



4.34± ACRES AVAILABLE ON FRONTAGE ROAD

DAVID SUMMERLIN, III  
MIKE MUSSELWHITE

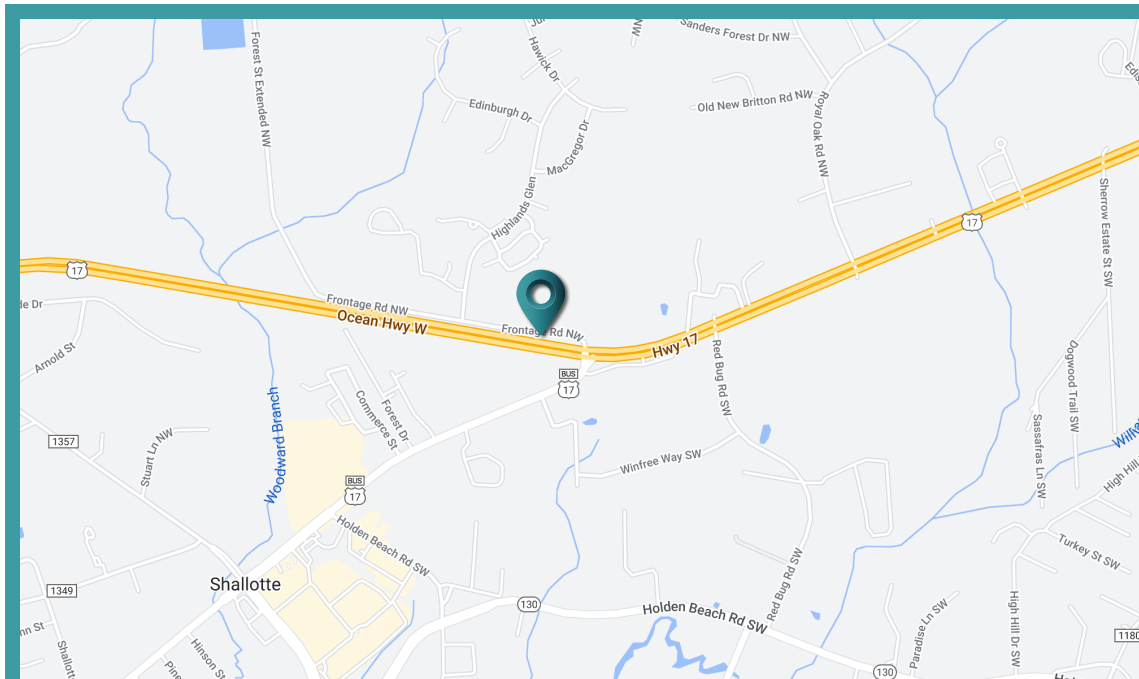
# FOR SALE

**SUN COAST PARTNERS COMMERCIAL**  
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910 350 1200 | [scpcommercial.com](http://scpcommercial.com)



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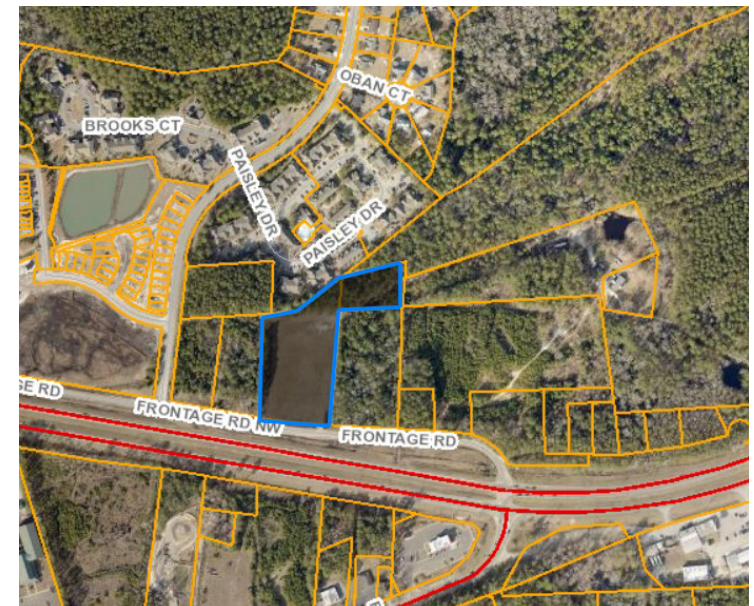


Cleared property in the 2900 block of the highly-trafficked Frontage Road in Shallotte, NC. Shallotte is in Brunswick County, the fastest growing county in NC for two years in a row. The lot has 300' frontage on Frontage Road with an existing access road and located less than 800' from the intersection of Highway 17/Main St./Frontage Road which sees over 35K vehicles per day.

