

# LAND FOR SALE 0 FOREST DR

Shallotte, NC 28470



COMMERCIAL REAL ESTATE SERVICES  
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## PROPERTY HIGHLIGHTS

- ±8 Acres
- Power (Brunswick Electric Membership Corp.), Water and Sewer
- Portion of land South of Hwy. 17 Bypass, Parcel ID #1820004101
- Zoning is B-2, Shallotte, NC ETJ. Site will require rezoning and annexation obtain sewer service; the future use calls for HB zoning
- Good location for service businesses serving the market area to include HVAC, Plumbing, Flooring, Showroom Space, and other businesses that serve the growing residences in the county
- Amenities nearby include a Walmart Power Center and a Home Depot/Belk's Power Center
- Restaurants, Banking and Service Industries are all nearby
- Located in Brunswick County which has been the fastest growing county in NC for the past two years
- Sale price: \$52,000/acre

## PROPERTY DESCRIPTION

Commercially zoned site with future use plans calling for HB Zoning. Flexible zoning that allows for office, retail, distribution and some light industrial. Good location with access to Main St., Hwy. 17 and Hwy. 179 to Ocean Isle and Sunset Beach, NC.

## LOCATION DESCRIPTION

±8 Acres, a portion of Parcel #1820004101 located on Forest Drive to the South of Hwy. 17 Bypass in Shallotte, NC fronting Hwy. 17. Located behind the Walmart Power Center and close to the Home Depot and Belk's SC

## NOTE

PROPERTY CAN BE VIEWED WITH **LISTING AGENT** ONLY. CURRENTLY LEASED TO A HUNTING CLUB AND ENTERING THE PROPERTY WITHOUT BEING ESCORTED IS TRESPASSING AND SUBJECT TO PROSECUTION BY THE LEASE HOLDER FOR THE SITE.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
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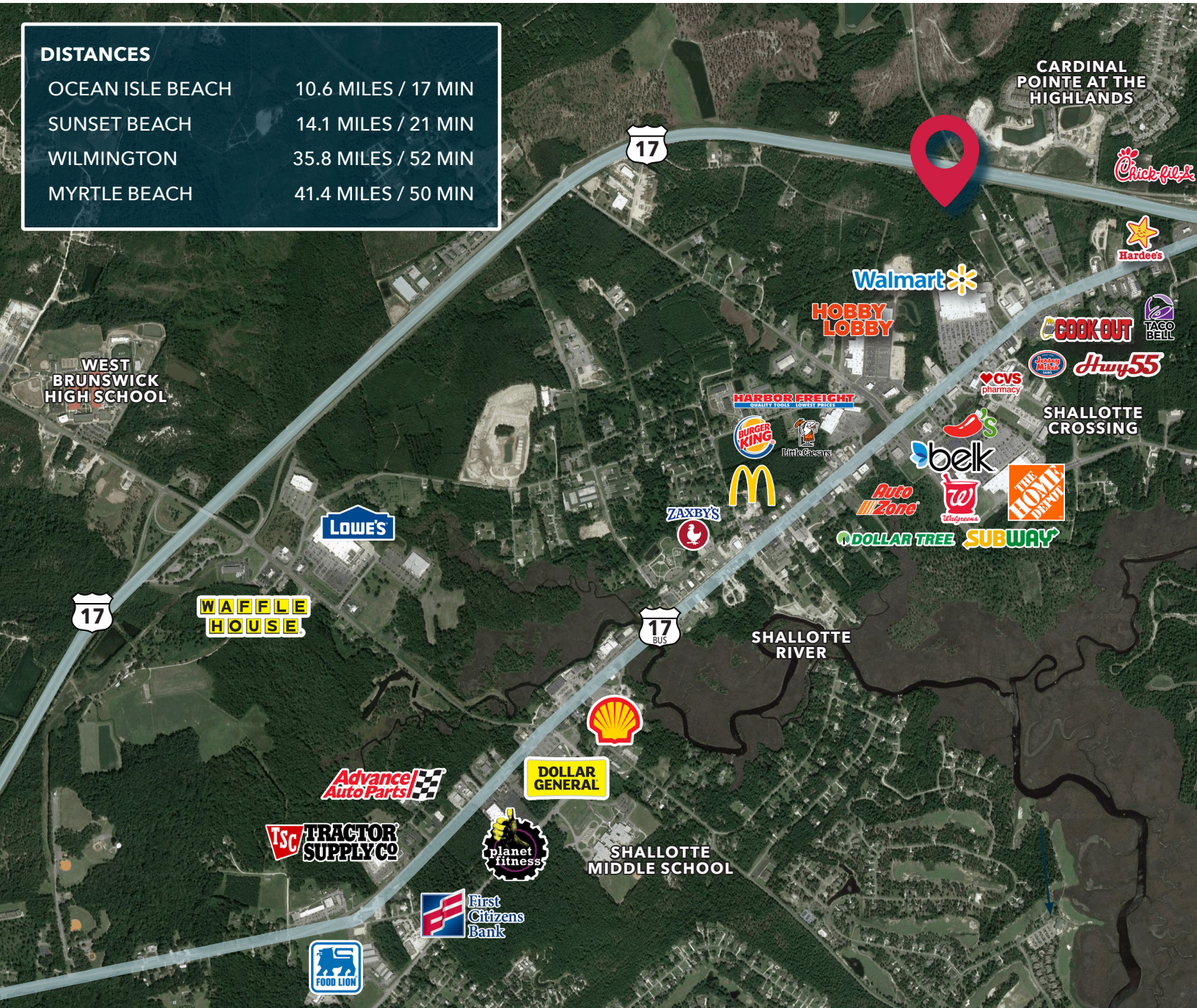
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**LEE & ASSOCIATES**

