



HIGHLAND FOREST: PHASE 5- 16.30 ACRES DEVELOPMENT SITE

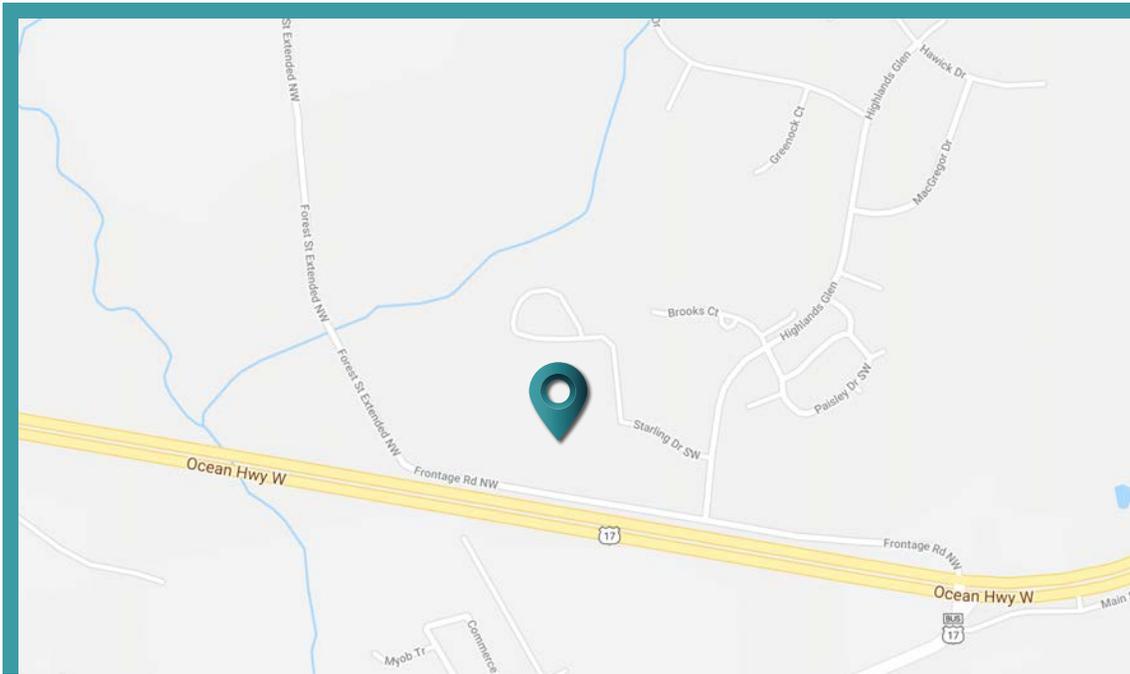
DON HARLEY, JR  
MASON WATKINS

**FOR SALE**

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



**Sun Coast  
Partners**  
COMMERCIAL



## Highlands Glen Drive Phase 5 Shallotte, NC 28470

NET LAND AREA*	16.3 Acres
SALE PRICE	\$2,500,000
UNIT PRICE	\$10,965/Unit
TAX ID	1820004209
ZONING	MF-14
WATER	On Site
SEWER	Lift station provided by buyer

Highland Forest: Phase 5 - 16.30 acres of land available for sale. This site is located at the entrance to The Highlands development and boasts approximately 1,500 ft of frontage along Frontage Rd. which runs parallels to US HWY 17 S. Property is zoned MF-14 by the Town of Shallotte which permits 228 Units via a special use permit. A 2.8 +/- recreational pond sits on the property. The property is located in direct proximity to many retailers, food and entertainment including but not limited to: Chic-Fil-A, Walmart, Home Depot, Belk, Marshalls, Food Lion. Excellent ingress/egress from Hwy 17 S. and just a short drive from many area beaches and Myrtle Beach.



