

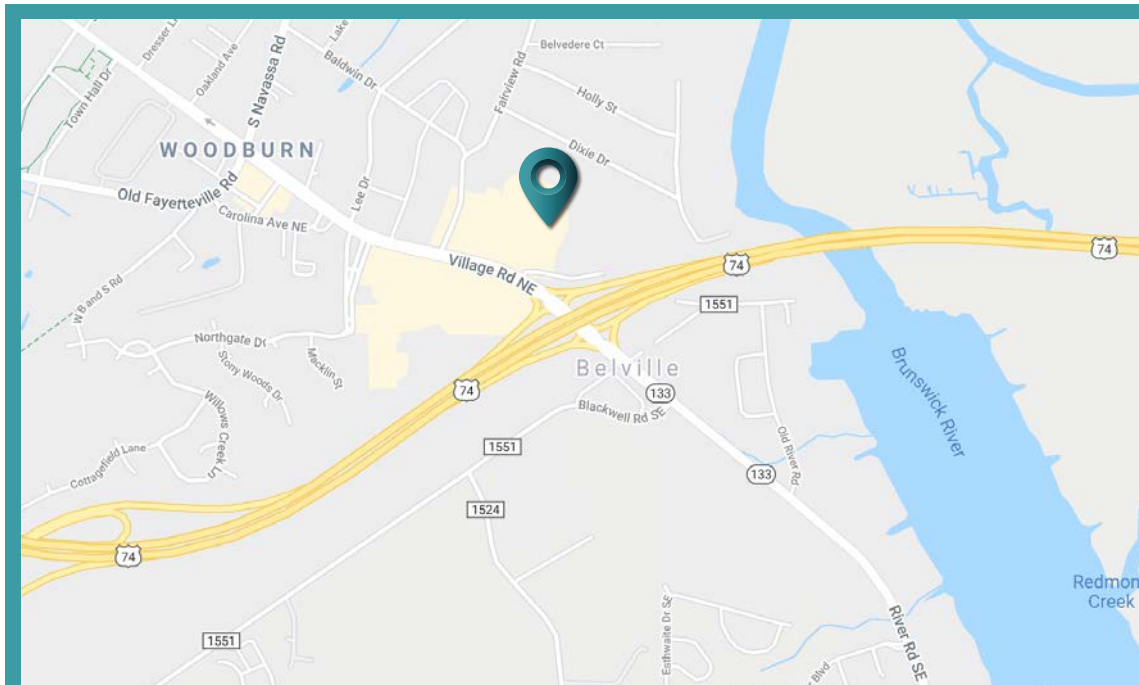


3+ ACRES FOR SALE IN LELAND - HWY 17/74/76

FOR SALE

 **THE CRESS GROUP**
COMMERCIAL REAL ESTATE SITE SERVICES
WWW.THECRESSGROUP.COM

 **Sun Coast Partners**
COMMERCIAL



Approximately 3.02 Acres For Sale off of Village Road in the heart of Leland at the intersection of Highway 17/74/76 and 133 and Village Road. This undeveloped site is zoned T5 in the Town of Leland and offers excellent visibility from Highway 17/74/76, Highway 133 and from Village Road making it a viable opportunity for retail, office, hospitality or multi-family development. The property has a double-sided billboard in place that is very prominent to traffic from the highway and it provides some monthly income to the owners. Municipal water and sewer is available along Thomas Garst with approximately 260 feet of road frontage. Traffic counts at Highway 17/74/76 are approximately 70K per day.

107 Thomas Garst Lane Leland, NC 28451

ACREAGE*	3.02 Acres
SALE PRICE	\$1,750,000
ROAD FRONTAGE	260 Feet
ZONING	T5



*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.

