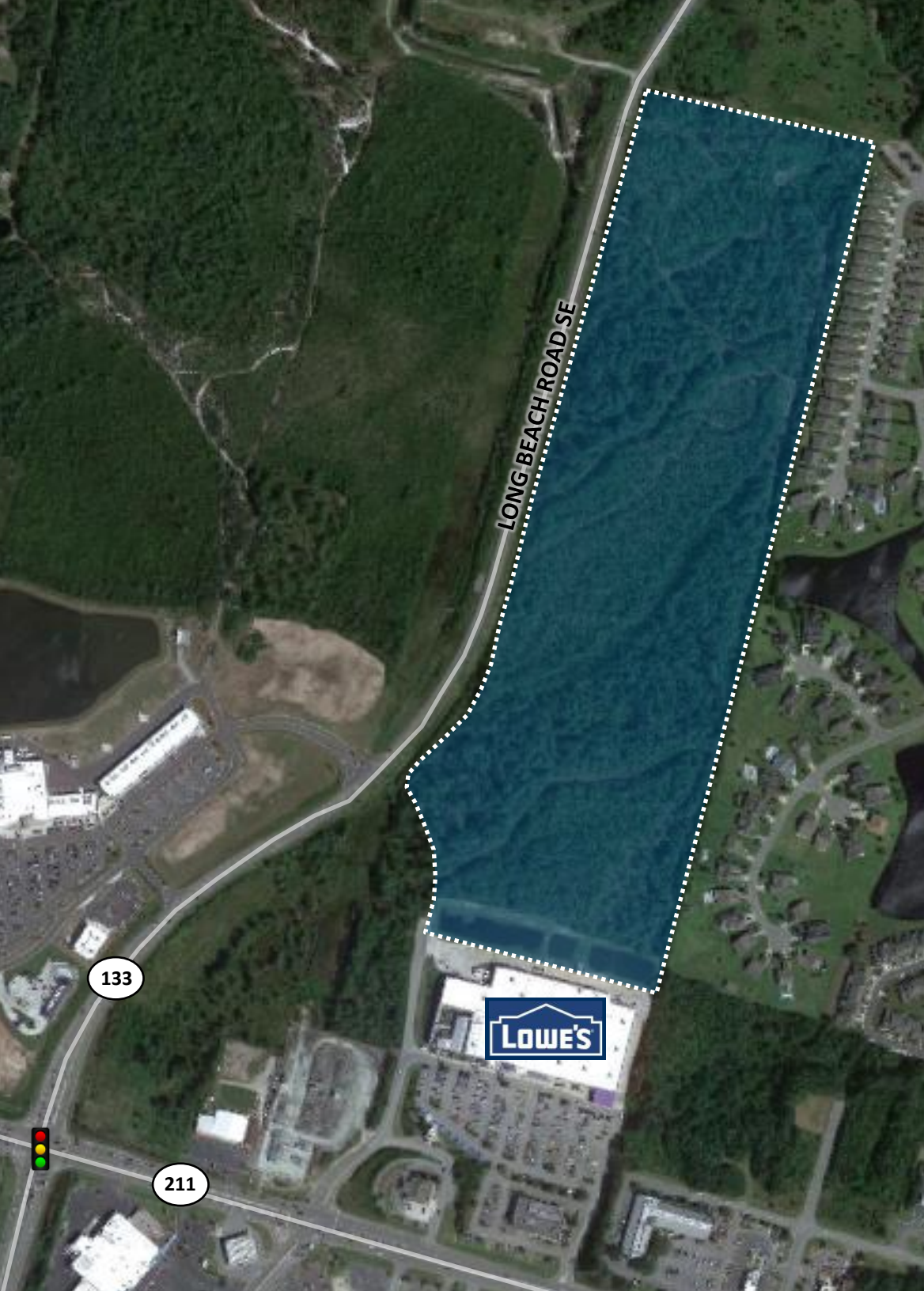


± 44 ACRES MULTI FAMILY LAND FOR SALE

HIGHWAY 133 (LONG BEACH ROAD SE)

