



4780 OLD SHALLOTTE RD

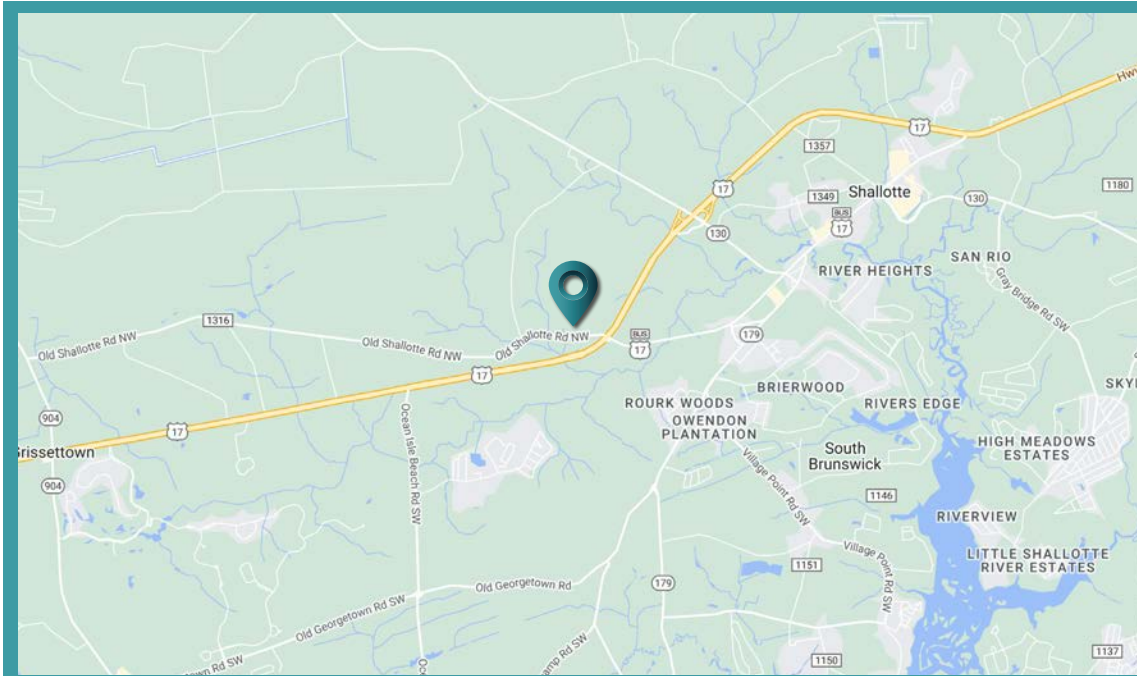
DAVID SUMMERLIN, III
910 444 9012
david.summerlin@scpcommercial.com

LAND FOR SALE

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



Sun Coast
Partners
COMMERCIAL



4780-4800 Old Shallotte Road Shallotte, NC 28470

ACREAGE*	17.35 Acres
SALE PRICE	\$2,200,000
ZONING	CO-CLD
PID	1970007505, 1970007503, 1970007507

*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.

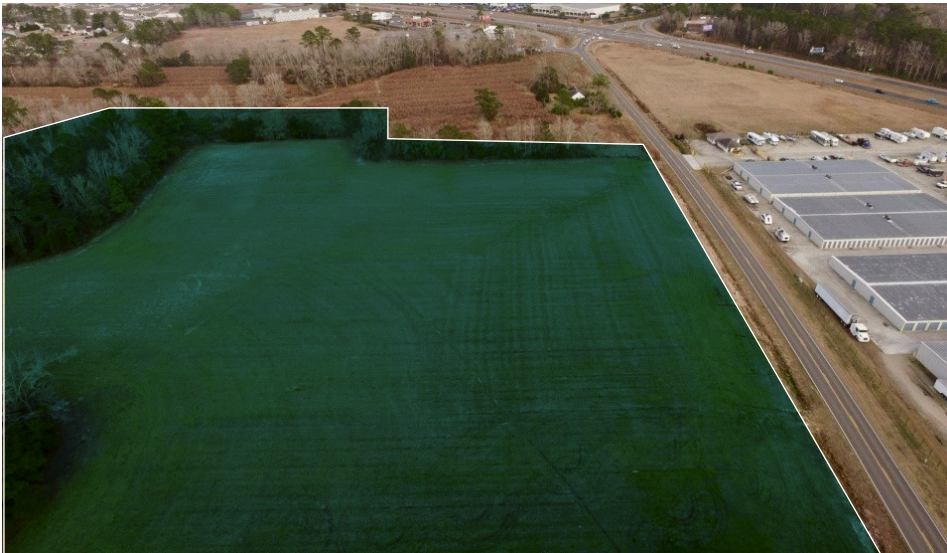
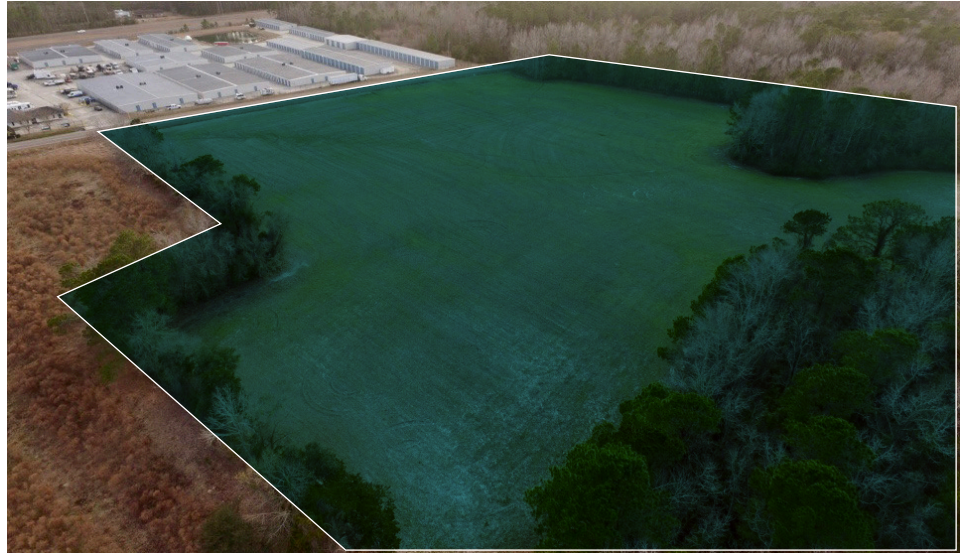
17.35 Acres* of CO-CLD Raw Land in Shallotte, NC. Site is less than 1,000ft from the signalized intersection of HWY 17/Old Shallotte Rd/S. Main St. 680ft of frontage on Old Shallotte Rd. Land is dry and currently used as crop land. Brunswick County, CO-CLD allows for 13.6 units/acre for multi-family development. All utilities are available through Town of Shallotte.

