

4900 HOLLY SHELTER ROAD
34.64± ACRES OF INDUSTRIAL LAND, ZONED I-1

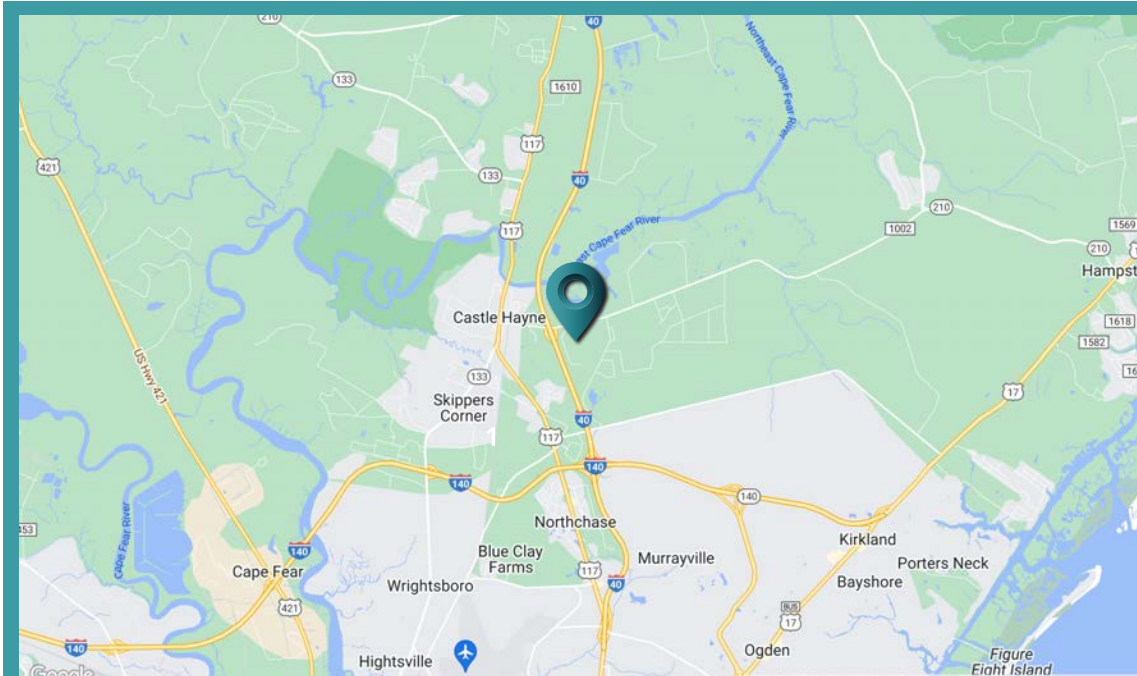
DON HARLEY, JR
MASON WATKINS

FOR SALE

SUN COAST PARTNERS COMMERCIAL
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**Sun Coast
Partners**
COMMERCIAL



4900 Holly Shelter Road Castle Hayne, NC 24429

ACREAGE*	34.64± Acres
SALE PRICE	\$2,637,000
ZONING	I-1, New Hanover County
ACCESS	Holly Shelter to Barbados Right on Los Tortugas

The property, consisting of 34.64± acres, is ideal for industrial development. Positioned within close proximity to both Interstate 40 and the new I-140 Outer Loop highway network and easily accessible to other area highways, makes this an ideal location. The property is currently accessed through the Island Park commercial subdivision, along with a recorded 50' access easement directly to Holly Shelter Road. Water & Sewer are available through the Cape Fear Public Utility Authority, but would need to be extended from Barbados Boulevard. Electricity by Duke/Progress Energy Carolinas.

DIRECTIONS: Accessed from Las Tortugas Drive just west of the intersection of Las Tortugas and Barbados Blvd.

*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.