SOUTHPORT, BRUNSWICK COUNTY, NORTH CAROLINA





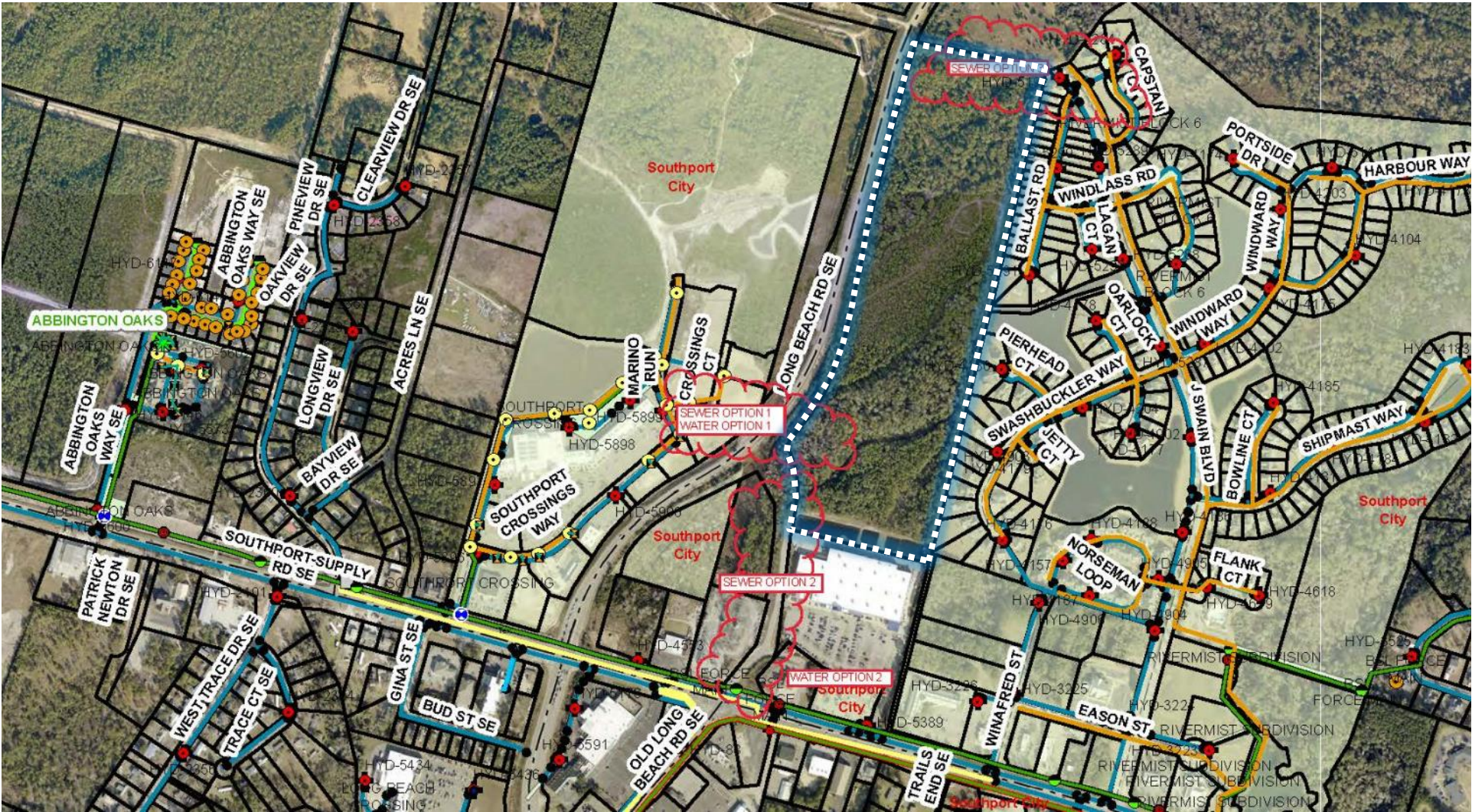
SUMMARY

ADDRESS	Highway 133 (Long Beach Road SE) Southport, NC Brunswick County
PARCEL ID	2050003901
ACREAGE	± 44 Acres
SALES PRICE	Please inquire
ZONING	CO-CLD—Commercial Low Density (Brunswick County) Under current CLD Zoning, the following applies: + The roads do not have to be public if you develop by right. + The properties do not have to be subdivided if you do different product types. They will still process a by-right master plan and phases without the extra step of subdivision. • Anything over 10 lots does require Planning Board approval.
UTILITIES	Public Water & Sewer available (See attached utility map and connections options on pages 4 & 5)
DESCRIPTION	± 44 acres located along Hwy 133 in Southport, NC with approximately 2,200 linear feet of road frontage. The subject property is located directly behind Lowes Home Improvement and across Hwy 133 from the Lowes Foods anchored shopping center, Southport Crossings with two NCDOT approved access points from Hwy 133.

