

OIB HWY 4.11 ACRES

7030 OCEAN HWY W, OCEAN ISLE BEACH, NC 28469



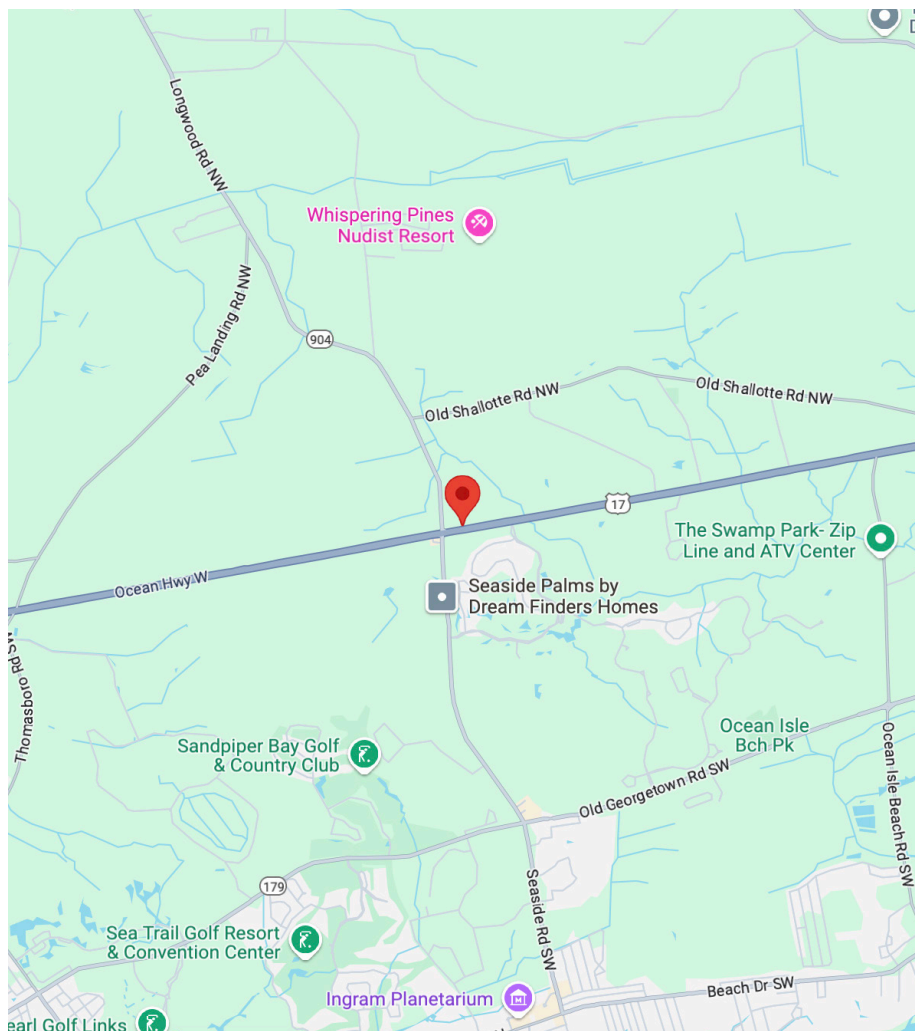
CAROLINA COMMERCIAL INVESTMENT PROPERTIES
3808 PARK AVE, SUITE 220, WILMINGTON, NC 28403
910-297-9572

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EXECUTIVE SUMMARY



Unique opportunity in high growth South Brunswick County. This 4.11 acre site is proximate to the Highway 17/904 intersection and benefits from unimpeded visibility. Given the area's forthcoming rooftops and convenient access to area beach towns, this site promises to be in the bullseye of activity. (See included image identifying nearby residential) Zoning is CLD (Commercial Low Density) by BrunswickCounty. This classification offers a wide range of uses.

The survey shows frontage on Highway 17 just below 700'. Much of the site is 300'+ deep, but the West side of the site along Northbridge Court is somewhat irregularly shaped. Visibility for this site is tremendous. The 2023 NC DOT traffic count in front of this site was 27,000 VPD.

Stormwater for this site is handled by the subdivision behind the property. Also, the sewer and water connections are planned in accordance with the master site plan. Courtyards by Carrell is a 66 lot single family community with beginning prices in the low \$400's. The community is in Phase I of sales, but the infrastructure and amenities are complete.

