development serving the permanent residents and resort visitors to the Sunset Beach, Ocean Isle Beach and Calabash North Carolina area. Anchored by Food Lion, Bank of America and Walgreen's, this town center development offers specialty retail stores, medical, office, professional services and restaurants with hotel, commercial and residential development opportunities. The Ingram Planetarium, a unique educational facility with state-of-the-art astronomy simulations, sits between the shopping center, mixed-use and residential developments.

Located within The Village at Sunset Beach, Dock Street Live-Work Townhomes, Village Park Condominiums, newly constructed Artesa Village Apartments and connected 'The Sanctuary' 360+ new homes development offer the opportunity to live in a traditional neighborhood development with direct pedestrian, bike, golf cart and vehicle access to restaurants, retail, medical and professional offices. Adjacent Sea Trail Plantation is home to more than 2,000 acres of winding creeks, lakes, lush woodlands and four distinctly different golf courses available for play by homeowners and visitors to the South Brunswick Islands.



## CAROLINAS COMMERCIAL WITH COLDWELL BANKER COMMERCIAL SUN COAST PARTNERS

Specializing in Marketing and Managing Commercial Real Estate from Wilmington, NC to Myrtle Beach, SC

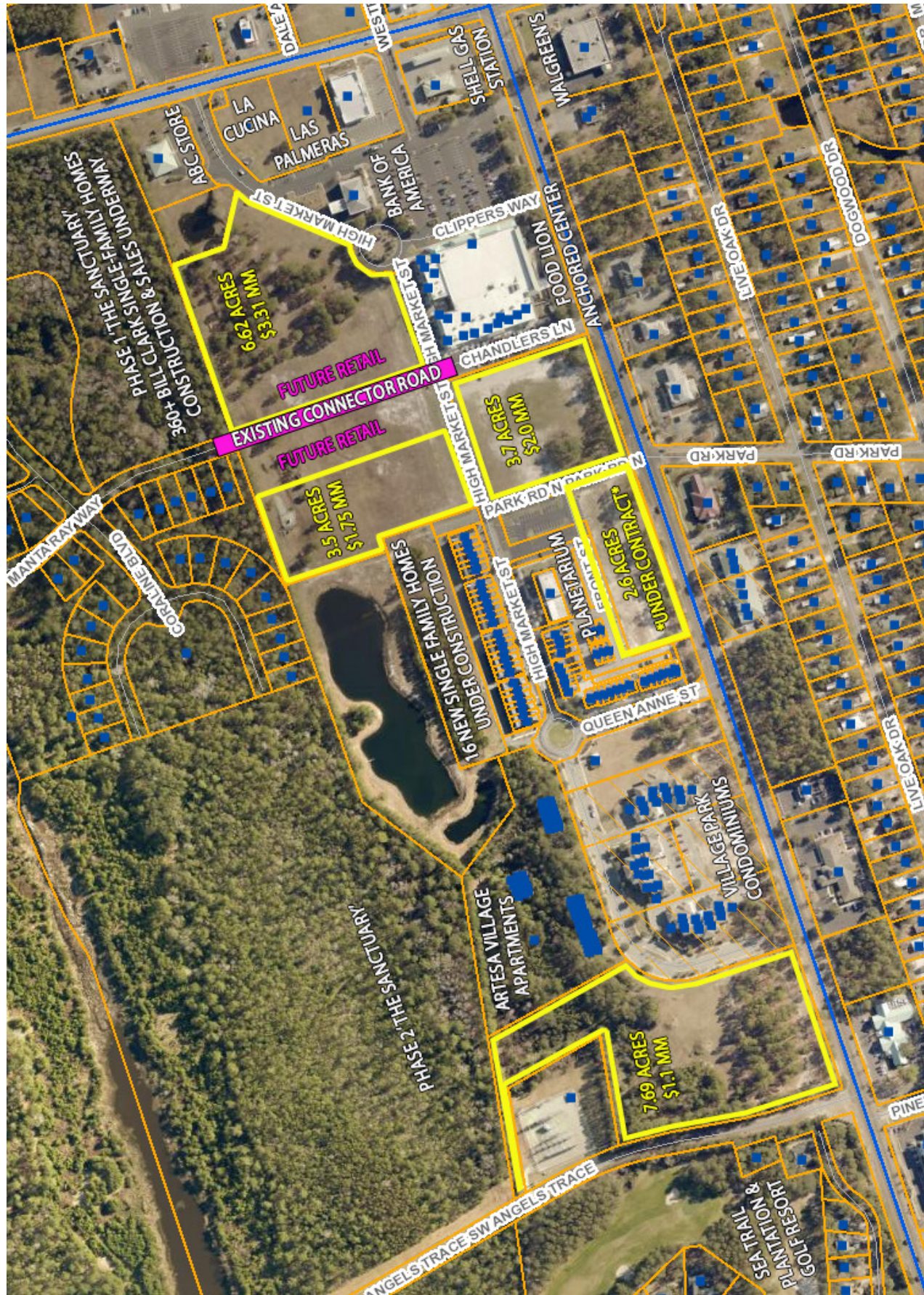


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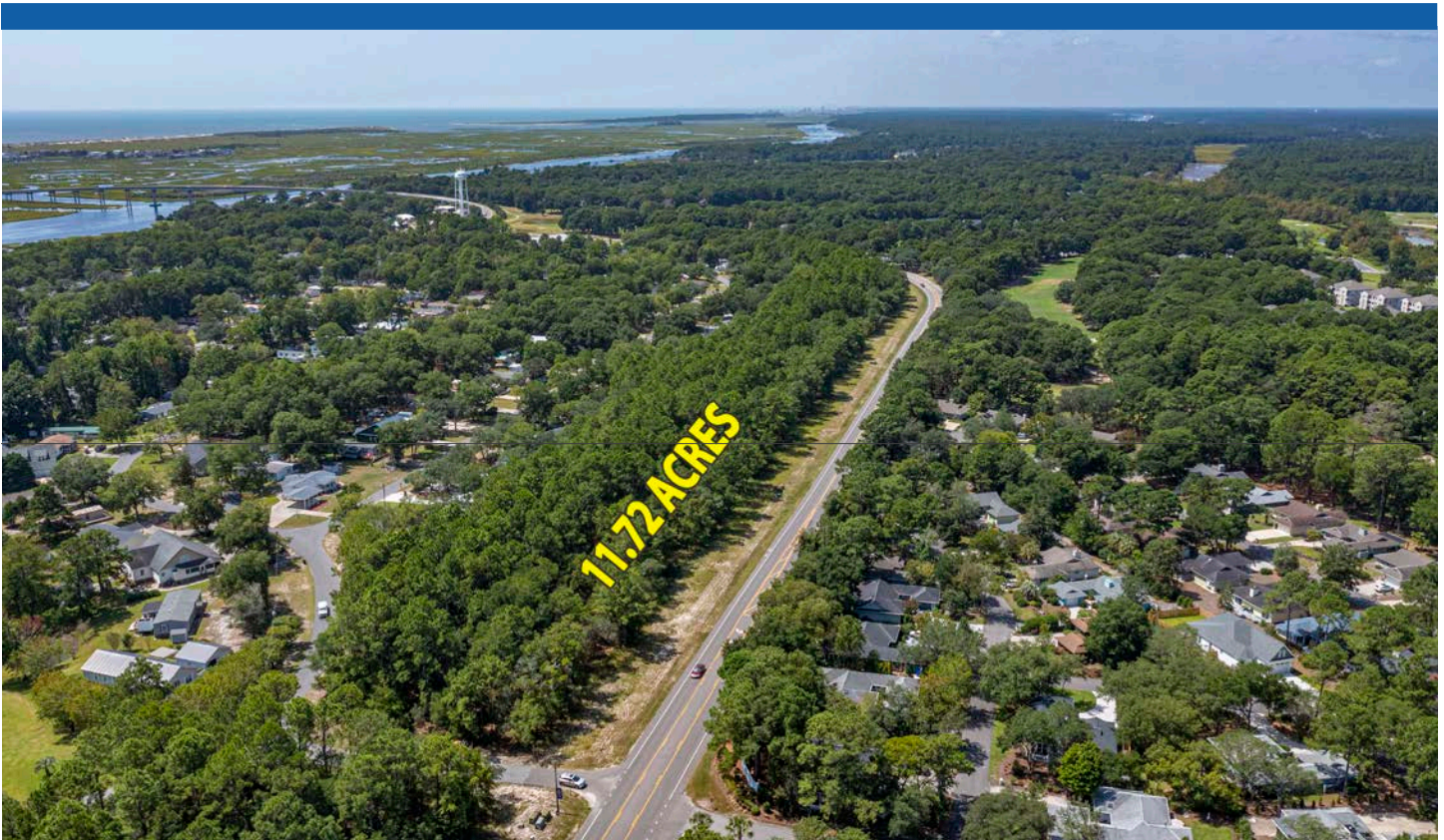
## 15.24 ACRES ZONED SB-MB-2 ON SUNSET BLVD N RESIDENTIAL & RETAIL DEVELOPMENT SITES ADJACENT THE VILLAGE AT SUNSET BEACH







**15.24 ACRES ZONED SB-MB-2 ON SUNSET BLVD N  
RESIDENTIAL & RETAIL DEVELOPMENT SITES ADJACENT THE VILLAGE AT SUNSET BEACH**





## ARE YOU READY TO BRING YOUR BUSINESS TO THE BEACH?

The Village at Sunset Beach Town Center Development offers specialty retail, medical, office, service, restaurant, hotel and residential real estate development opportunities.

