

# SOUTHPORT CROSSINGS

RETAIL SPACE FOR LEASE | OUTPARCELS AVAILABLE | ADJACENT MULTI FAMILY LAND UNDER CONTRACT

Hwy 211 & Long Beach Road Extension, Southport, NC



Presented By:  
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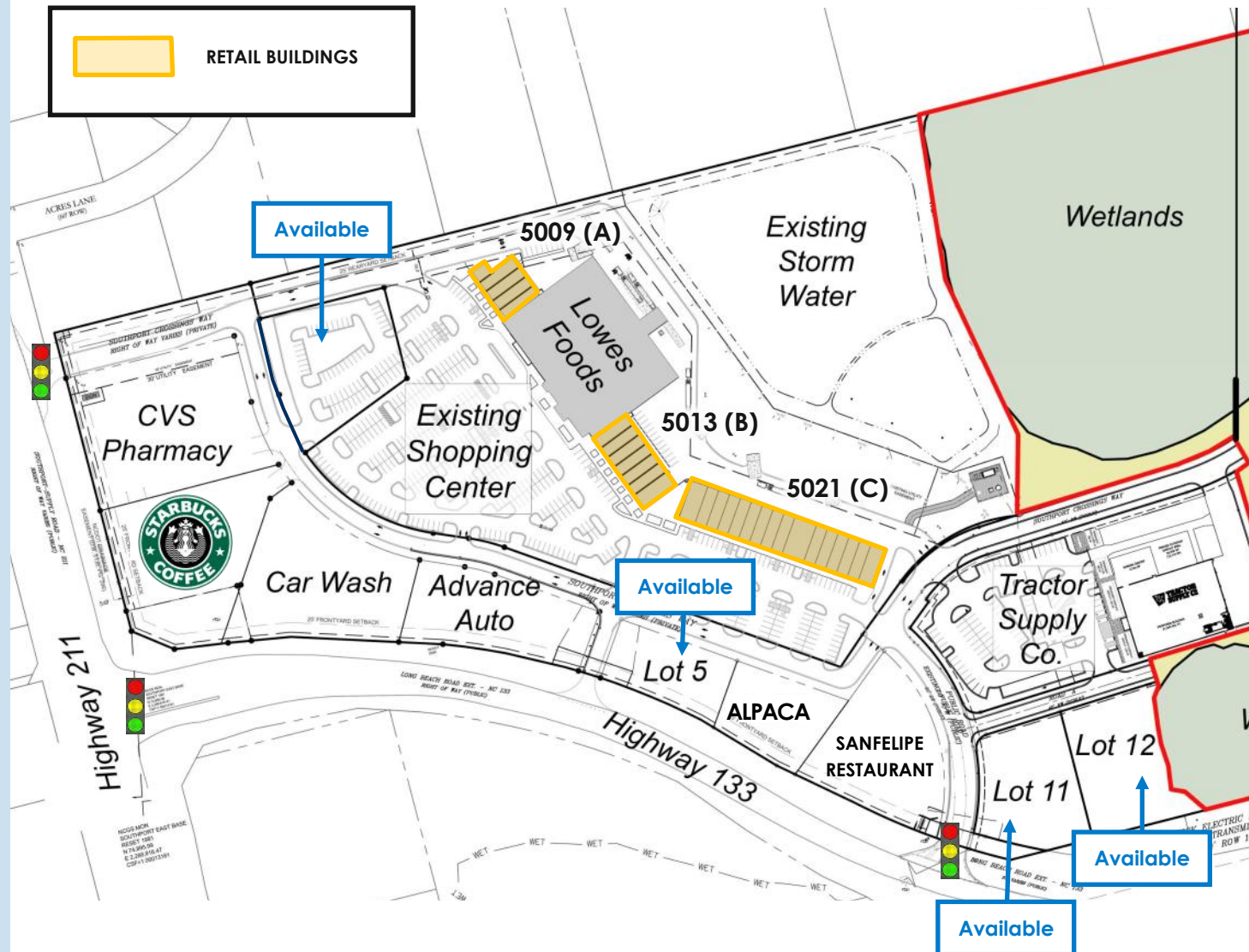




