



SHALLOTTE INDUSTRIAL SITE

DAVID SUMMERLIN, III  
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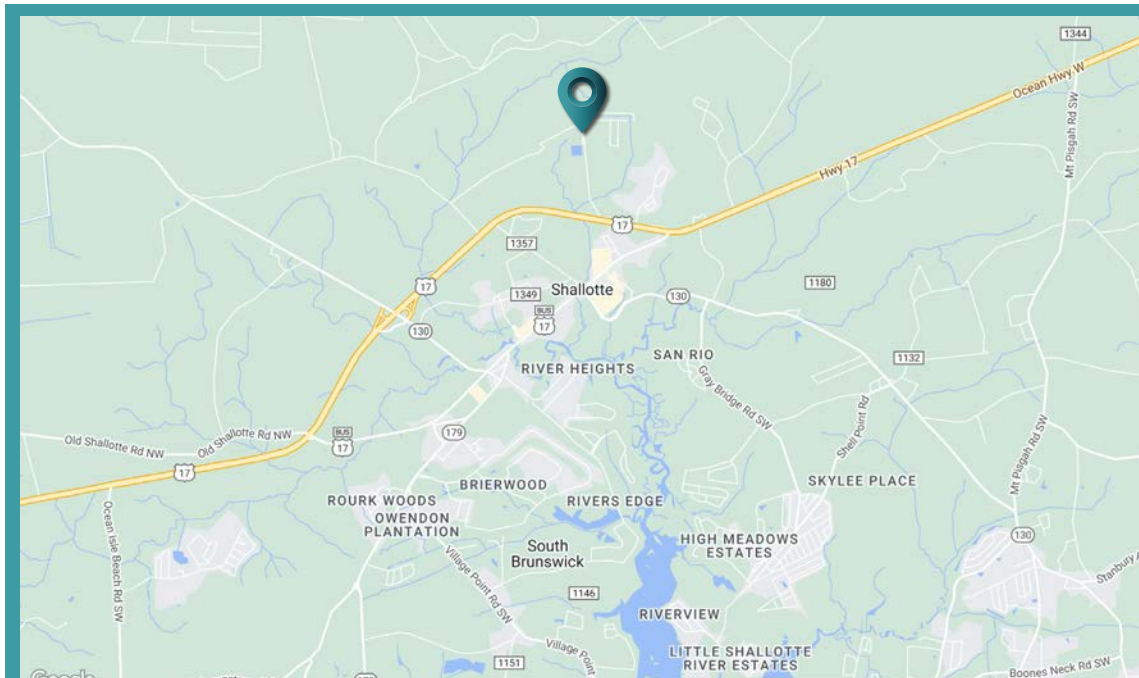
# LAND FOR SALE

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



Sun Coast  
Partners  
COMMERCIAL





## 570 Forest Street Extension NW Shallotte, NC 28470

ACREAGE*	15.69 Acres
SALE PRICE	\$1,750,000
PRICE PER ACRE	\$111,536
ZONING	SHALLOTTE LI

\*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.

15+/- acres in Shallotte, zoned SH-LI (Light Industrial). See all attachments for due diligence materials, including an approved site plan that breaks the property into (3) separate parcels with roads and stormwater to service all parcels. There is already a natural buffer around the entire perimeter. Located just over a mile from Hwy 17. Conveniently located between Wilmington and Myrtle Beach. Site also offers potential for multi-family development. Town of Shallotte has shown favorability to down-zoning to MF-14. All utilities are available through the Town of Shallotte. This site is dry and without any existing easements. Call broker for more details.