### DINING & ENTERTAINMENT

- Beach House Cafe
- Fibber McGee's
- Host & Graze Charcuterie
- La Cucina Italian Grill
- Las Palmeras Mexican Restaurant
- Subway
- Ingram Planetarium

### FESTIVALS & EVENTS

- Sunset Beach Concert Series
- Sunset at Sunset Community Festival
- Trunk or Treat
- Run Sunset Beach Half Marathon
- SBI Three Bridges Tour Bike Ride

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### RETAIL & PROFESSIONAL SERVICES

- ABC Store
- AP Beach Boutique
- Bank of America
- Bleu Boutique
- Carolina Elite Properties
- Curiosities Apparel & Gifts
- Communities in Schools Thrift
- Emerald Grace Boutique
- European Skin Center Salon
- Focus Broadband
- Food Lion Grocery Store
- Hair Du
- J. Huffman's Clothing Store
- Marvelous Issues Comics
- Ocean Presence Gifts
- Opal Salon & Spa
- Pelican Bookstore
- Refreshed Rx MedSpa
- Sunset Nail Spa
- The Olive Press

### MEDICAL SERVICES

- Alps Mtn Hearing Aid Center
- Brunswick Physical Therapy
- Coastal Comprehensive Care
- Dona Caine Francis Counseling
- Dr. Alex Rakos, DDS, PA
- EmergeOrtho
- McLeod Vascular Associates
- Sunset Dental

## POPULATION TRENDS AND KEY INDICATORS IN 15 MINUTE DRIVETIME FROM THE SITE



33,113

Population

16,142

Households

2.04

Avg Size Household

61.5

Median Age

\$68,813

Median Household Income

\$291,907

Median Home Value

113

Wealth Index

113

Housing Affordability

32

Diversity Index

### MORTGAGE INDICATORS



\$10,856

Avg Spent on Mortgage & Basics



22.4%

Percent of Income for Mortgage

### POPULATION BY GENERATION



11.8%

Greatest Gen:  
Born 1945/Earlier



44.7%

Baby Boomer:  
Born 1946 to 1964



15.9%

Generation X:  
Born 1965 to 1980



12.9%

Millennial:  
Born 1981 to 1998



11.2%

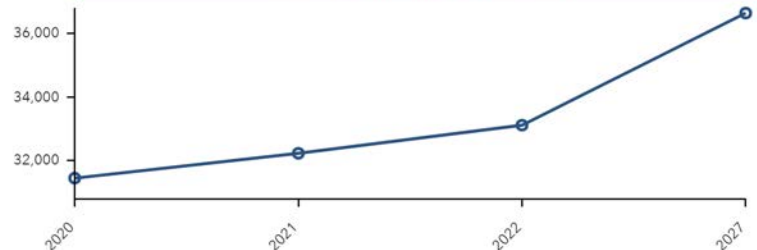
Generation Z:  
Born 1999 to 2016



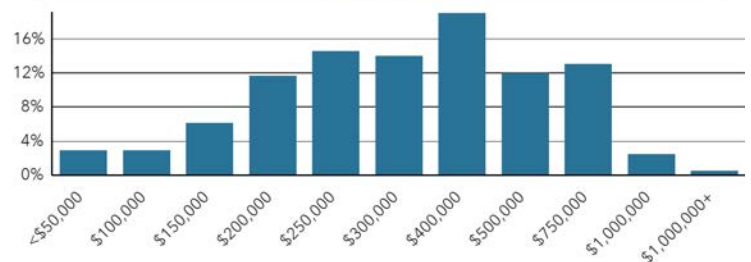
3.6%

Alpha: Born  
2017 to Present

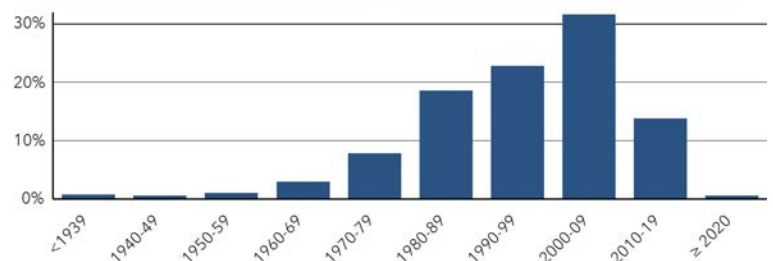
### Historical Trends: Population



### Home Value



### Housing: Year Built





**MORE THAN 50% OF  
THE 61,000 HOMES  
IN THE SOUTH  
BRUNSWICK ISLANDS  
ARE EITHER SECOND  
HOMES OR VACATION  
RENTAL PROPERTIES**



