



EAST COAST LANE, SHALLOTTE, NC

DAVID SUMMERLIN, III  
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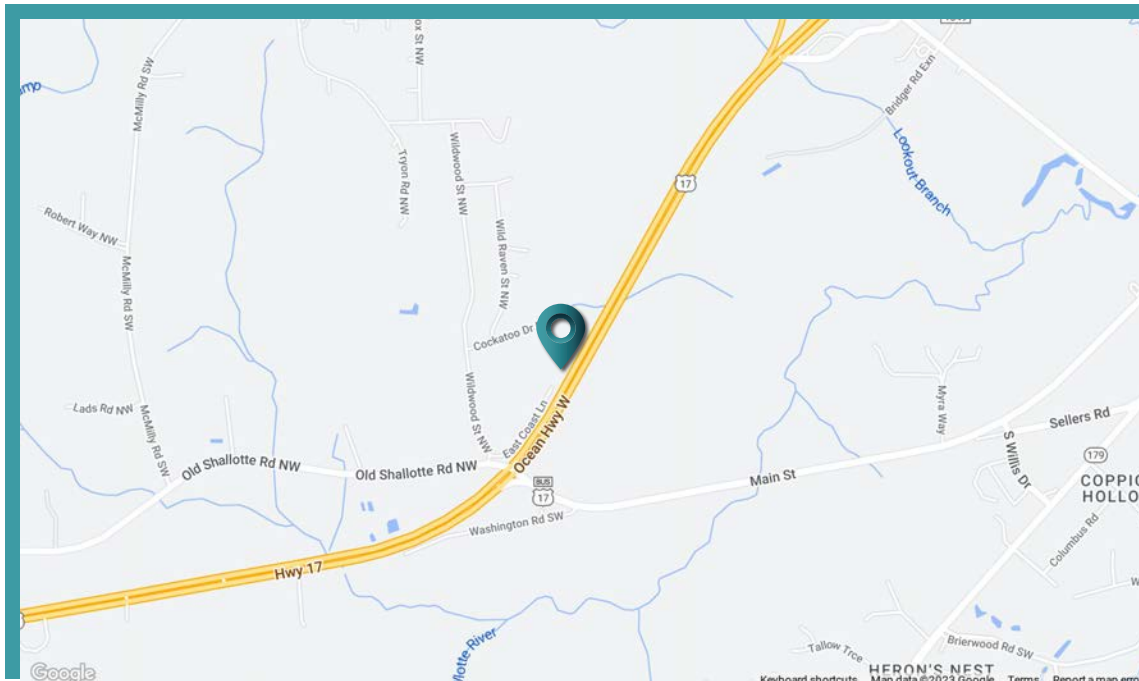
# FOR SALE

SUN COAST PARTNERS COMMERCIAL  
1430 Commonwealth Drive, Suite 102  
Wilmington, NC 28403  
910 350 1200 | [scpcommercial.com](http://scpcommercial.com)



Sun Coast  
Partners  
COMMERCIAL





Land for sale – 2.32 acres of cleared land on East Coast Lane in Shallotte. Incredible HWY 17 visibility. Shallotte zoning B2. Directly adjacent to a new DR Horton single family development. Town of Shallotte Water & Sewer available. This section of HWY 17 sees 30K vehicles per day. See retailer map attached for nearby establishments. Strong opportunity to get into Shallotte, NC in the fastest growing county in NC, two years in a row.

## 4600 East Coast Lane Shallotte, NC 28470

ACREAGE*	2.32 Acres
SALE PRICE	\$695,000
ZONING	SH-HB (Highway Business)
APN	1970002023, 1970002005



\*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.

