

19.56± ACRES | 130 ROYAL OAK ROAD, SHALLOTTE, NC

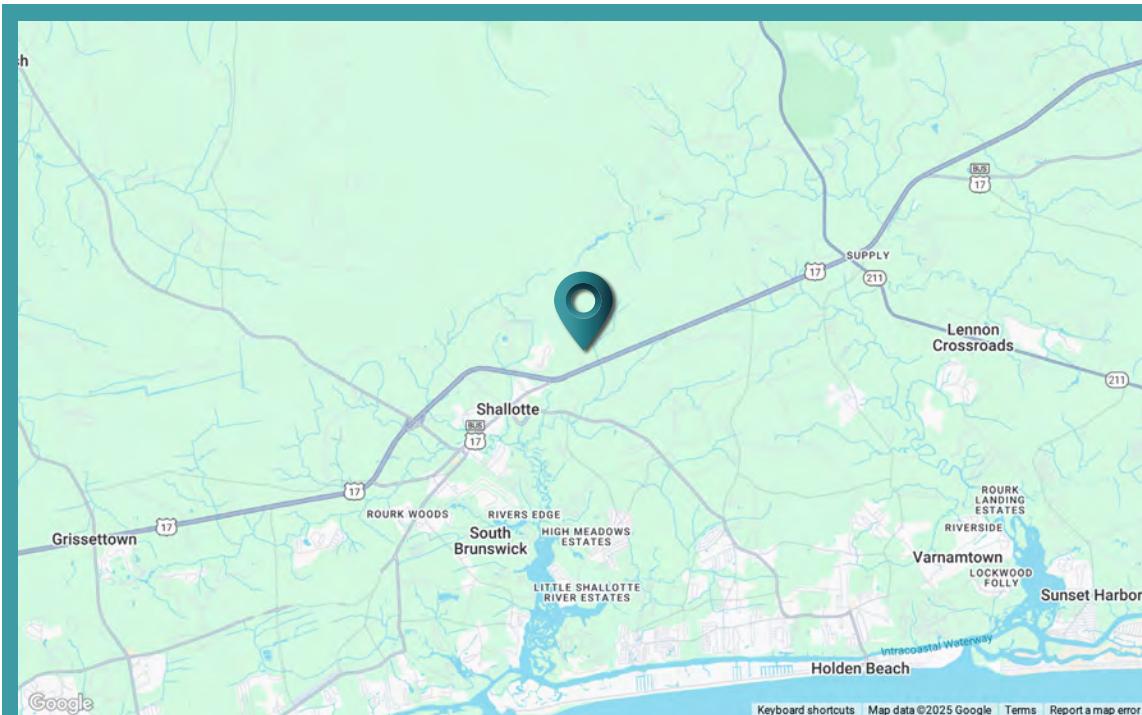
DON HARLEY, JR  
MASON WATKINS

**FOR SALE**

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



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COMMERCIAL**



## 130 Royal Oak Road, NW Shallotte, NC 28470

ACREAGE*	19.56± Acres
SALE PRICE	\$1,600,000
PARCEL ID	1820008308
ZONING	MF-14 Town of Shallotte

\*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.

### 19.56 +/- Acres for Sale | 130 Royal Oak Rd, Shallotte, NC

Prime residential development opportunity in one of the fastest-growing regions of North Carolina. This 19.56± acre tract is zoned MF-14 by the Town of Shallotte, allowing for up to 14 units per acre. A preliminary wetland study indicates approximately 14 +/- acres of uplands. Strategically positioned between Myrtle Beach, SC and Wilmington, NC, the property benefits from strong regional growth and demand. Located just off Highway 17, the site provides excellent connectivity to major retailers, restaurants, schools, and commercial services nearby. Water is available along Royal Oak Rd and sewer is located along Hwy 17. The location is ideally suited for multifamily apartments, townhomes, duplexes, or single-family development. This offering represents a rare opportunity to secure a well-positioned development site in the heart of coastal Carolina's expansion corridor.