3+ ACRES FOR SALE IN LELAND - HWY 17/74/76

SALE

TYLER PEGG
910 512 3550

tyler.pegg@scpcommercial.com

CODY CRESS
910 409 8421

cody.cress@scpcommercial.com





3+ ACRES FOR SALE IN LELAND - HWY 17/74/76

SALE

TYLER PEGG

910 512 3550

tyler.pegg@scpcommercial.com

CODY CRESS

910 409 8421

cody.cress@scpcommercial.com





3+ ACRES FOR SALE IN LELAND - HWY 17/74/76

SALE

TYLER PEGG

910 512 3550

tyler.pegg@scpcommercial.com

CODY CRESS

910 409 8421

cody.cress@scpcommercial.com





3+ ACRES FOR SALE IN LELAND - HWY 17/74/76

SALE

TYLER PEGG

910 512 3550

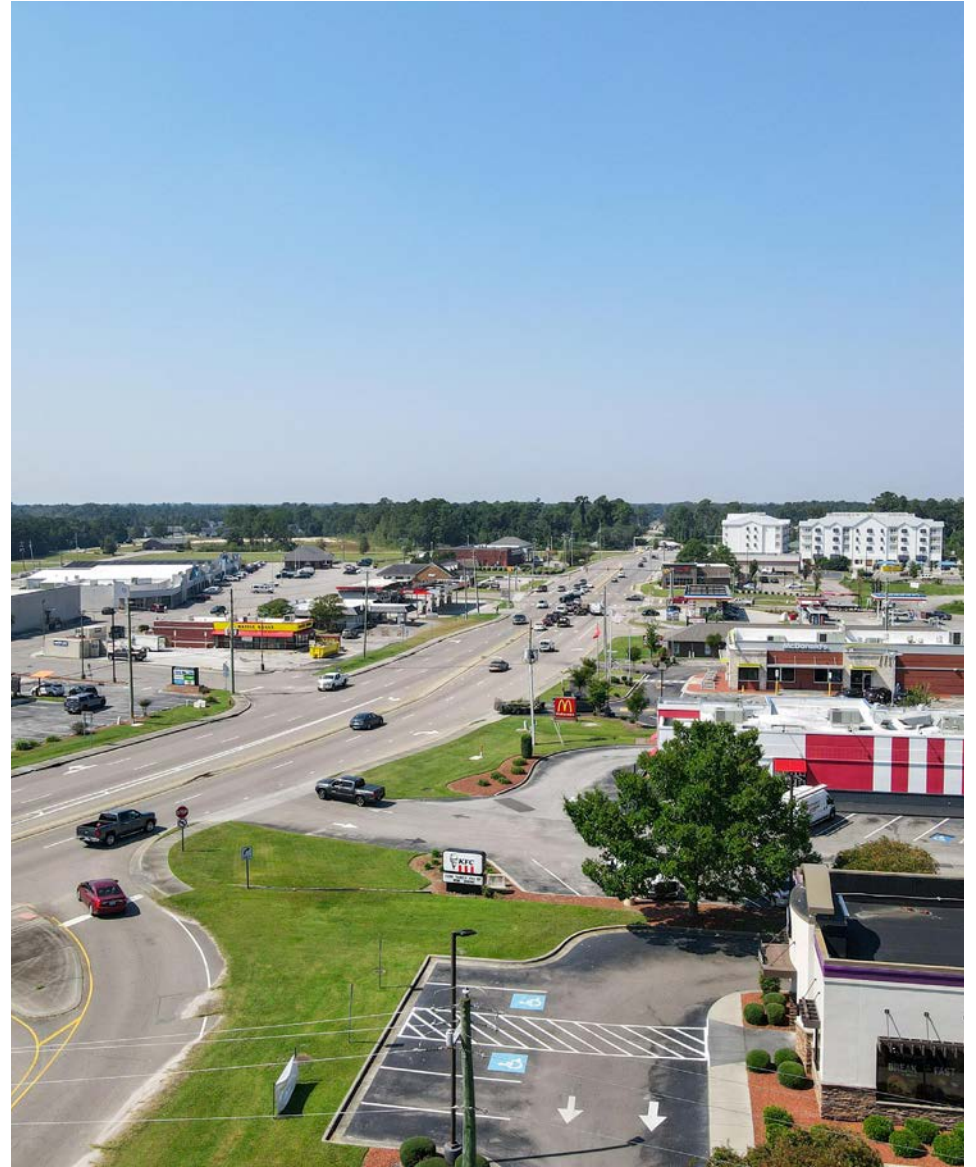
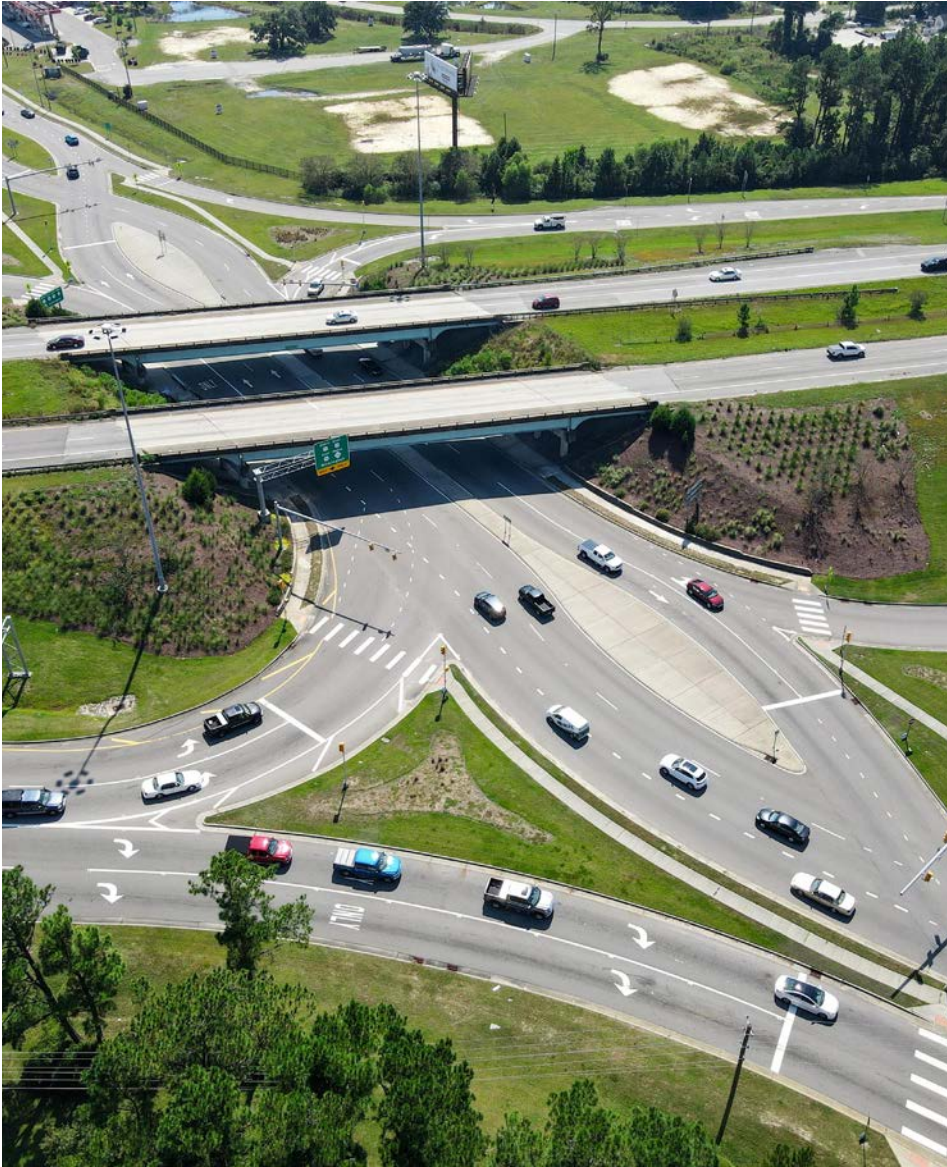
tyler.pegg@scpcommercial.com

