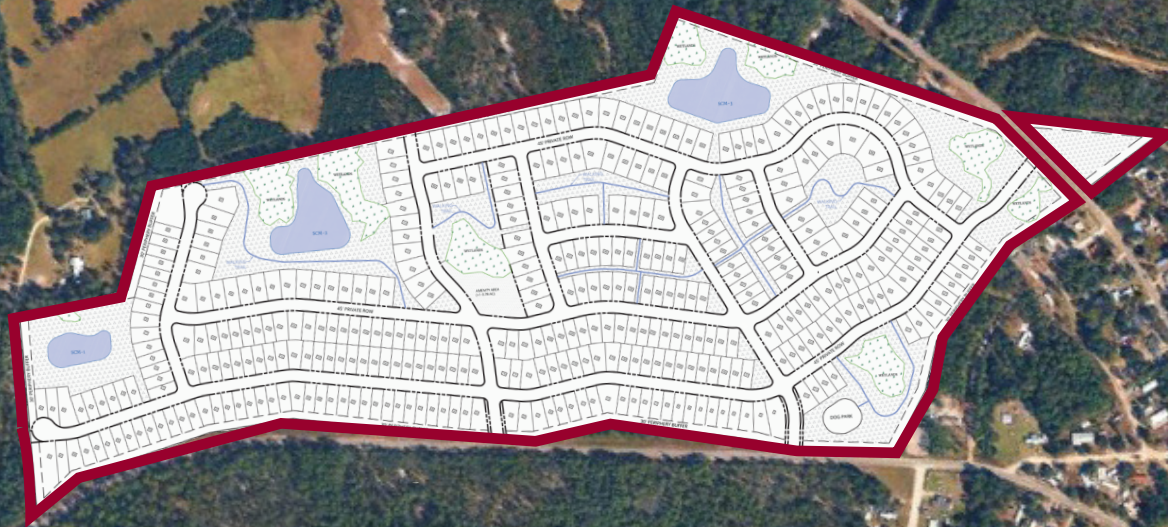


ENTITLED ±98 ACRES FOR SALE



SHALLOTTE, NC 28470

GRAY BRIDGE CROSSING

FULLY ENTITLED RESIDENTIAL DEVELOPMENT OPPORTUNITY
REZONING & ANNEXATION APPROVED FOR 400 LOTS



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

DAN KOELLER

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C 919.349.7857

NELSON MACRAE

Associate Broker
nmacrae@lee-associates.com
O 910.685.7800
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PROPERTY OVERVIEW

Lee & Associates is pleased to present this ± 98 -acre residential development opportunity strategically located in the beautiful town of Shallotte, North Carolina. The property is approved for 400 single-family residential lots across two (2) phases, with a proposed density of approximately 4.15 dwelling units per acre.

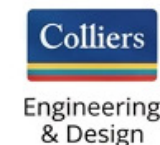
The development concept includes 18.93 acres of open space, private streets, walking trails, a dog park, amenity area, and planned stormwater and utility infrastructure. With frontage along Gray Bridge Road SW and Shell Point Rd and additional connectivity to surrounding roadways, the property offers developers significant scale in one of coastal North Carolina's growing residential markets.

HIGHLIGHTS

- ± 98.0 Acres
- 400 Single-Family Residential Lots
- Lot Widths are Approved at 42' & 52' Wide
- 18.93 Acres of Open Space
- Proposed Density: ± 4.15 DU/AC
- Two-Phase Development Plan
- Public Streets & Walking Trails
- Proposed Dog Park & Amenity Area
- Public Water & Sewer Infrastructure
- Frontage on Gray Bridge Rd SW & Shell Point Rd
- Annexed Into the Town of Shallotte, NC
- \$11,000,000 Asking Price | \$27,500 Per Lot



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON



www.coffersandshelves.com

[illegible]

and gets its bearings.