# PROPERTY HIGHLIGHTS

Southport Crossings  
Southport, NC

- Outparcels for sale, build to suit and ground lease ranging from  $\pm 0.55$  acres to  $\pm 0.86$  Acres.
- $\pm 1,400$ — $5,600$  SF contiguous retail space available for lease.
- Located at the signalized intersection of Highway 211 and Long Beach Road Extension, which boasts traffic counts up to  $\pm 34,000$  vehicles per day.
- $\pm 48$  Acres of adjacent Multi Family land under contract. Please see page 8 for more information.



For more information, please contact:

**Bryce Morrison Jr.**

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## AVAILABLE UNITS:

### RETAIL BUILDING 5009 (A)

- Remaining Unit: 2,100 SF \$21.00 PSF  
**AVAILABLE**

### RETAIL BUILDING 5013 (B)

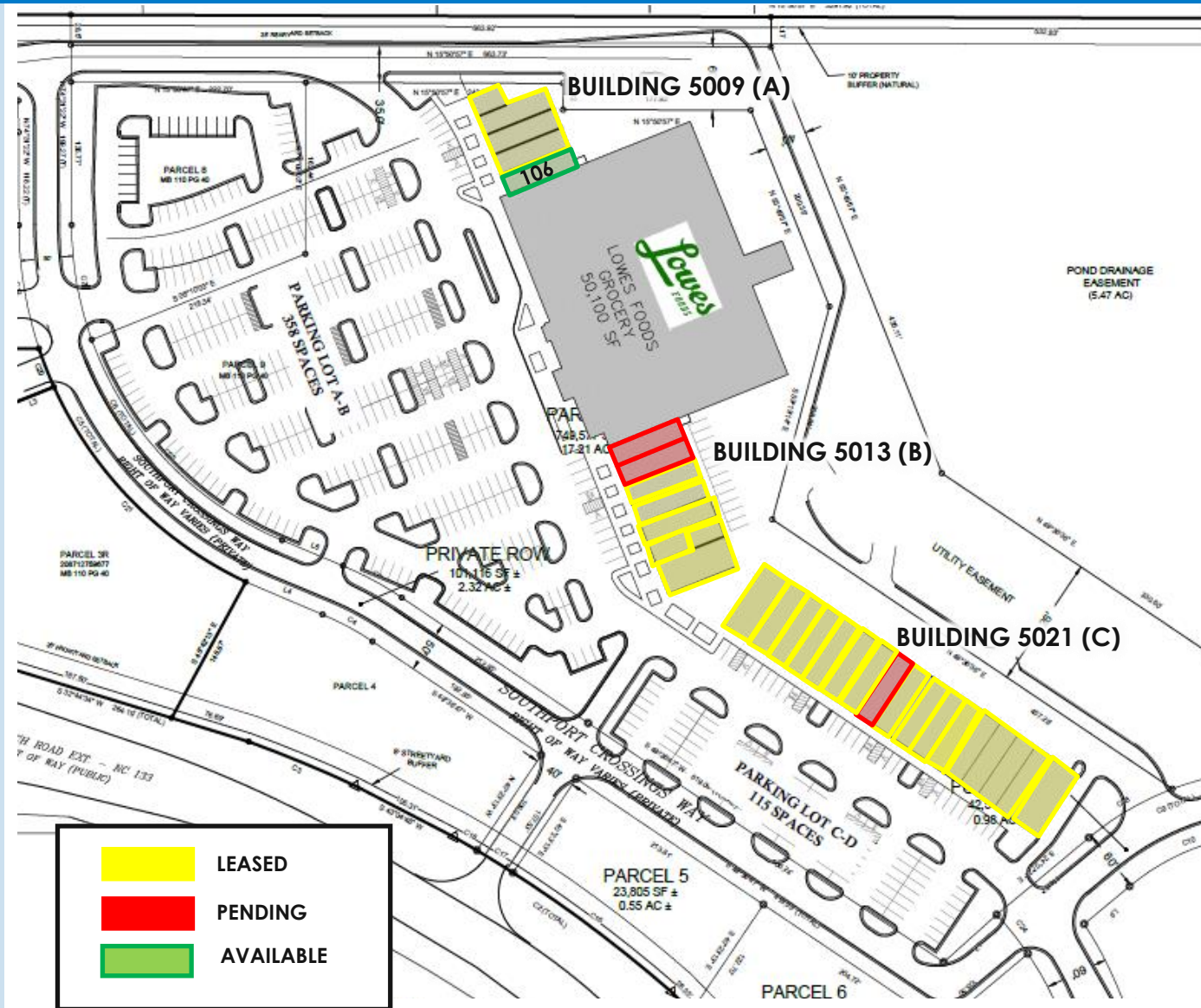
- Unit 200: 1,400 SF \$21.00 PSF  
**PENDING**
- Unit 202: 1,400 SF \$21.00 PSF  
**PENDING**