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\*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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910 262 3148

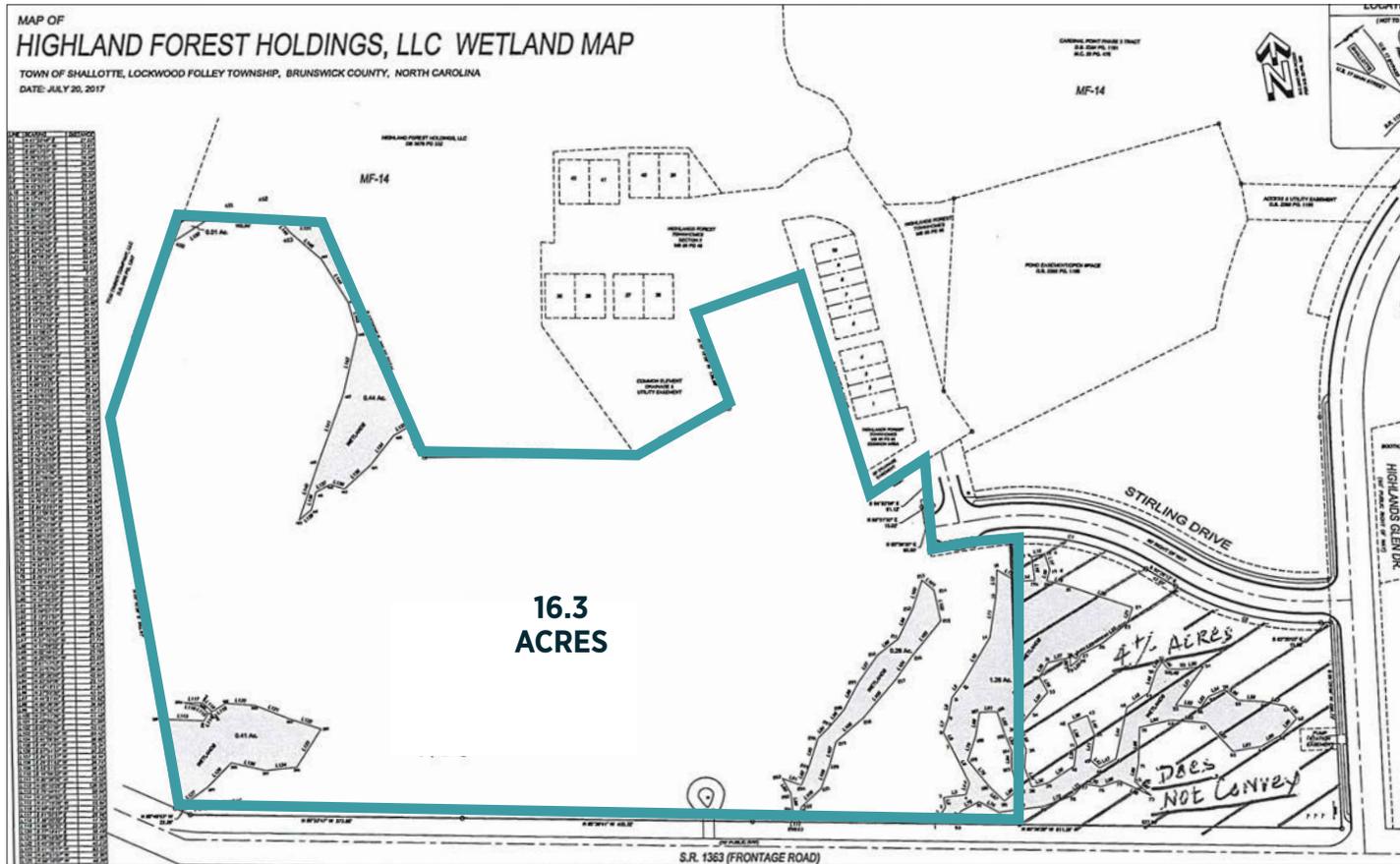
[don.harley@scpcommercial.com](mailto:don.harley@scpcommercial.com)

**MASON WATKINS**

704 661 4077

[mason.watkins@scpcommercial.com](mailto:mason.watkins@scpcommercial.com)





