



4.34± ACRES AVAILABLE ON FRONTAGE ROAD

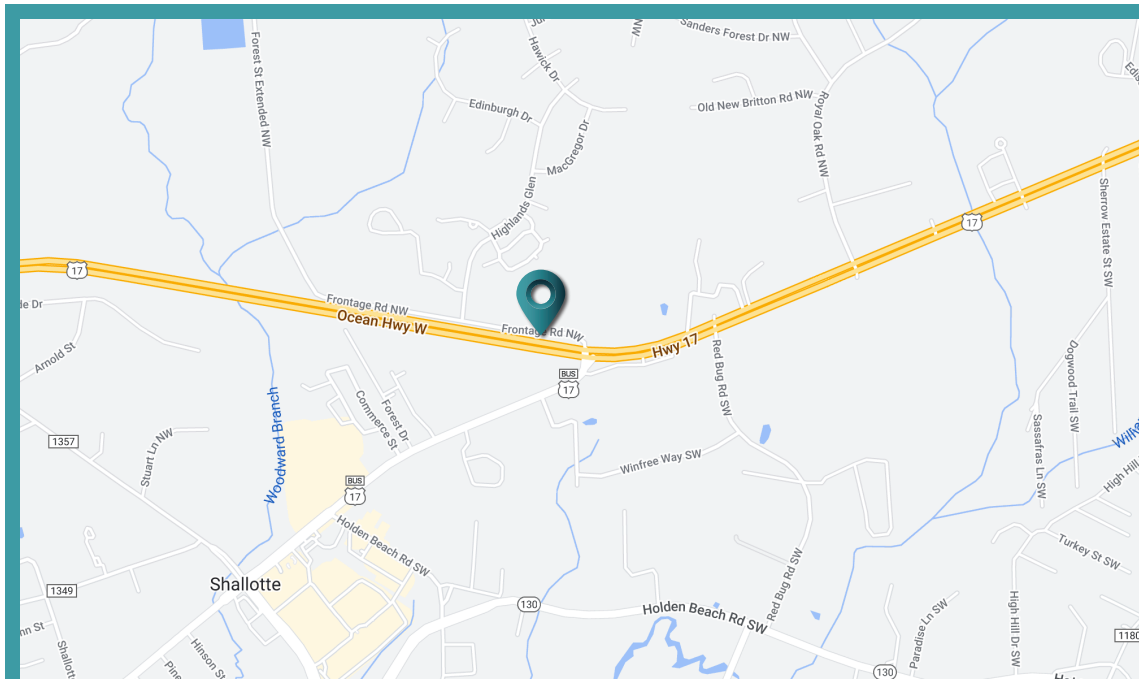
DAVID SUMMERLIN, III
MIKE MUSSELWHITE

FOR SALE

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



**Sun Coast
Partners**
COMMERCIAL

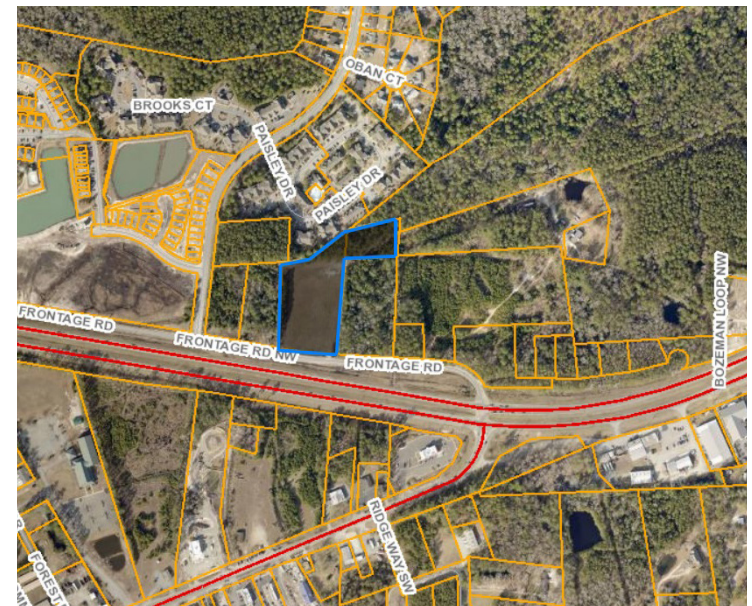


Cleared property in the 2900 block of the highly-trafficked Frontage Road in Shallotte, NC. Shallotte is in Brunswick County, the fastest growing county in NC for two years in a row. The lot has 300' frontage on Frontage Road with an existing access road and located less than 800' from the intersection 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' | 1.5 Acres |