The seller is willing to subdivide and build to suit. All utilities are available, including sewer. It's neighbors include Chick Fil A and soon to be Wawa.

## 2956-2964 Frontage Road Shallotte, NC 28470

ACREAGE*	4.34 Acres
SALE PRICE	\$1,400,000
ZONING	Shallotte Highway Business
APN	18200060, 1820006006



\*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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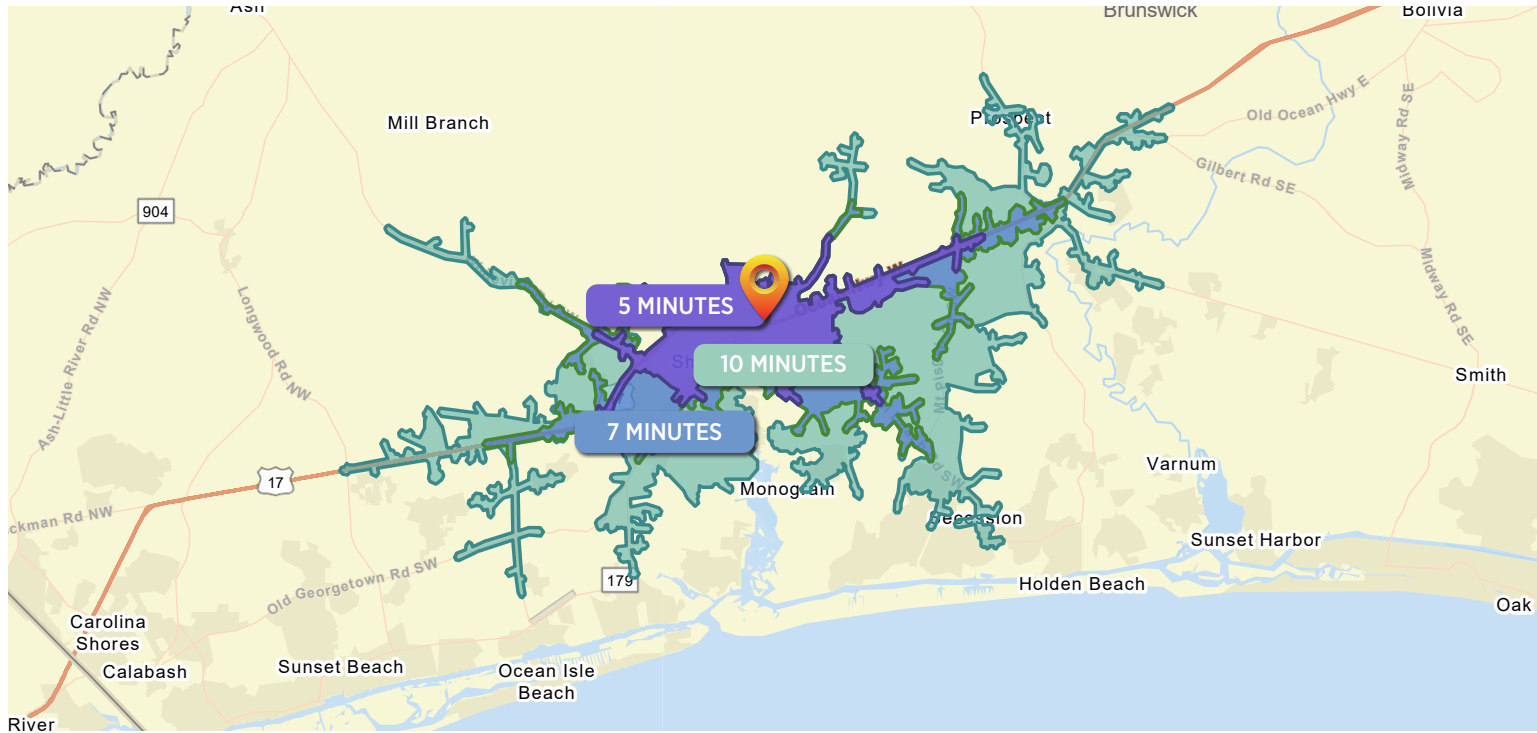
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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	2,671	4,283	11,024
Average Age	41.3	43.1	46.6
Households	1,117	1,739	4,549
Average HH Size	2.31	2.41	2.4
Median HH Income	\$52,966	\$54,983	\$56,209
Average HH Income	\$71,613	\$73,953	\$75,419
Per Capita Income	\$29,672	\$30,635	\$31,810

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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