



GALLOWAY COMMONS/HWY 211

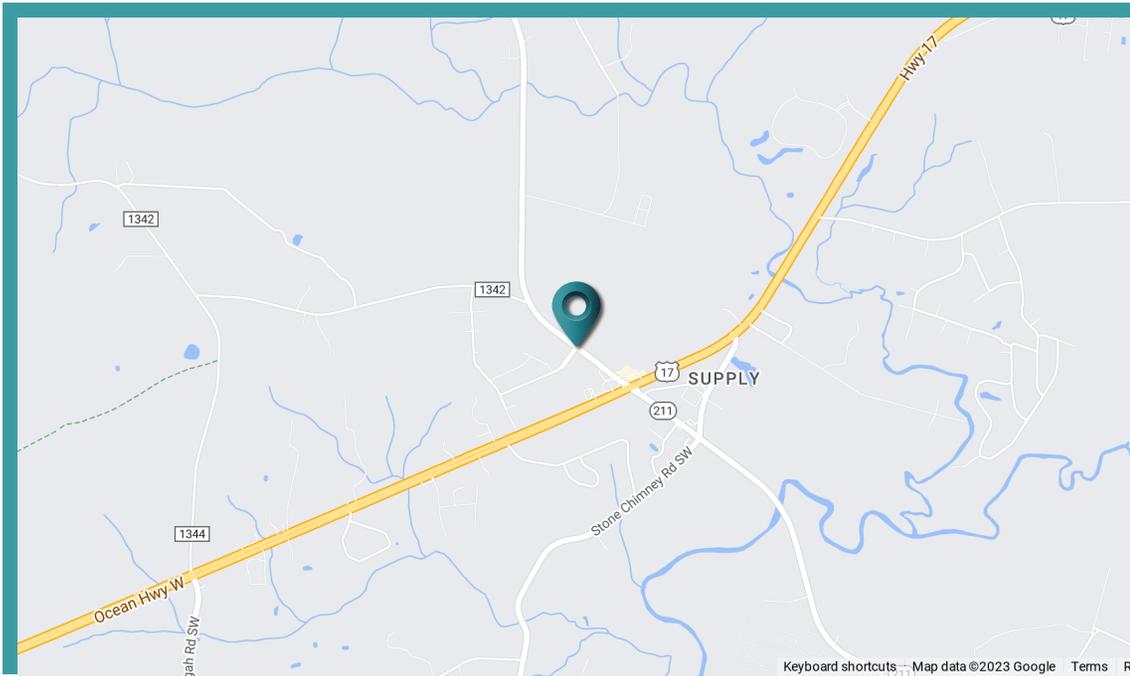
DAVID SUMMERLIN, III
DON HARLEY, JR

FOR SALE

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



**Sun Coast
Partners**
COMMERCIAL



94 Green Swamp Road/Highway 211 Supply, NC 28462

| | |
|------------|------------------------------|
| ACREAGE | 50.79 Acres |
| SALE PRICE | \$4,698,075 |
| ZONING | CO-CLD |
| APN | 16800073, 16800072, 16800074 |

*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.

50.79 Acres adjacent to the HWY 17/HWY 211 intersection in Supply, NC. All acreage zoned CO-CLD, allowing for a variety of uses in Brunswick County. CLD allows up to 13.6 Multi-Family units/acre. Property has 520ft of frontage on HWY 211. Refer to the county provided utility map to see county water and sewer along HWY 211 in front of this property. Property is within eyesight of several establishments, such as Hardee's, Bojangles, Circle K and is approximately 1 mile from Brunswick Novant Hospital.

According to Brunswick County GIS overlays, this property is nearly 100% dry and consists of sandy loam soils, favorable for development. Seller is willing to subdivide. Also refer to our Listing ID 38416185 in NCCMLS to view adjacent 18.5 acres along HWY 17 also zoned CO-CLD.