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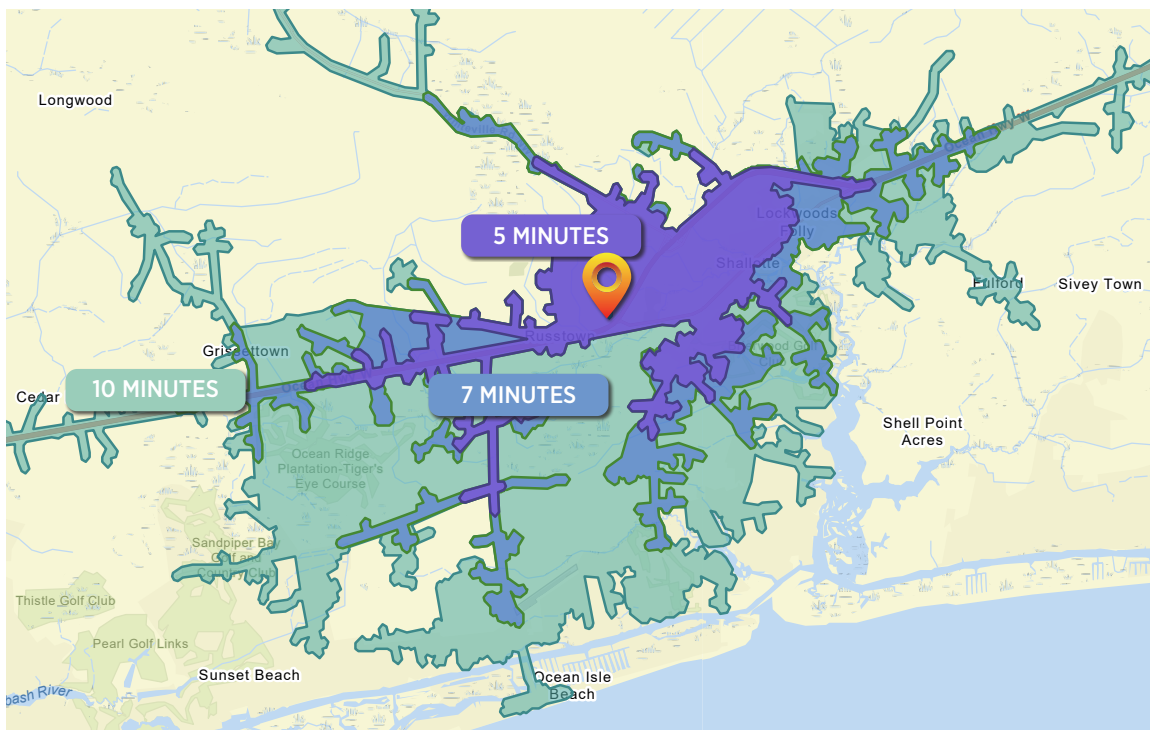


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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	2,382	4,964	14,378
Average Age	46.4	47.4	53.9
Households	912	2,209	6,442
Average HH Size	2.57	2.41	2.20
Median HH Income	\$61,022	\$61,744	\$70,694
Average HH Income	\$84,202	\$84,134	\$95,919
Per Capita Income	\$34,921	\$35,854	\$42,960

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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