### RETAIL BUILDING 5021 (C)

- Unit 314 1,400 SF \$21.00 PSF  
**PENDING**

\* Lease Rates Are NNN

\*\* Estimated TICAM: \$4.60 PSF



For

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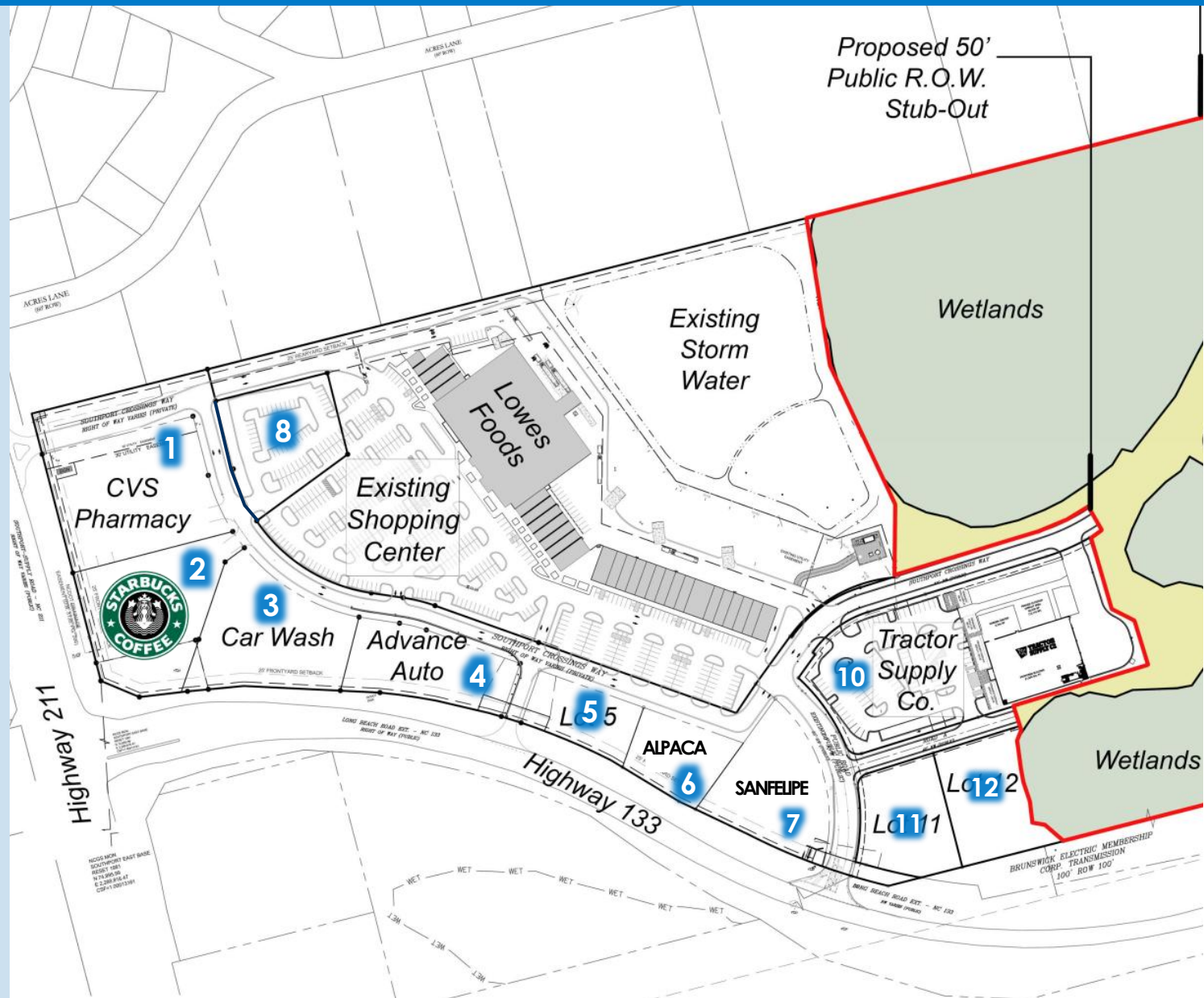