PROPERTY INFORMATION

GENERAL PROPERTY INFORMATION

Listing ID: 42624458

Status: For Sale

Property Type: Land

Total Space: 4.11 Acres

Asking Price: \$950,000

List Price/Acre: \$231,144

Terms: Cash to seller

Possession: At closing

Signage: Free-Standing

Zoning: C-LD

Occupancy Type: Single Tenant

Legal Owner: Carrell Homes LLC

County: Brunswick

Water & Sewer: Yes

Topography: Flat

Lot Depth: 318 FT

Lot Width: 564 FT

Parcels: 21100007, 21100008

PROPERTY PHOTOS



SUBMARKET MAP



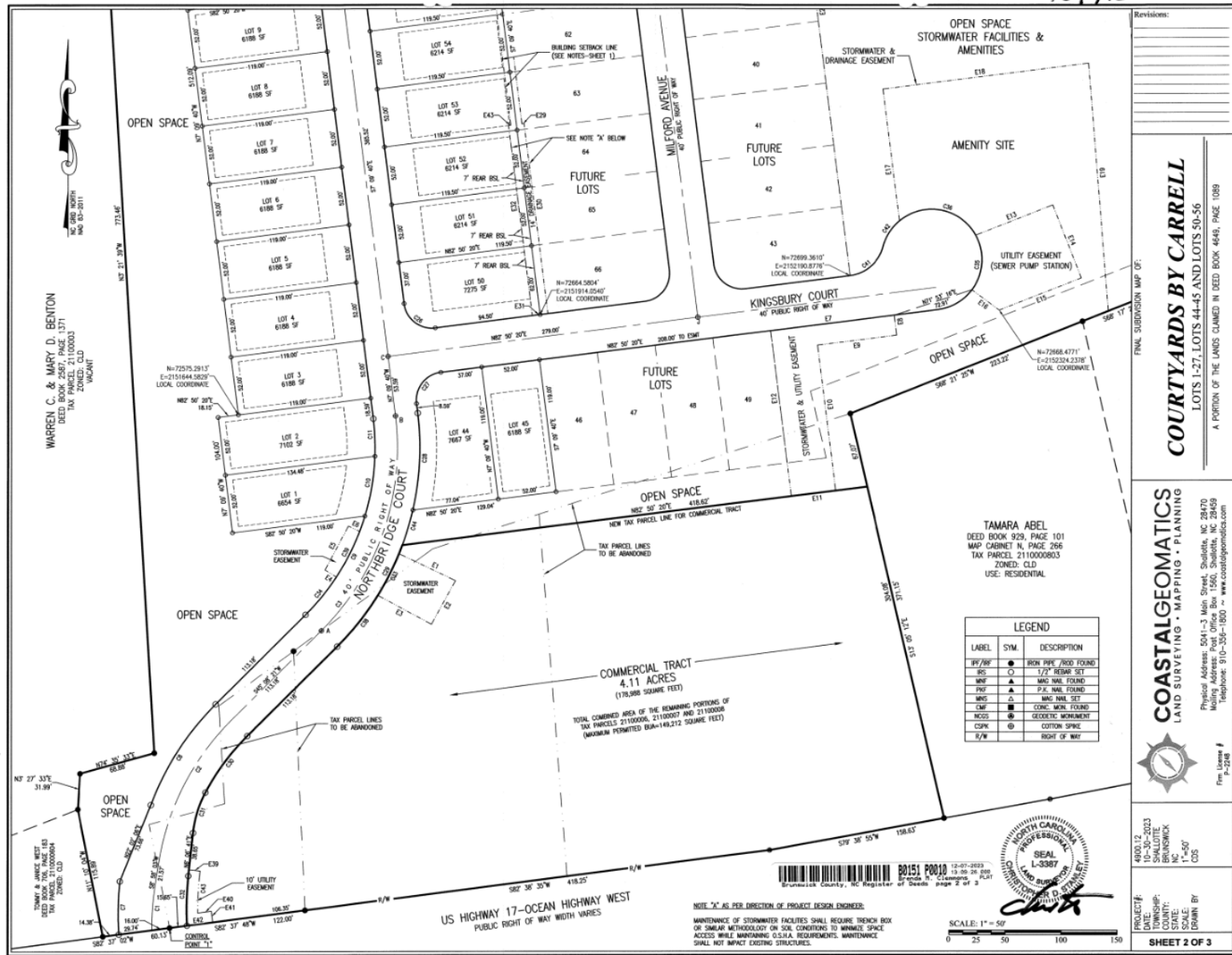
DEVELOPMENT MAP



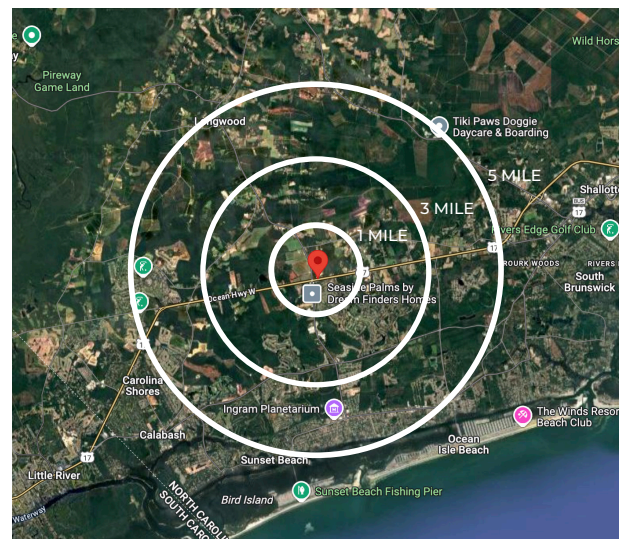
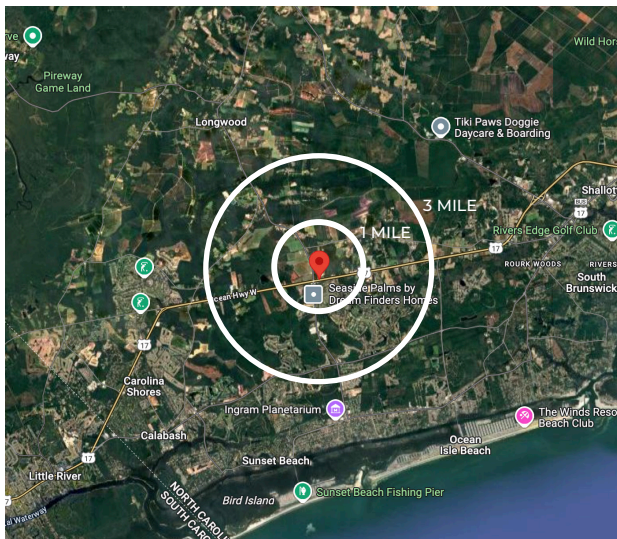
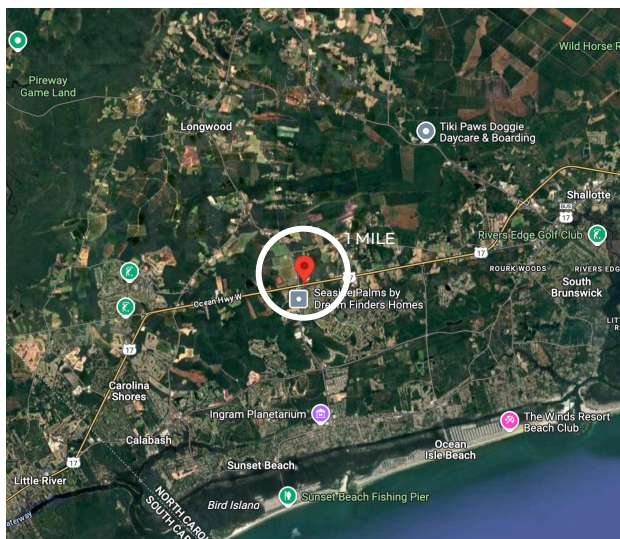
PARCEL LINES



SITE PLANS



DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
ESTIMATED POPULATION	235	2,484	10,482
ESTIMATED HOUSEHOLDS	1,660	3,485	9,628
AVERAGE HH INCOME	\$76K	\$50K	\$56K
EMPLOYMENT	59	720	3,452

LOCAL INFORMATION



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Ocean Isle Beach is one of the North Carolina barrier islands, also known as Brunswick Islands. It is a seven mile stretch of beach and is a beloved vacation destination for many friends and families.

Location: Ocean Isle Beach is situated between Sunset Beach and Holden Beach. It is about 15 minutes from Calabash, North Carolina, and the North Carolina and South Carolina border. It is 45 minutes from Myrtle Beach and an hour from Wilmington, North Carolina.

Attractions: In addition to the beautiful 7 mile long beach, Ocean Isle also has attractions such as golf (26 courses), boat charters, pier, fishing, restaurants, bars, condos, vacation homes, mini golf and the Museum of Coastal Carolina. Ocean Isle Beach is not heavily commercialized, so it is mainly known for its natural attractions.



CONTACT INFORMATION



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