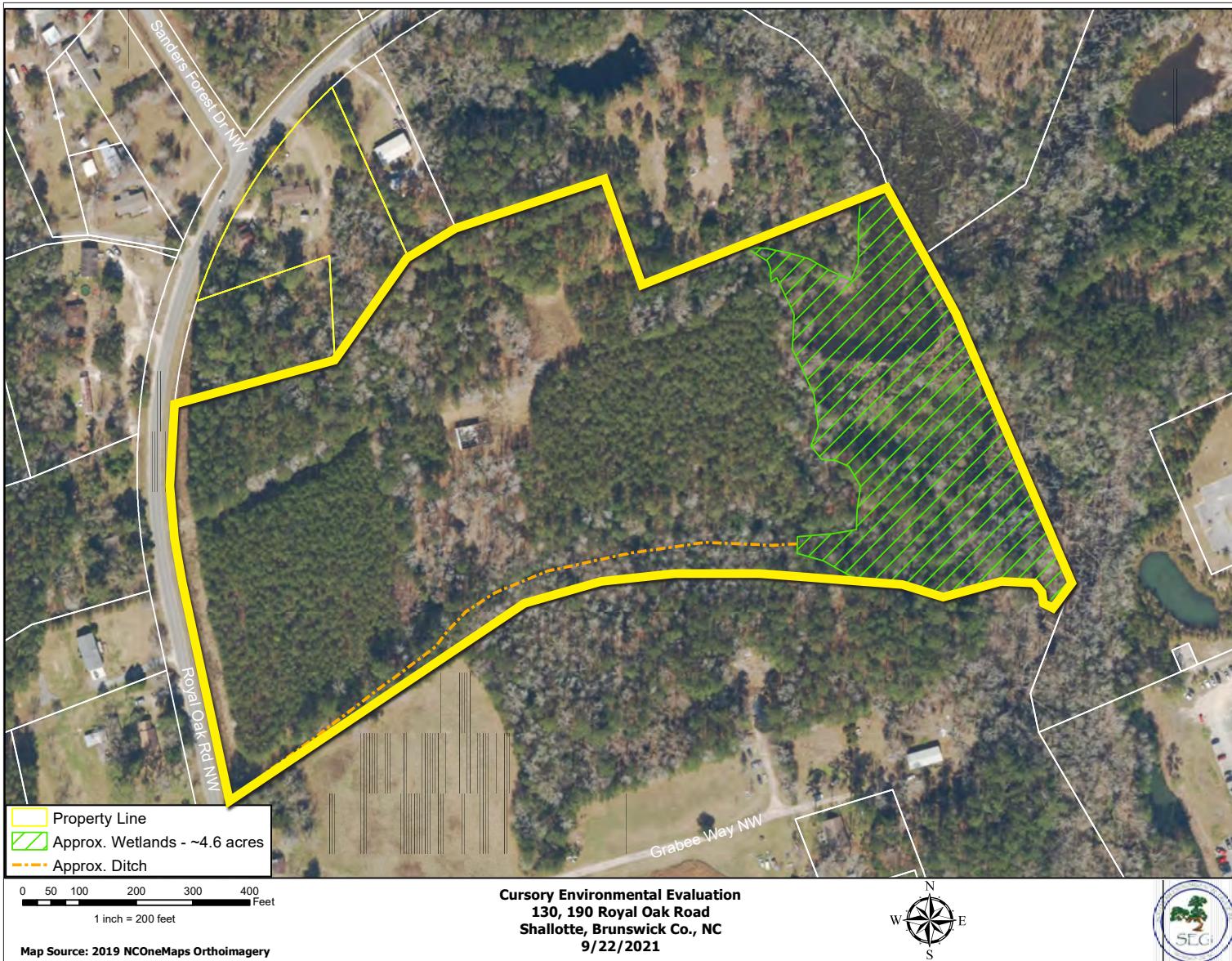
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