CODY CRESS

910 409 8421

cody.cress@scpcommercial.com





3+ ACRES FOR SALE IN LELAND - HWY 17/74/76

SALE

TYLER PEGG

910 512 3550

tyler.pegg@scpcommercial.com

CODY CRESS

910 409 8421

cody.cress@scpcommercial.com





3+ ACRES FOR SALE IN LELAND - HWY 17/74/76

SALE

TYLER PEGG

910 512 3550

tyler.pegg@scpcommercial.com

CODY CRESS

910 409 8421

cody.cress@scpcommercial.com





3+ ACRES FOR SALE IN LELAND - HWY 17/74/76

SALE

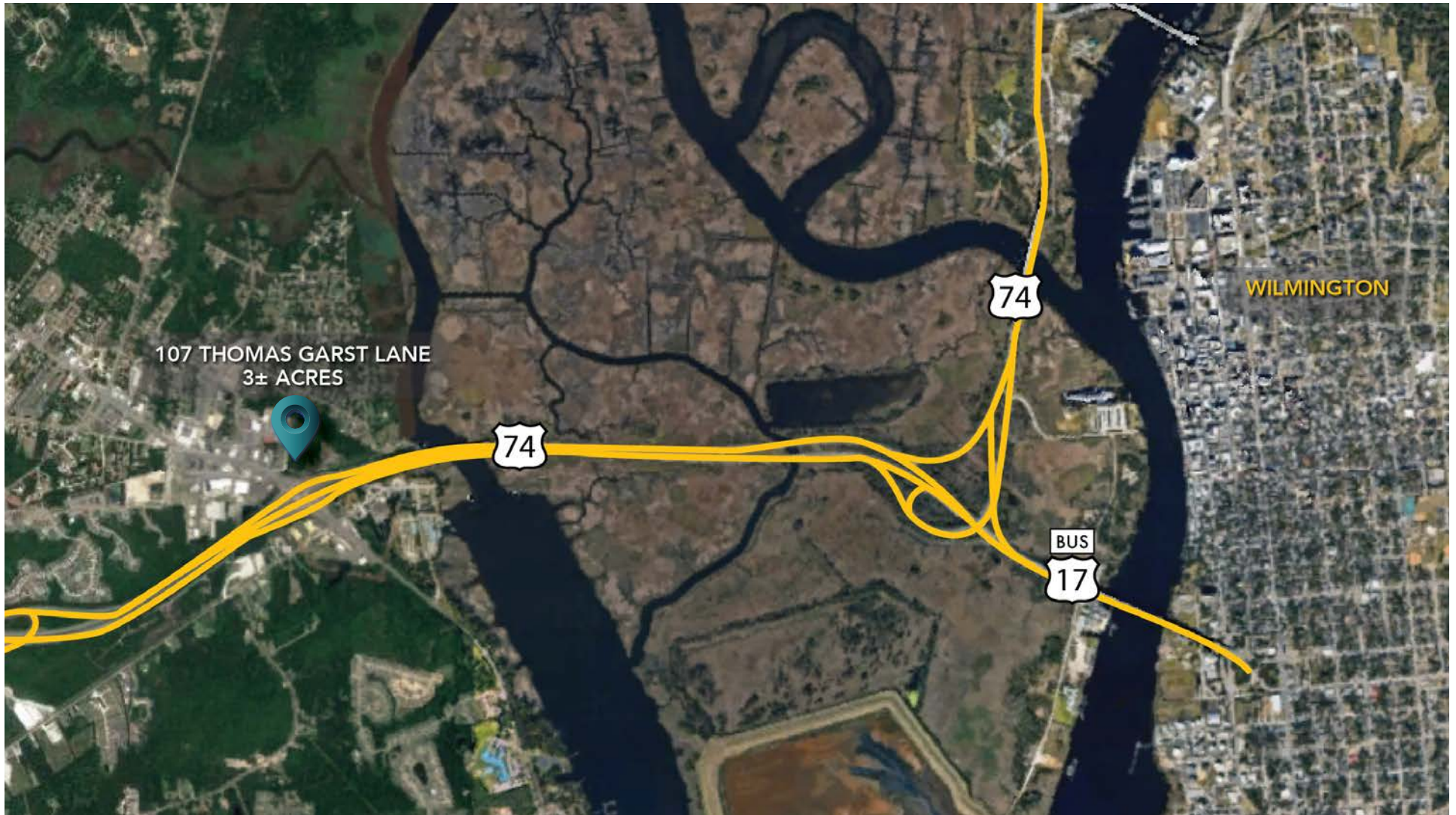
TYLER PEGG
910 512 3550

tyler.pegg@scpcommercial.com

CODY CRESS
910 409 8421

cody.cress@scpcommercial.com





3+ ACRES FOR SALE IN LELAND - HWY 17/74/76

SALE

TYLER PEGG

910 512 3550

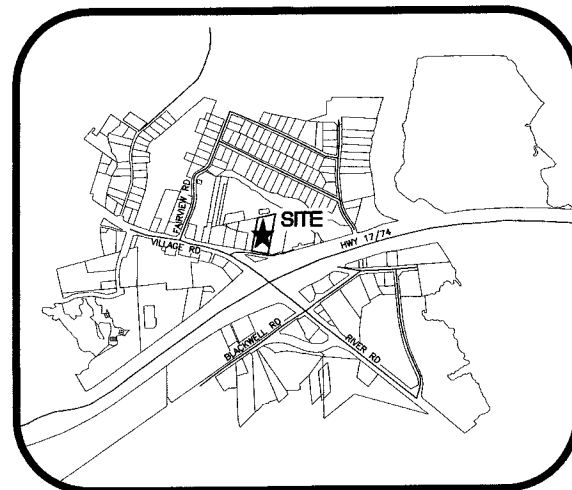
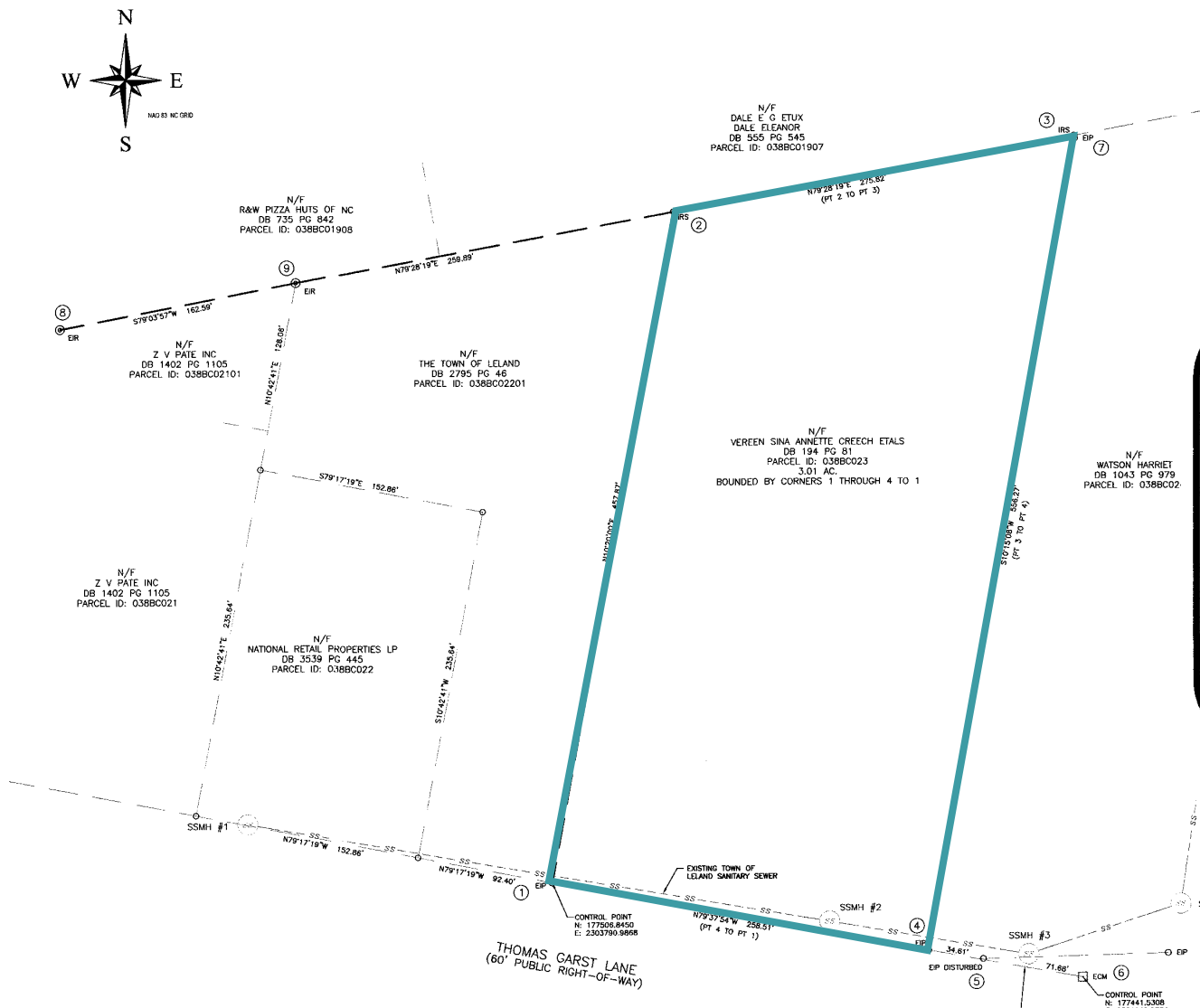
tyler.pegg@scpcommercial.com