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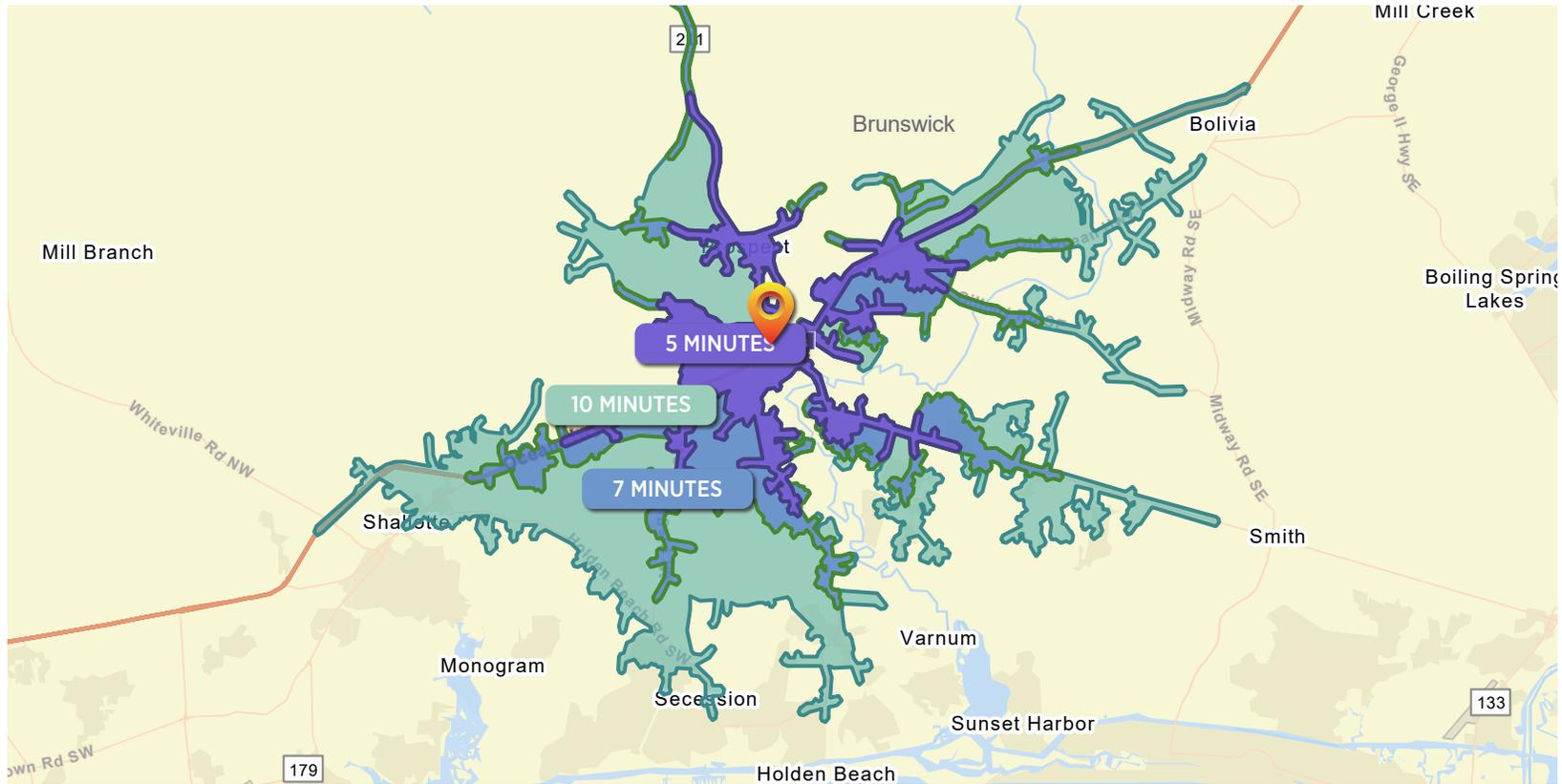
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| DEMOGRAPHICS | 5 MINUTES | 7 MINUTES | 10 MINUTES |
|-------------------|-----------|-----------|------------|
| Total Population | 1,194 | 2,965 | 9,590 |
| Average Age | 47.6 | 44.2 | 44.1 |
| Households | 428 | 1,137 | 3,839 |
| Average HH Size | 2.75 | 2.53 | 2.43 |
| Median HH Income | \$54,590 | \$55,552 | \$53,155 |
| Average HH Income | \$72,821 | \$73,279 | \$70,028 |
| Per Capita Income | \$30,063 | \$29,116 | \$28,442 |

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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