Call now on 02 922 1111

HUMABUILT
DEVELOPMENT

PLANNED OFFELOCMENT CONCEPT PLAN

GRAY BRIDGE RD

BRUNSWICK COUNTY
NORTH CAROLINA

847582

- [illegible]

- [illegible]

SITE DATA

TIA PHUQUA, WARREN J. HANET
TOTA, ZENCAUF J. BOHOS CO.
MO HANOI HONORABLE. IN NEW RO

ALLIANCE PRODUCT DIVERSITY: 55 ON 60
FOURTH-QUARTER FINANCIAL RATING: A1 ENFAC
ESTIMATED 2004 EBITDA: \$1.2B, \$1.3B, \$1.4B

REQUIRED SIGN (NAME) DATE, MO

REDUCED CERG RYNDOP IN DCS OR CCH OF POSEIDONY ANEX)
PROVIDES RECORDS FOR RYNDOP IN DCS OR CCH OF POSEIDONY ANEX)
LAO NHAU RYNDOP RYNDOP 1.00

CHANGING INTACT PROVIDER: 8.20

DETDAVNS
CHRG# 20
PAGE 01

TABLE 9
SOCI. 9
CORREL. 47

PLACETHEAT SURFON AD

OTROET SUFFRER, CO UNLONS ORN

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SCALE ☐ CON

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**NOT FOR
CONSTRUCTION**

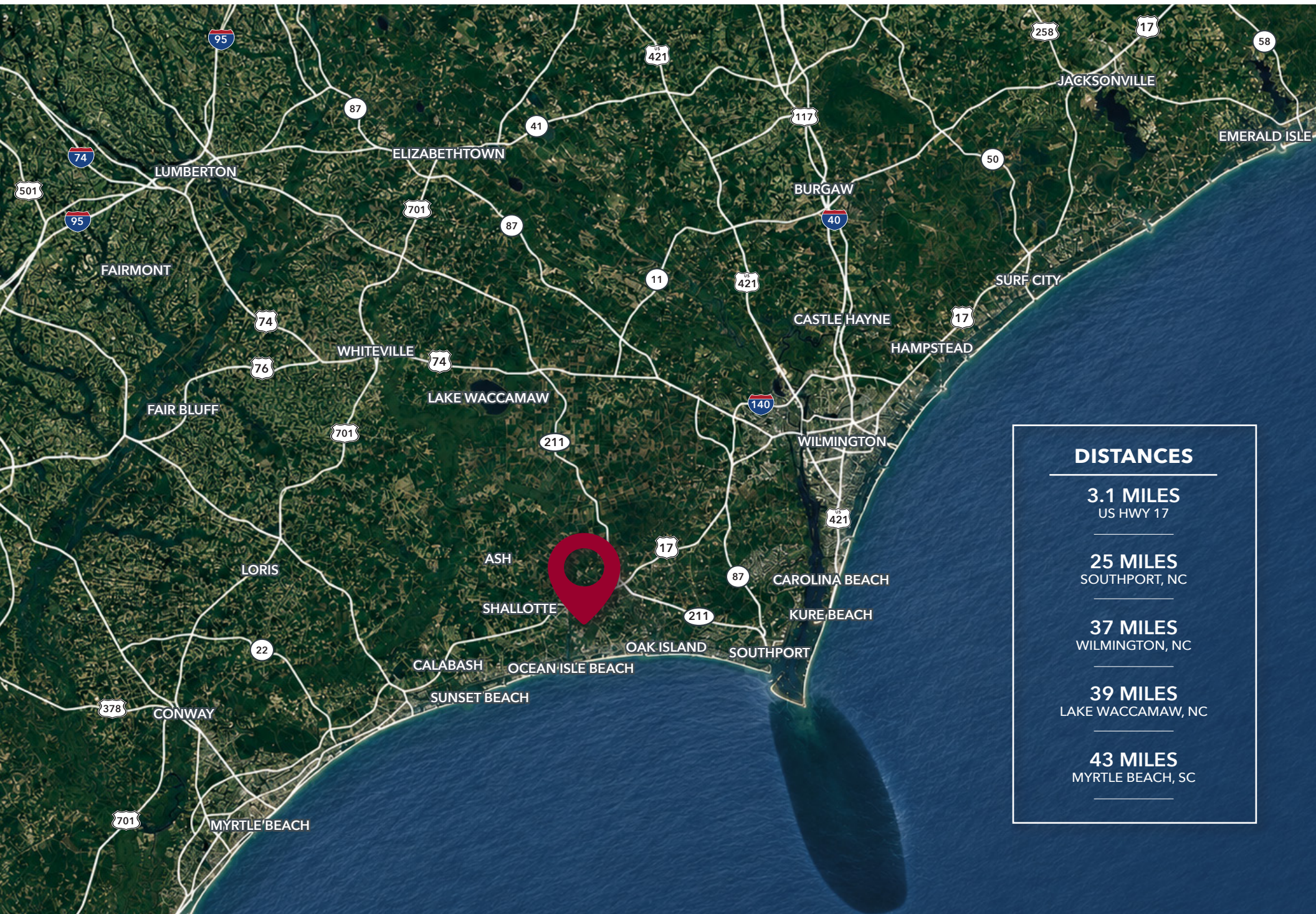
DO NOT SCALE

PLANNED DEVELOPMENT
CONCEPT PLAN

C-300

NOTE: DO NOT SCALE OR DISTORTION CODE FOLD LINE

