



101 OCEAN HWY EAST SUPPLY, NC

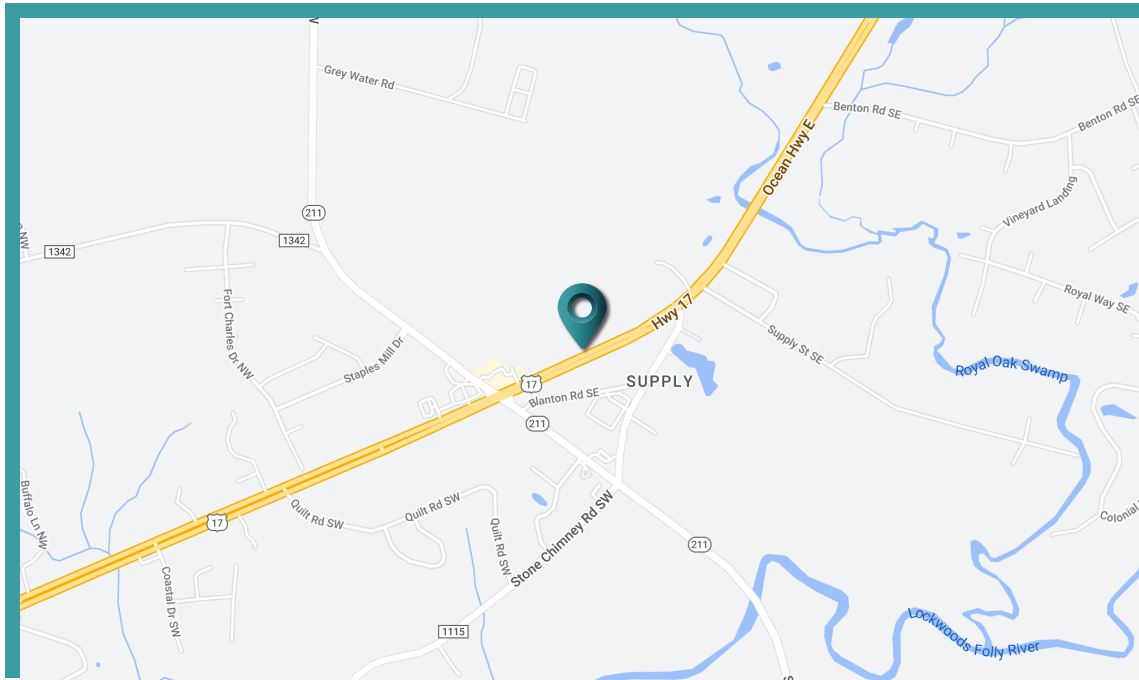
DAVID SUMMERLIN, III
DON HARLEY, JR

FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpcommercial.com



**Sun Coast
Partners**
COMMERCIAL



18.5+/- Acres available on Hwy 17 in Supply, NC, approximately 500 ft from Hwy17/Hwy211 intersection. Zoned CO-CLD with approximately 1160 ft of frontage on Hwy 17.

PER NCDOT, THE HWY 17/HWY 211 INTERCHANGE IS "CURRENTLY ON HOLD AND NOT ACTIVELY MOVING FORWARD IN DESIGN AND IS NOT CURRENTLY FUNDED FOR CONSTRUCTION".

GIS overlays show the property to be nearly 100% dry and GIS overlays show favorable soil types. Very strong development opportunities. Traffic counts for this stretch of Hwy 17 range from 23,000-35,000 vehicles per day. In Brunswick County, CO-CLD zoning allows for a variety of business types. Retail, Medical, Self-Storage, Sales & Service, Multi-Family Development, to name a few. CO-CLD allows for 13.6 units per acre for Multi-Family Development, giving this property the potential to accommodate up to 251.6 units. A county provided utility map is attached to listing.

101 Ocean Highway East Supply, NC 28462

ACREAGE*	4.34 Acres
SALE PRICE	\$1,400,000
ZONING	CO-CLD
APN	1680007602, 1680007603, 16800076, 16800075



*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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Brunswick County Public Utilities



Utility Access Map
Parcel 16800076
5/8/2023

Legend

- Water Main
- Force Main Sewer
- Gravity Sewer Line

0 0.09 0.18 Miles



Brunswick County assumes no legal responsibility for nature of, contents of or accuracy of any information contained on this map. This map may not be accurate or up-to-date. All map information must be verified by recipient.

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