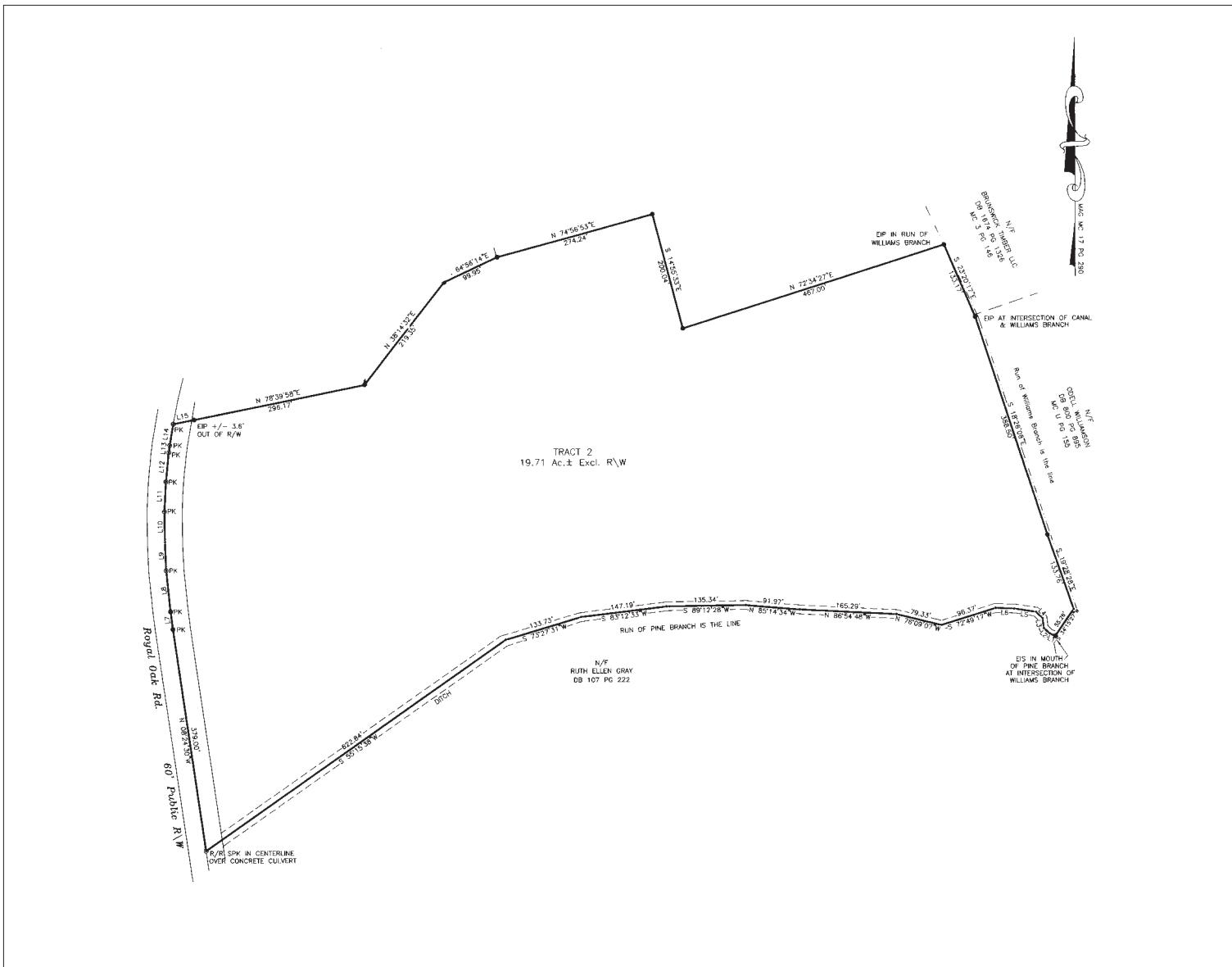