LOCATION OVERVIEW



DISTANCES

3.1 MILES
US HWY 17

25 MILES
SOUTHPORT, NC

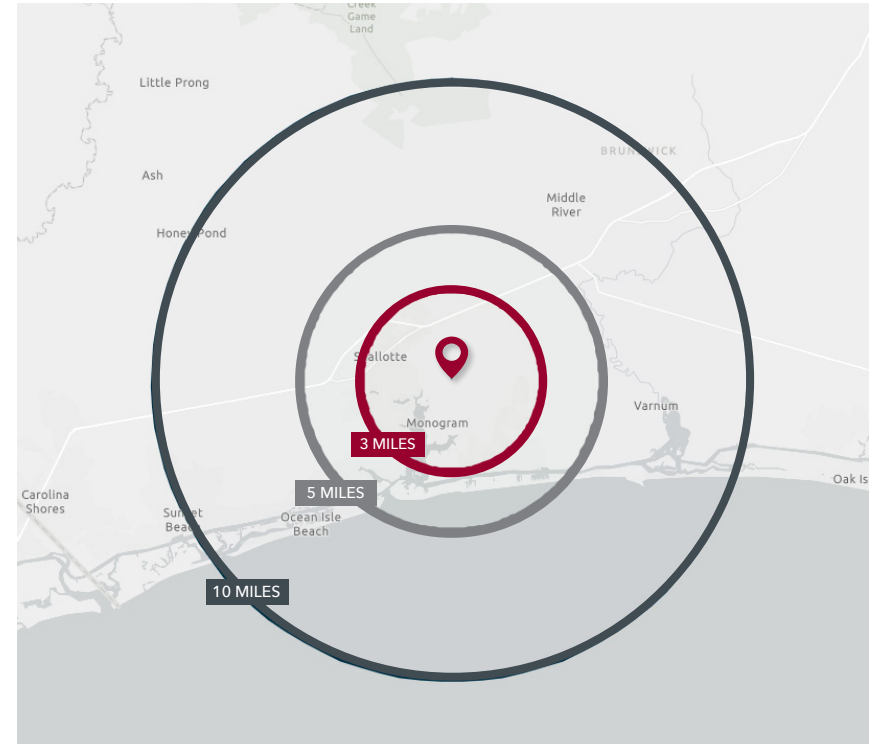
37 MILES
WILMINGTON, NC

39 MILES
LAKE WACCAMAW, NC

43 MILES
MYRTLE BEACH, SC

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION (2026)	12,497	24,371	51,060
2031 PROJECTED POPULATION	14,070	27,521	59,350
DAYTIME POPULATION	12,480	24,054	49,314
AVERAGE HOME VALUE	\$359,507	\$384,477	\$443,391
AVERAGE HOUSEHOLD INCOME	\$86,149	\$90,245	\$102,185
MEDIAN AGE	49.4	51.2	56.4
BACHELOR'S DEGREE OR HIGHER	23.6%	23.0%	30.7%



LOCATION ADVANTAGES



GROWING RESIDENTIAL MARKET

POSITIONED IN ONE OF NC'S FASTEST-GROWING COUNTIES



COMMUNITY AMMENITIES

CONVENIENT TO RETAIL, DINING, SCHOOLS, HEALTHCARE, & EVERYDAY SERVICES



COASTAL DEMAND DRIVERS

CLOSE PROXIMITY TO OCEAN ISLE BEACH & HOLDEN BEACH



REGIONAL ACCESS

US-17 ACCESS TO WILMINGTON & MYRTLE BEACH

FOR MORE INFORMATION, CONTACT:

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