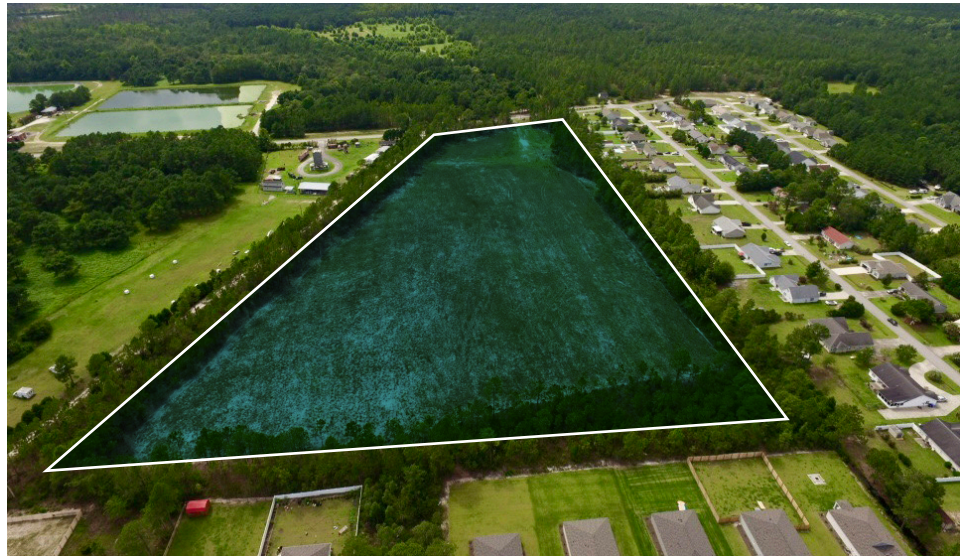
# SALE

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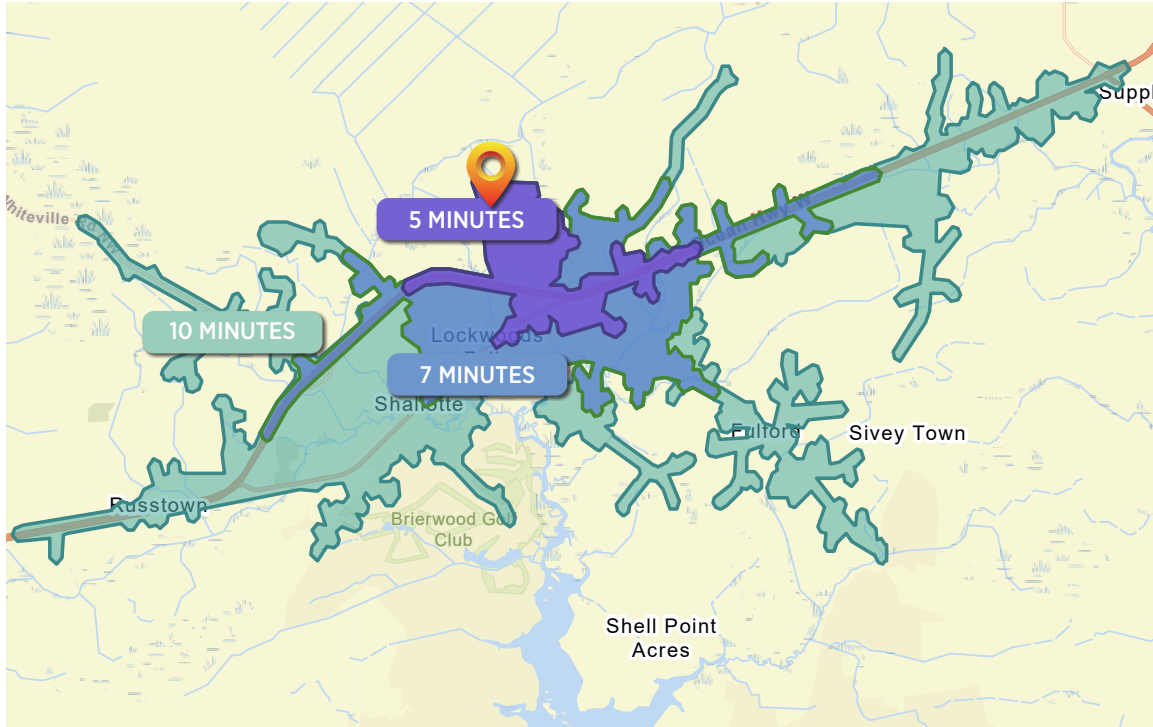


**SALE** | **SHALLOTTE INDUSTRIAL SITE**

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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	1,372	2,249	3,739
Average Age	41.2	41.2	43.1
Households	621	995	1,513
Average HH Size	2.12	2.19	2.41
Median HH Income	\$52,486	\$52,938	\$54,487
Average HH Income	\$71,628	\$71,431	\$73,785
Per Capita Income	\$29,680	\$29,584	\$30,690

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

**SALE**

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