# SITE PLAN & OUTPARCELS

Southport Crossings  
Southport, NC

Outparcel 1	± 1.6 Acres <b>SOLD</b>
Outparcel 2	± 1.133 Acres <b>SOLD</b>
Outparcel 3	± 1.135 Acres <b>SOLD</b>
Outparcel 4	± 0.94 Acres <b>SOLD</b>
Outparcel 5	± 0.55 Acres \$500,000 <b>AVAILABLE</b>
Outparcel 6	± 0.59 Acres <b>SOLD</b>
Outparcel 7	± 1.07 Acres <b>SOLD</b>
Outparcel 8	± 0.86 Acres \$731,000 <b>AVAILABLE</b>
Outparcel 10	± 3.5 Acres <b>SOLD</b>
Outparcel 11	± 0.85 Acres \$855,000 <b>AVAILABLE</b>
Outparcel 12	± 0.85 Acres \$780,000 <b>AVAILABLE</b>

*All Outparcels offered for sale,  
as build-to-suit or ground lease.  
Please inquire for pricing.*



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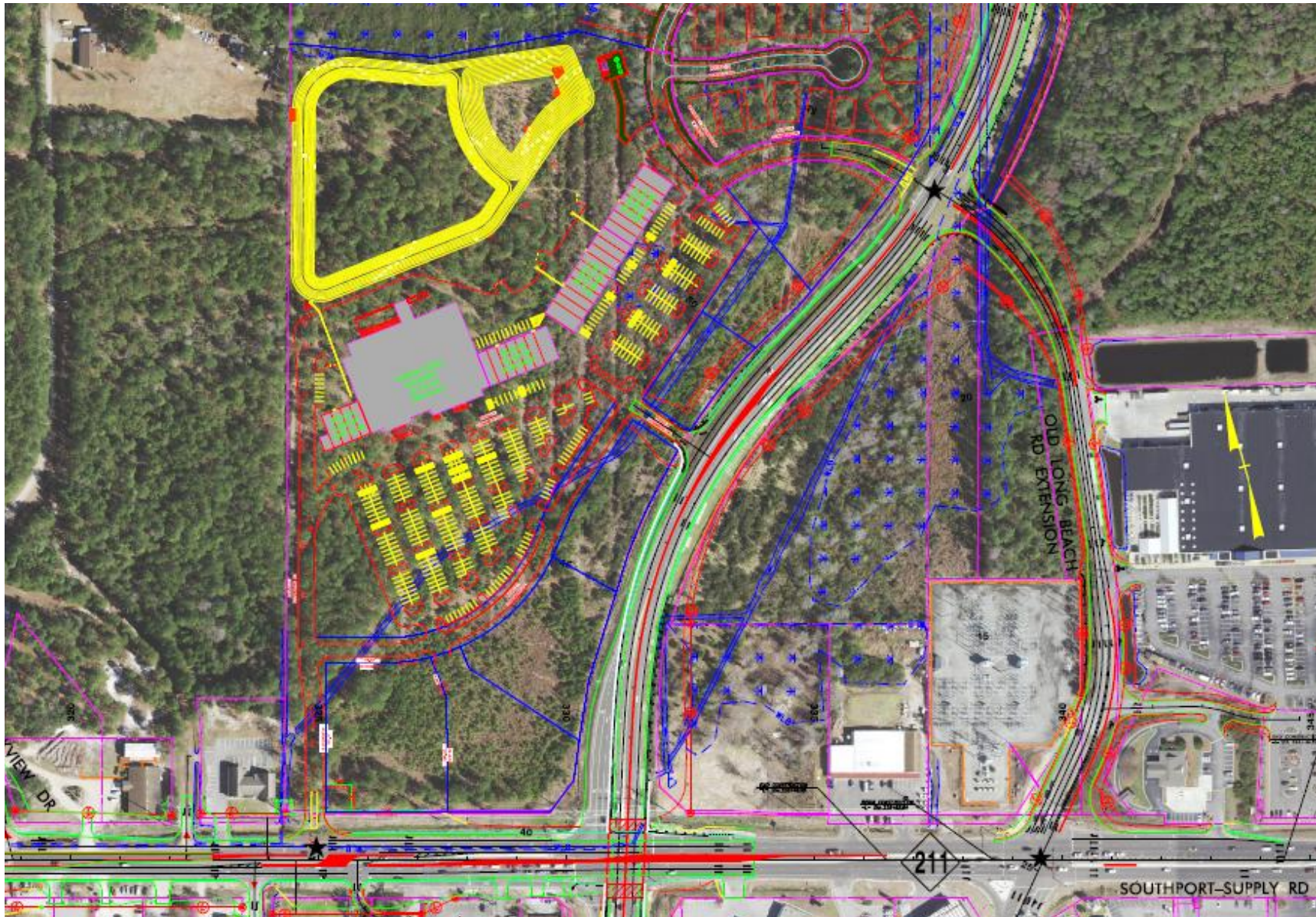
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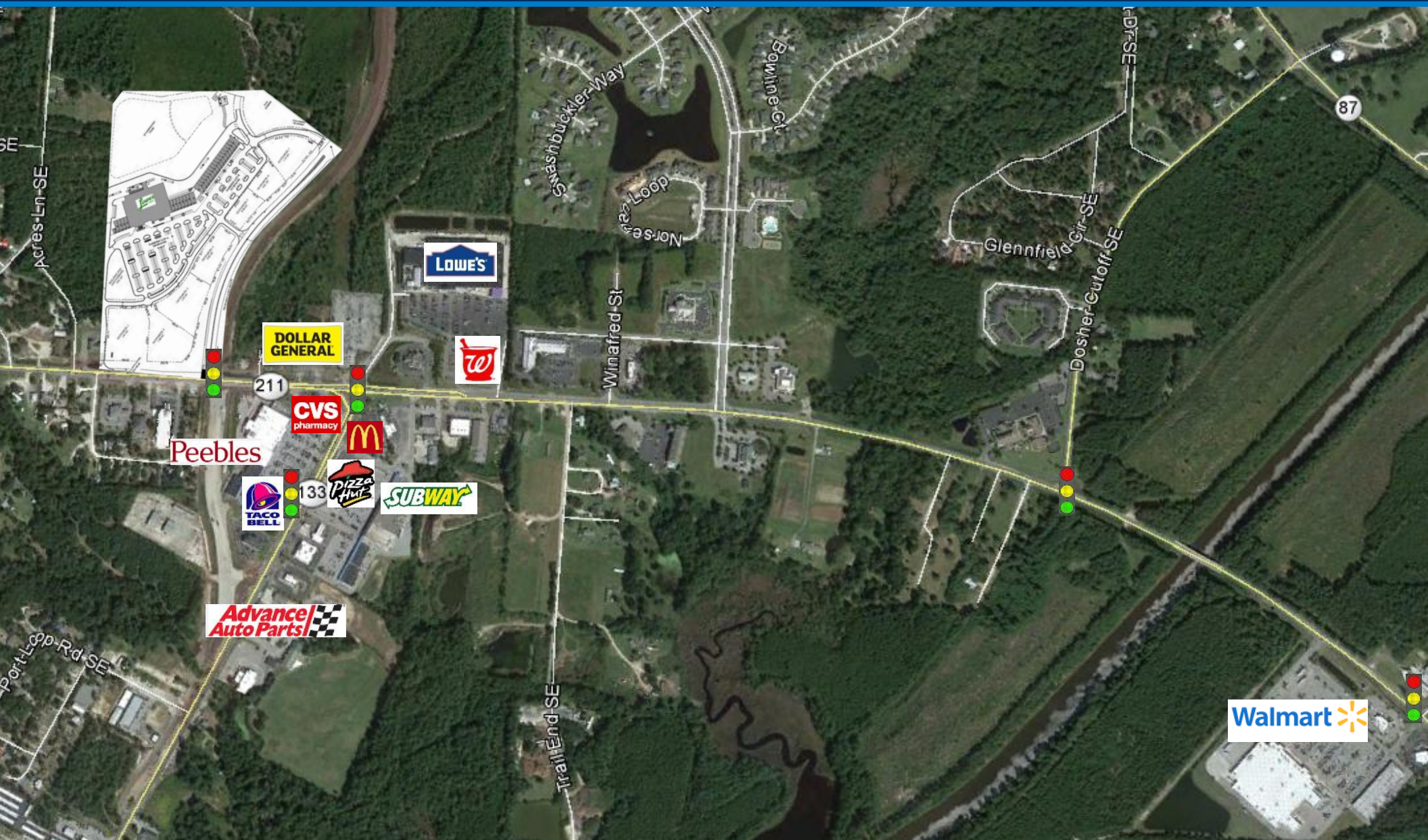
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# SURROUNDING RETAIL