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## DISTANCES

OCEAN ISLE BEACH	10.6 MILES / 17 MIN
SUNSET BEACH	14.1 MILES / 21 MIN
WILMINGTON	35.8 MILES / 52 MIN
MYRTLE BEACH	41.4 MILES / 50 MIN



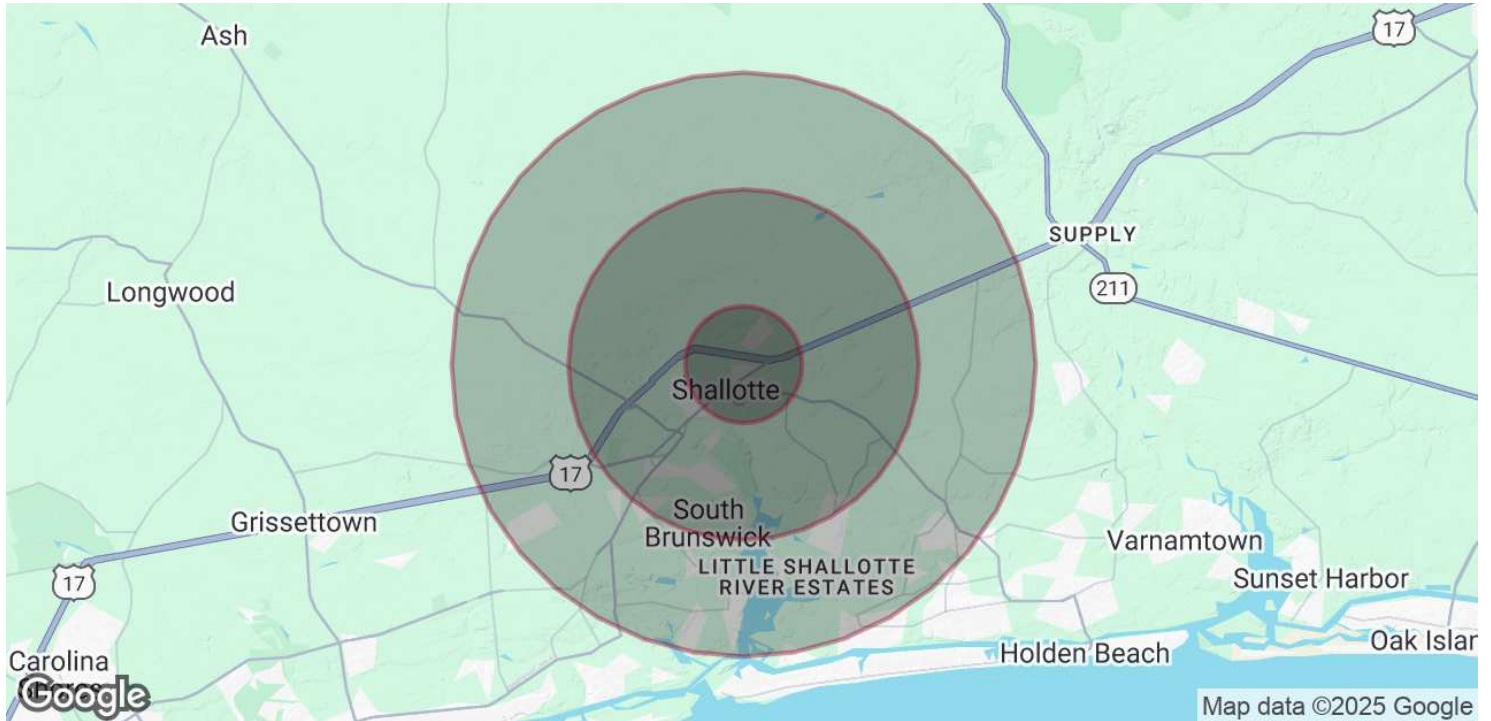
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	971	6,617	14,400
Average Age	54.3	52.0	49.0
Average Age (Male)	54.1	51.4	49.8
Average Age (Female)	55.1	54.9	50.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	501	3,459	8,998
# of Persons per HH	1.9	1.9	1.6
Average HH Income	\$42,418	\$51,080	\$38,187
Average House Value	\$149,014	\$185,864	\$165,870

2020 American Community Survey (ACS)

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