| SALE PRICE | \$1,800,000 |
| 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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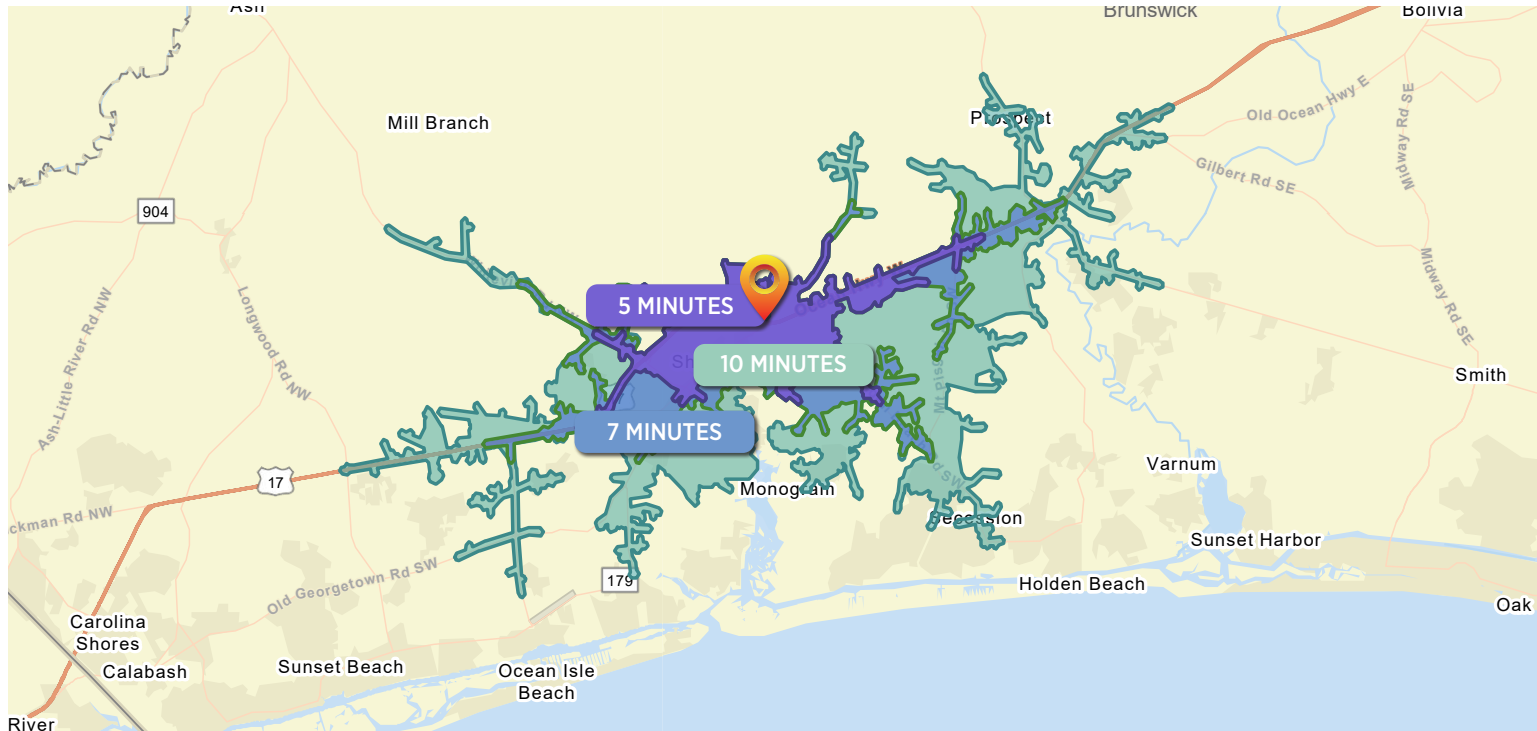
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| DEMOGRAPHICS | 5 MINUTES | 7 MINUTES | 10 MINUTES |
|-------------------|-----------|-----------|------------|
| Total Population | 2,671 | 4,283 | 11,024 |
| Average Age | 41.3 | 43.1 | 46.6 |
| Households | 1,117 | 1,739 | 4,549 |
| Average HH 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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