According to an annual study commissioned by Visit North Carolina, domestic visitors spent a record \$28.9 billion statewide in 2021, an increase of 44.9% from 2020. Visitor expenditures directly supported more than 197,500 jobs and generated more than \$3.9 billion in tax receipts across North Carolina. Brunswick County accounted for nearly \$192 million in payroll income and \$78 million in state and local tax receipts, a savings of \$557 per resident.

Golf Magazine wrote "if you want to experience 'Grand Strand' golf in its purest --and arguably best-- incarnation, along with a laid-back restful vacation away from those secondary facets of the region, consider Brunswick County" as it "contains five islands, boasting some of the prettiest, most pristine beaches on Grand Strand, along with resorts, restaurants and attractions ideally suited for serious golfers"



**\$175 PP**

Rental Household Count during the extended Golf & Beach Season average 5.2 Persons Per Unit with Average Stay of 6.3 Days and Daily Spending of \$175 Per Person

**↑ \$34 MM**

Brunswick County Tourism posted Visitor Spending in Brunswick County equaled \$975.1 Million in 2021, 33% Year over Year Growth

**↑ 572%**

Brunswick County Planning Department experienced a 572% increase in residential unit approvals among major subdivisions and planned developments between fiscal years 2020 and 2021



## **SOUTH BRUNSWICK ISLANDS COMMUNITY INFORMATION**

Brunswick County, North Carolina is strategically located in the Myrtle Beach MSA between lively Myrtle Beach, South Carolina and historic Wilmington, North Carolina, offering a broad variety of resources and amenities and livability that appeals to people of all ages, tastes and stages of life and career.

Brunswick County has experienced explosive growth over past 15 years, with residential growth coming in at the highest it's been since the housing market crash in 2007. Much of the rapid population growth has been in the South Brunswick Islands, which consists of Calabash, Carolina Shores, Sunset Beach, Ocean Isle Beach, Shallotte, Holden Beach, Southport and Oak Island. The outstanding and affordable quality of place has long been a draw for tourists, from the major metro areas within North Carolina as well as states to our north. Many of these tourists become second homeowners and eventually relocate to the area as retirees as evidenced by the percentage growth rate in ages 60 and over which eclipses the growth rate in all other age categories. Ample land and still-reasonable construction costs fuel growth in the region's diverse housing stock, which offers residential options tailored to fit any preference and budget. Several new homes communities that sat dormant for the past 10 years are now under new ownership with construction underway.

**Brunswick County reported Year-Round Population Growth of 61.6% over the last 15 years and is part of the second fastest-growing MSA in the United States**

**South Brunswick Islands communities rank #1, 2, 3, 4, & 6 of the wealthiest zip codes in the three-county Wilmington Region**

**Sunset Beach is ranked number 4 on National Geographic's "21 Best Beaches in the World"**

**Ocean Isle Beach was voted 'The South's Best Tiny Town' by Southern Living Magazine**

**Golf Advisor declared Brunswick County one of the undiscovered gems of the Grand Strand and truly North Carolina's "Golf Coast."**



## THE TRUE STORY

The challenge facing the South Brunswick Islands is the disconnect between the positive story we have to tell and the data relied upon by the businesses that we would like to attract, both to provide the services needed and desired by the year-round residents and vacationers to the area. The census data shows that the median age in the South Brunswick Islands is 60.4, 55% of the households receive Social Security income and 38% Retirement income; however, communities in the South Brunswick Islands rank #1, 2, 3, 4, & 6 of the wealthiest zip codes in the three-county Wilmington Region. The census shows 50% of the homes in our community are vacant, while in reality 50% of the homes are second homes and year-round vacation homes for high net worth individuals. The Town of Shallotte, the center of commerce for the South Brunswick Islands, boasts a population of only 4,287 yet is able to support a Lowe's Home Improvement, Home Depot, Walmart, Office Depot, Belk, Chili's and now the Coastal Walk Marketplace featuring national retailers that wouldn't have previously considered a location with similar demographics, such as Hobby Lobby, Ulta and Starbucks. Brunswick County Planning Department experienced a 572% increase in residential unit approvals among major subdivisions and planned developments between fiscal years 2020 and 2021.