Southport Crossings  
Southport, NC



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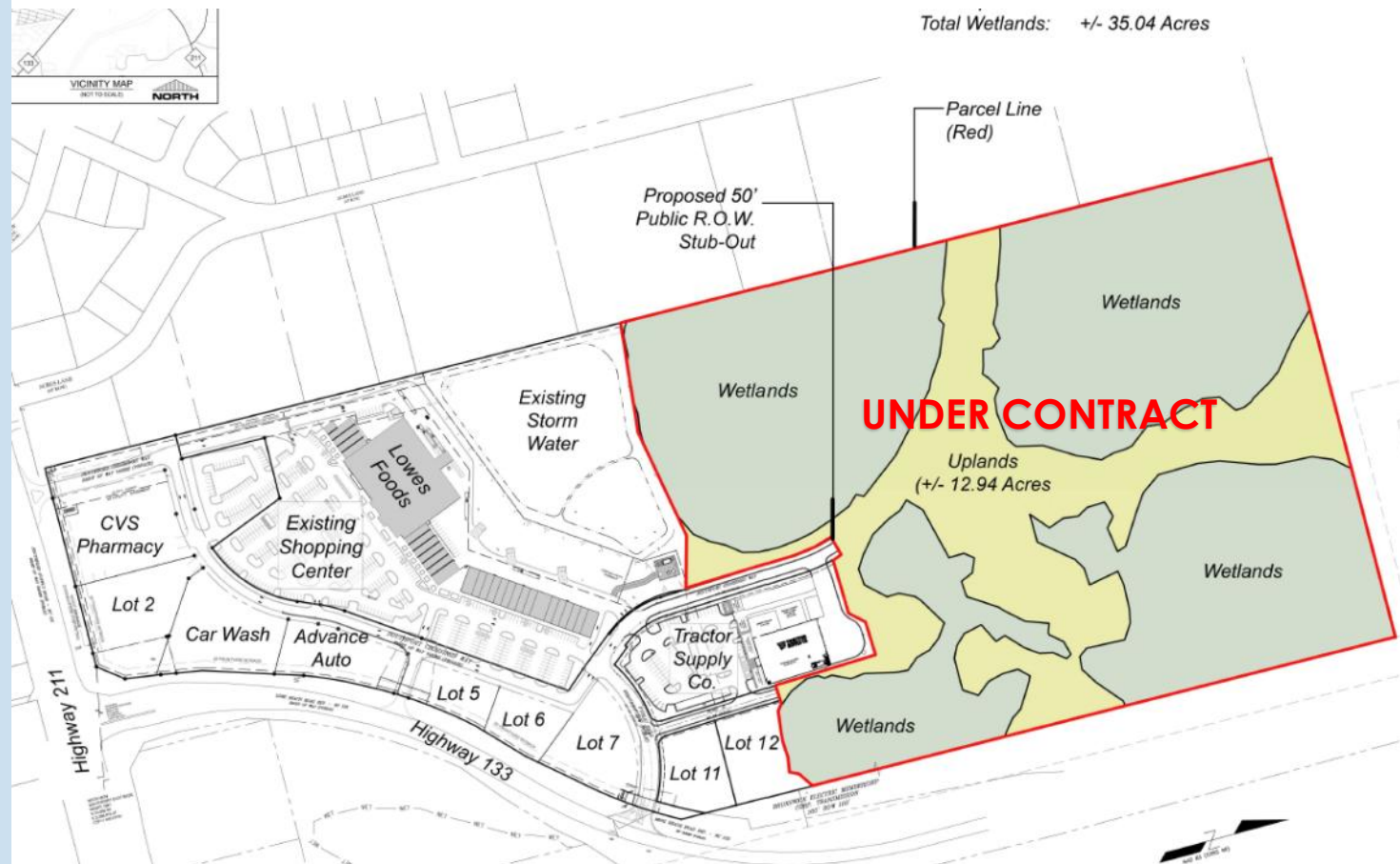


# ± 48 ACRES ADJACENT RESIDENTIAL LAND **UNDER CONTRACT**

Southport Crossings  
Southport, NC

- ± 48 Acres for sale adjacent to Southport Crossings. Acreage consists of approximately 13 acres of upland developable area.\*
- Zoned PUD
- Highest and best use is Multifamily.
- Access is from the fully signalized intersection of Southport Crossings Way and Long Beach Rd Extension (Hwy 133).
- Public water and sewer is available to property.
- Please inquire for more information.

*\*The wetlands/uplands areas reflected on the map are based on the opinion of the environmental firm that flagged the property but these wetlands have not been reviewed/ approved by the Corps of Engineers. So upland area subject to change upon their review. \**