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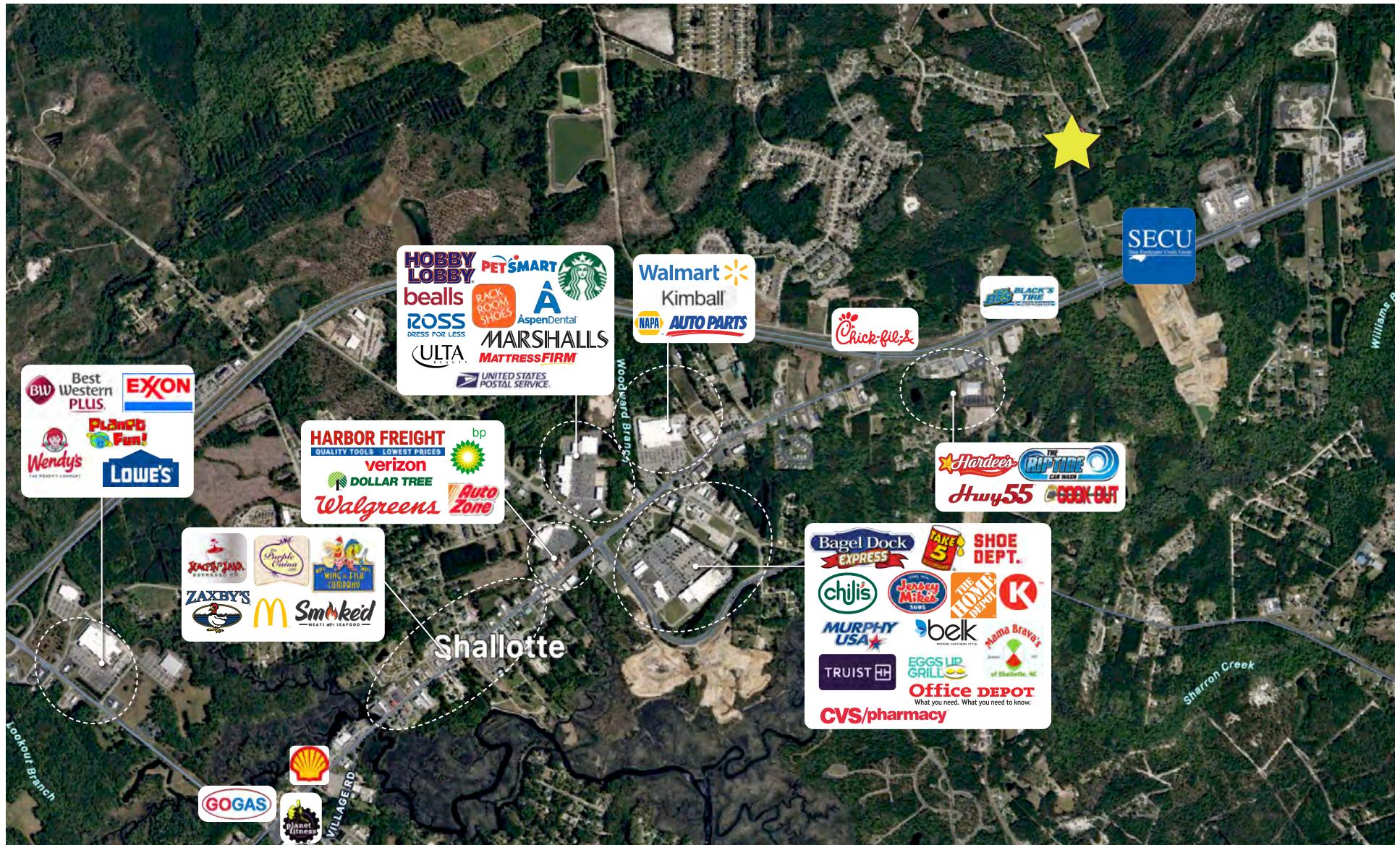
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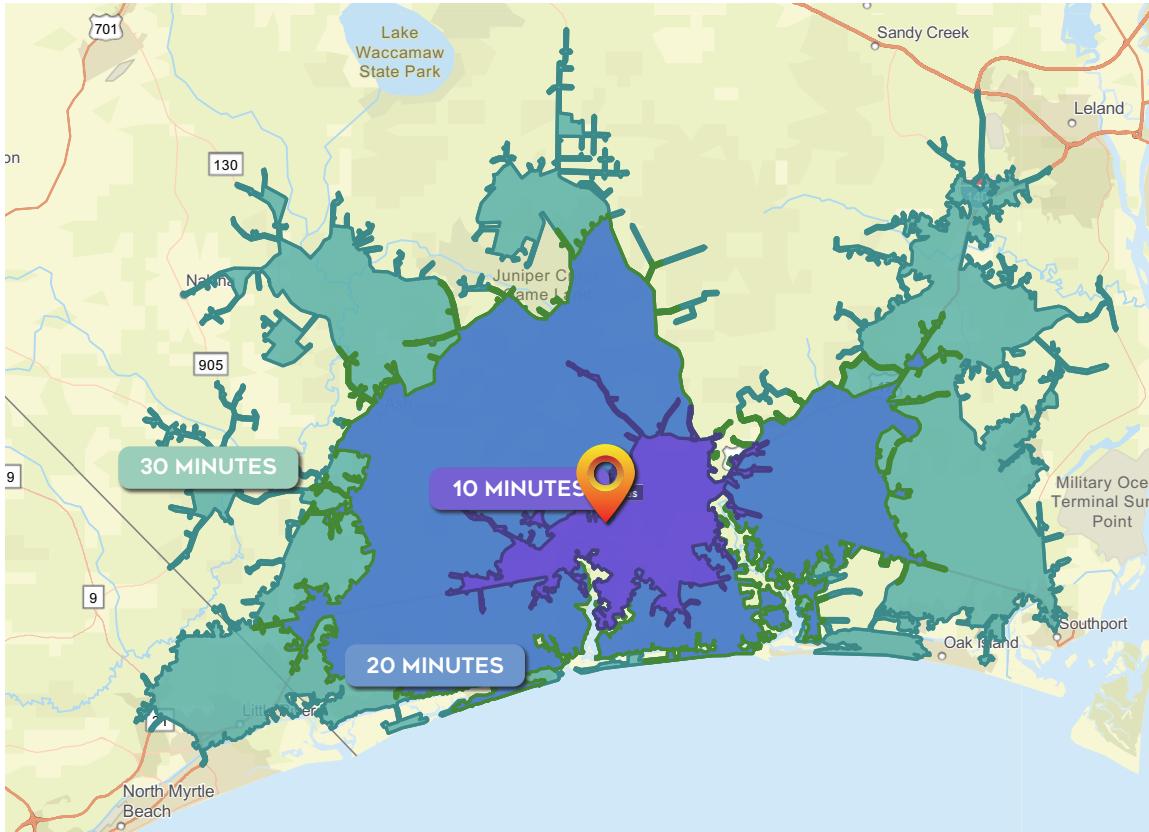
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DEMOCRAPHICS	10 MINUTES	20 MINUTES	30 MINUTES
Total Population	11,313	53,018	119,841
Average Age	46	57.3	59.7
Households	4,516	23,823	56,147
Average HH Size	2.46	2.20	2.12
Median HH Income	\$56,681	\$71,134	\$76,357
Average HH Income	\$76,124	\$92,644	\$99,747
Per Capita Income	\$31,672	\$41,672	\$46,751

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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