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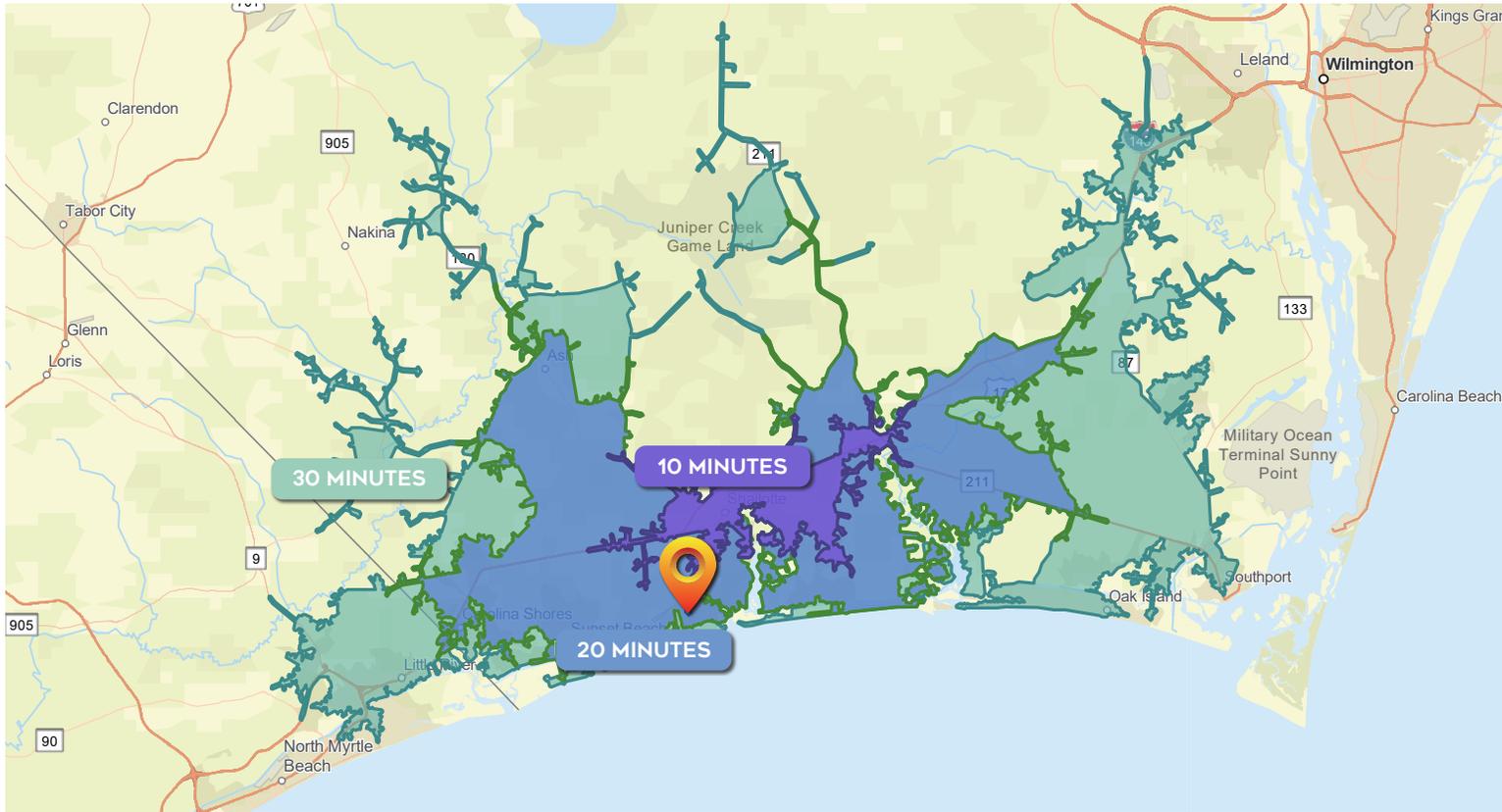


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DEMOGRAPHICS	10 MINUTES	20 MINUTES	30 MINUTES
Total Population	8,393	52,905	117,418
Average Age	45	56	56.9
Households	3,412	24,089	54,979
Average HH Size	2.43	2.18	2.12
Median HH Income	\$54,932	\$63,638	\$64,380
Average HH Income	\$73,263	\$86,874	\$89,373
Per Capita Income	\$30,614	\$39,612	\$42,015

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

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