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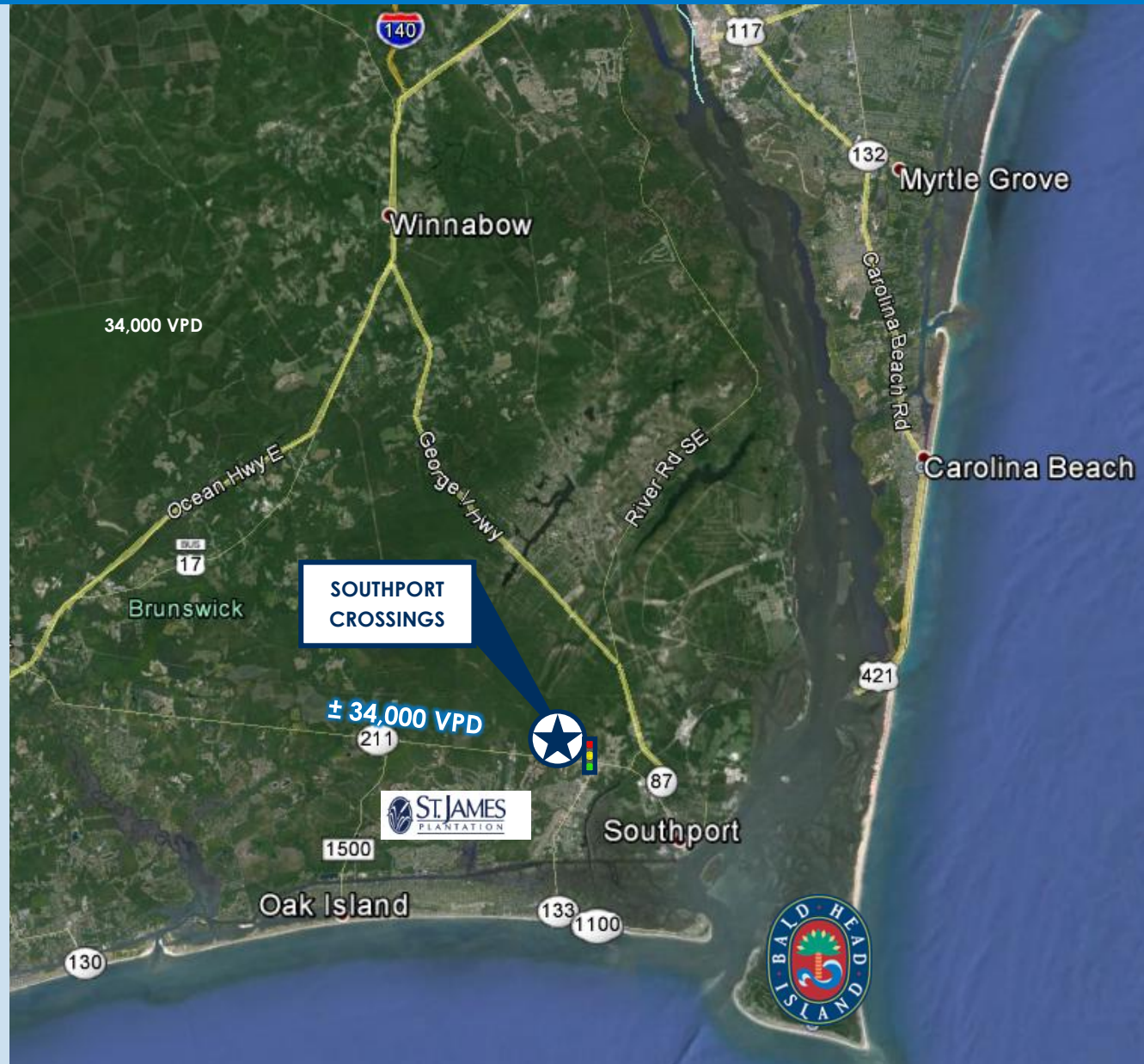
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# LOCATION OVERVIEW

Southport Crossings  
Southport, NC

- Brunswick County is the second fastest growing county in North Carolina.
- Southport Crossings is located on Highway 211 at the intersection of the newly constructed Long Beach Road Extension.
- At this location, Highway 211 sees up to  $\pm 34,000$  VPD.
- In the Summer months the City of Southport can attract nearly 50,000 visitors. Some of those are passing through to catch the ferry to Bald Head Island, a major tourist destination both locally and nationally.
- To the west of Long Beach Road is St. James Plantation which is home to over 3,500 residents. Incorporated as a town in 1999, St. James now has its own mayor, Fire Department and EMS and is still a growing township.



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