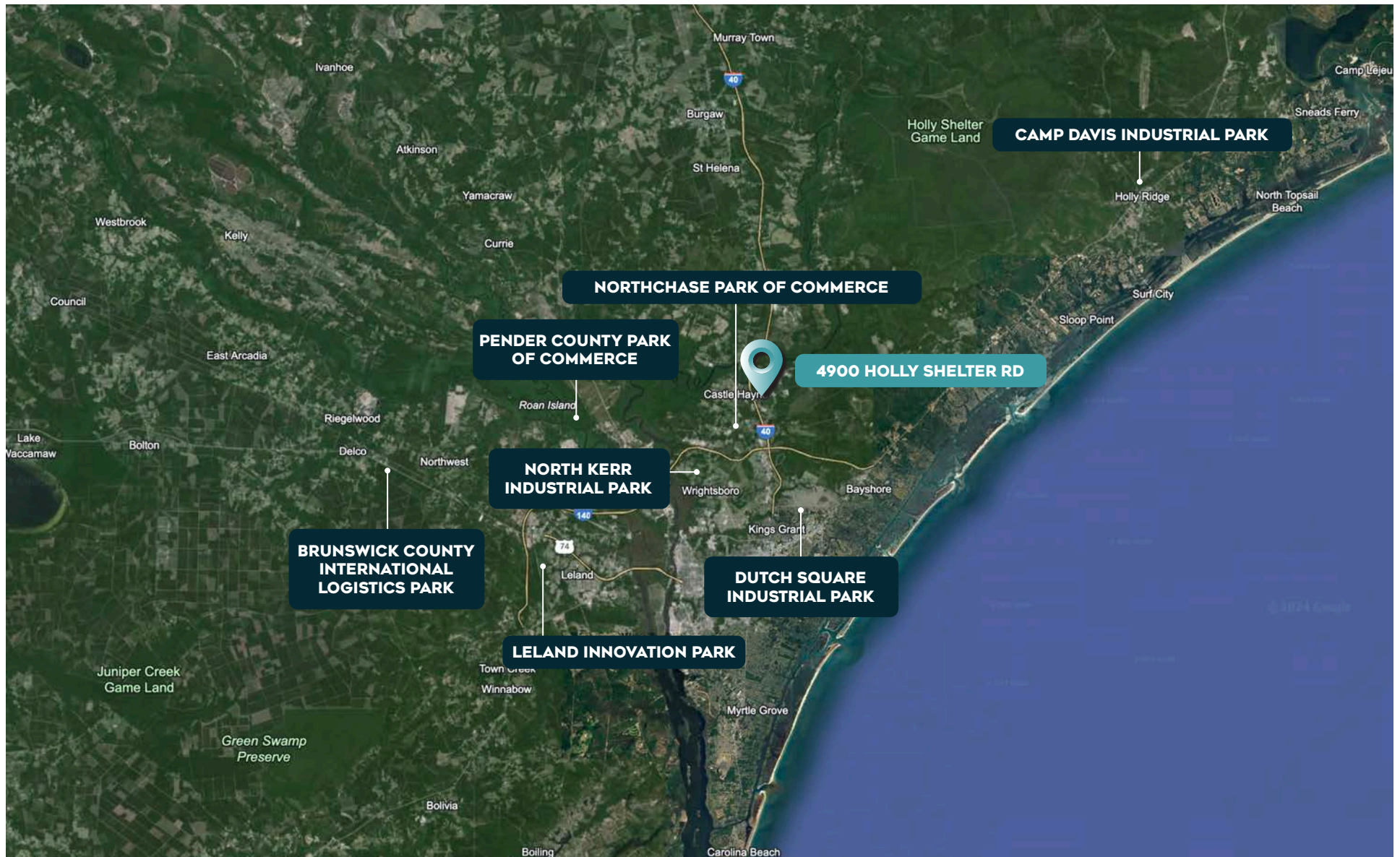
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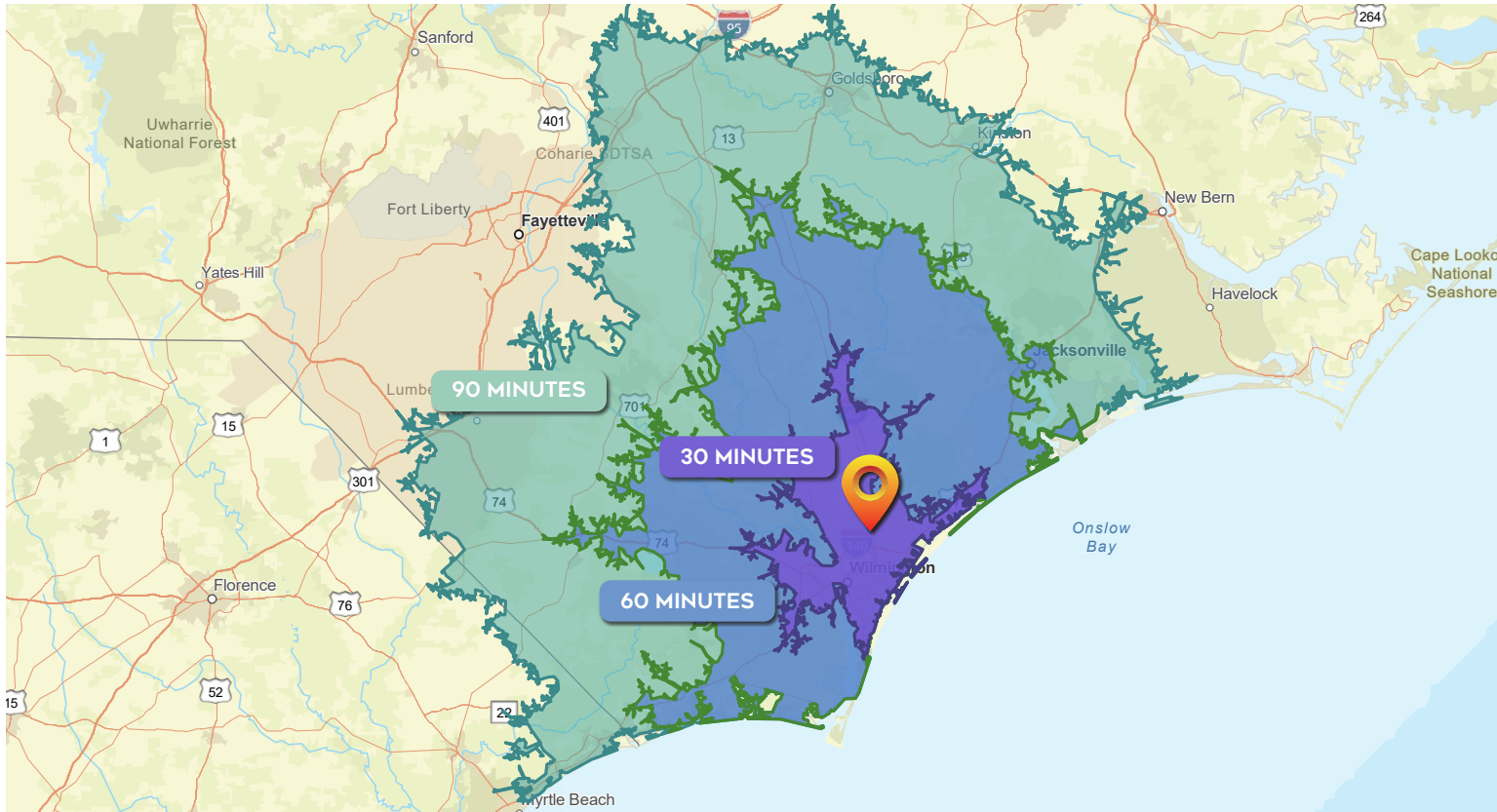


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DEMOGRAPHICS	30 MINUTES	60 MINUTES	90 MINUTES
Total Population	319,553	586,879	1,229,899
Average Age	40.2	40.1	40.1
Households	135,453	244,766	501,240
Average HH Size	2.31	2.33	2.37
Median HH Income	\$67,653	\$62,762	\$57,449
Average HH Income	\$99,833	\$93,457	\$84,551
Per Capita Income	\$42,445	\$39,333	\$34,898

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

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