CODY CRESS

910 409 8421

cody.cress@scpcommercial.com





VICINITY MAP - NOT TO SCALE

3+ ACRES FOR SALE IN LELAND - HWY 17/74/76

SALE

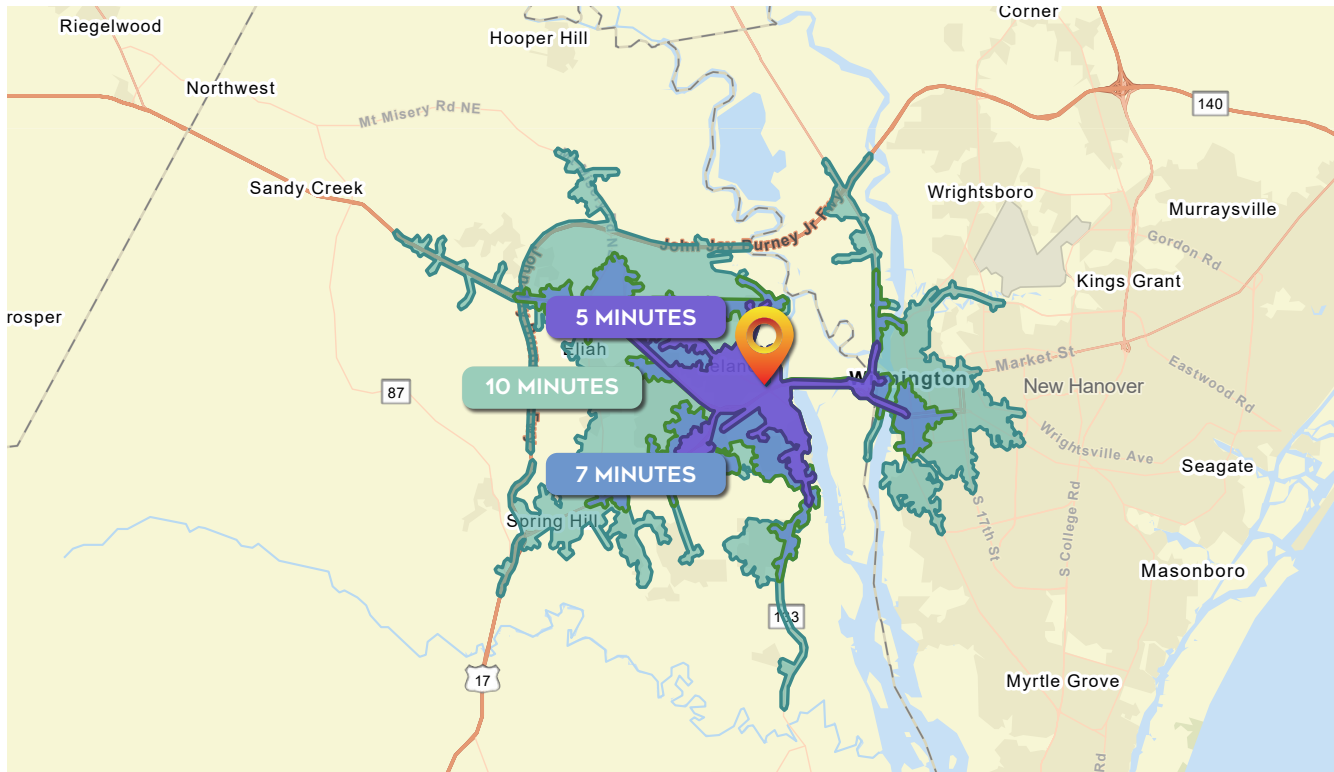
TYLER PEGG
910 512 3550

tyler.pegg@scpcommercial.com

CODY CRESS
910 409 8421

cody.cress@scpcommercial.com





DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	6,006	16,940	45,379
Average Age	37.7	39.9	40
Households	2,553	7,511	20,894
Average HH Size	2.35	2.25	2.15
Median HH Income	\$75,305	\$70,951	\$66,727
Average HH Income	\$92,473	\$93,891	\$94,000
Per Capita Income	\$38,929	\$42,573	\$43,753

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

3+ ACRES FOR SALE IN LELAND - HWY 17/74/76

SALE

TYLER PEGG

910 512 3550

tyler.pegg@scpcommercial.com

CODY CRESS

910 409 8421

cody.cress@scpcommercial.com



TYLER PEGG
910 512 3550
tyler.pegg@scpcommercial.com

CODY CRESS
910 409 8421
cody.cress@scpcommercial.com

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

3+ ACRES FOR SALE IN LELAND - HWY 17/74/76

SALE



**Sun Coast
Partners**
COMMERCIAL