# SALE

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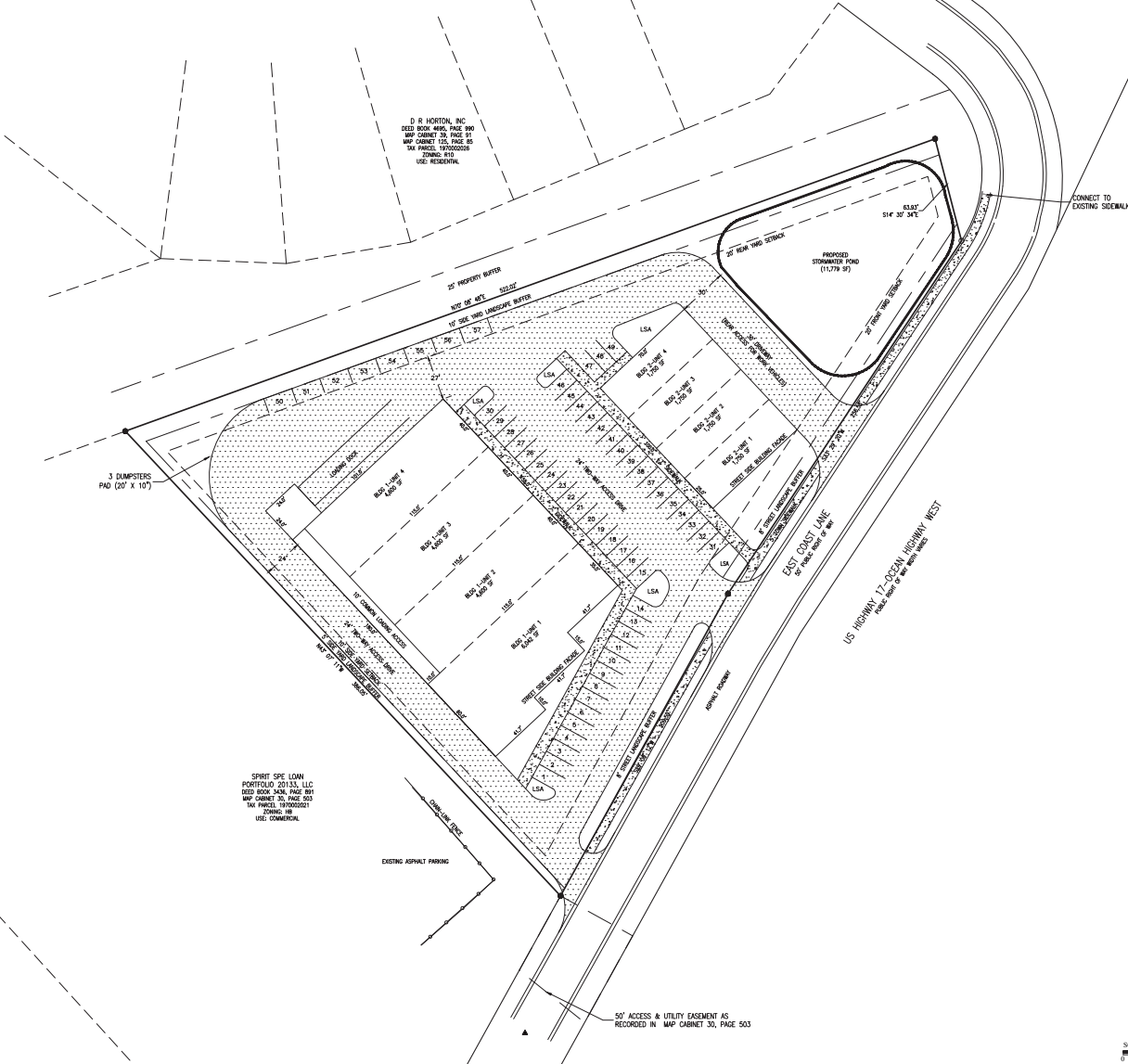








## POTENTIAL USE (SAMPLE ONLY)



SURVEY LEGEND		
LABEL	SYMBOL	DESCRIPTION
PI/RFI	○	IRON PIPE / ROD FOUND
MBF	○	1/2" REBAR SET
WFO	○	P.W. MAIL FOUND
WFO	○	P.W. MAIL FOUND
WFO	△	MAIL MAIL SET
CNF	○	CONC. MNL. FOUND
COPIK	○	CONCRETE
PM	○	POINTE
TEMP	○	TEMPORARY BENCHMARK
FTE	○	FINISHED FLOOR ELEV.
CAL	○	CABLE TO TELEPHONE
TEL	○	TELEPHONE MANHOLE
TOP	○	TRUNK OFFICE EQUIP.
WFO	○	WATER WIRE
IRV	○	IRRIGATION VALVE
RF	○	POWER POLE
EL	○	ELECTRIC LIGHT
LP	○	LIGHT POLE
SMH	○	SEWER MANHOLE
SC	○	SEWER CLEANOUT
SP	○	SEWER VALVE
R2D	○	REDUCED PRESSURE
FI	○	FIRE HYDRANT
WV	○	WATER VALVE
BT	×	BETALAND JUNCTION
QS	○	SPOT ELEVATION
QUP	○	QUICK
CB	○	CATCH BASIN
INV.	○	INVERT OF PIPE
ONE	○	OVERHEAD ELECTR.
QUP	○	QUICK

SCALE: 1" = 30'

## Revisions

**COASTALGEOMATICS**  
LAND SURVEYING • MAPPING • PLANNING



PRELIMINARY SITE PLAN:

**PRELIMINARY SITE PLAN:**

Date: 10-23-2023

Scale: 1"=10'

Checked By: \_\_\_\_\_

TOWNSHIP: SHALLOT

COUNTY: BRUNSW  
STATE: NC

1000

100

100

100

[illegible]PRELIMIN  
DRAWING

**DRAWING**  
**NOT CERTIFIED**  
**RECORD**

RECORDING  
SALES OR CONVE  
WITH/OUT ORIG

WITHOUT ORIGINAL  
SEAL & SIGNATURE

100

SITE PLAN-OPT

PROJECT NO. 22

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### SUMMARY

## ERLIN, III

14 9012

14 5012

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