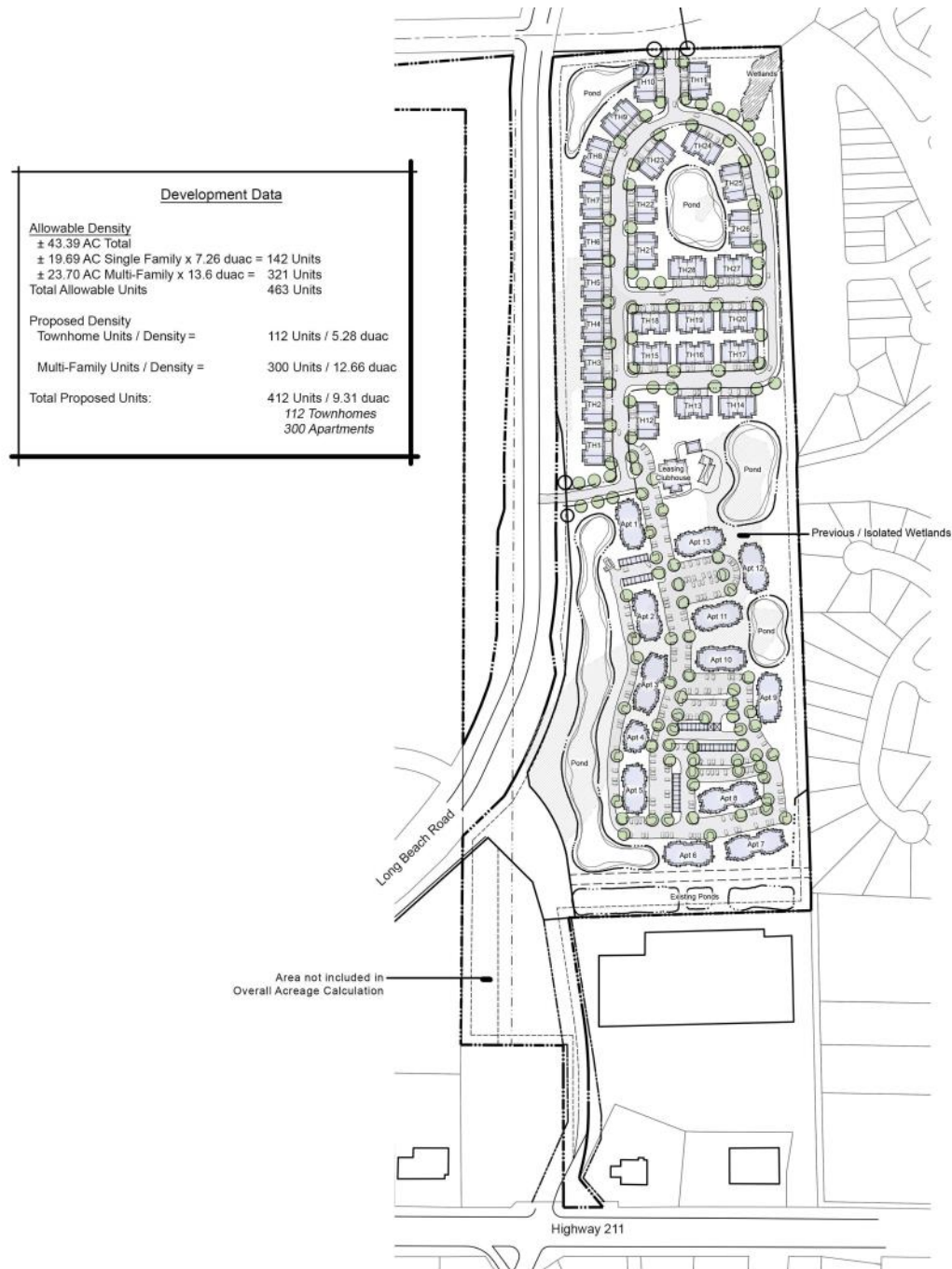
GIS AERIAL



UTILITIES MAP



CONCEPTUAL SITE PLAN

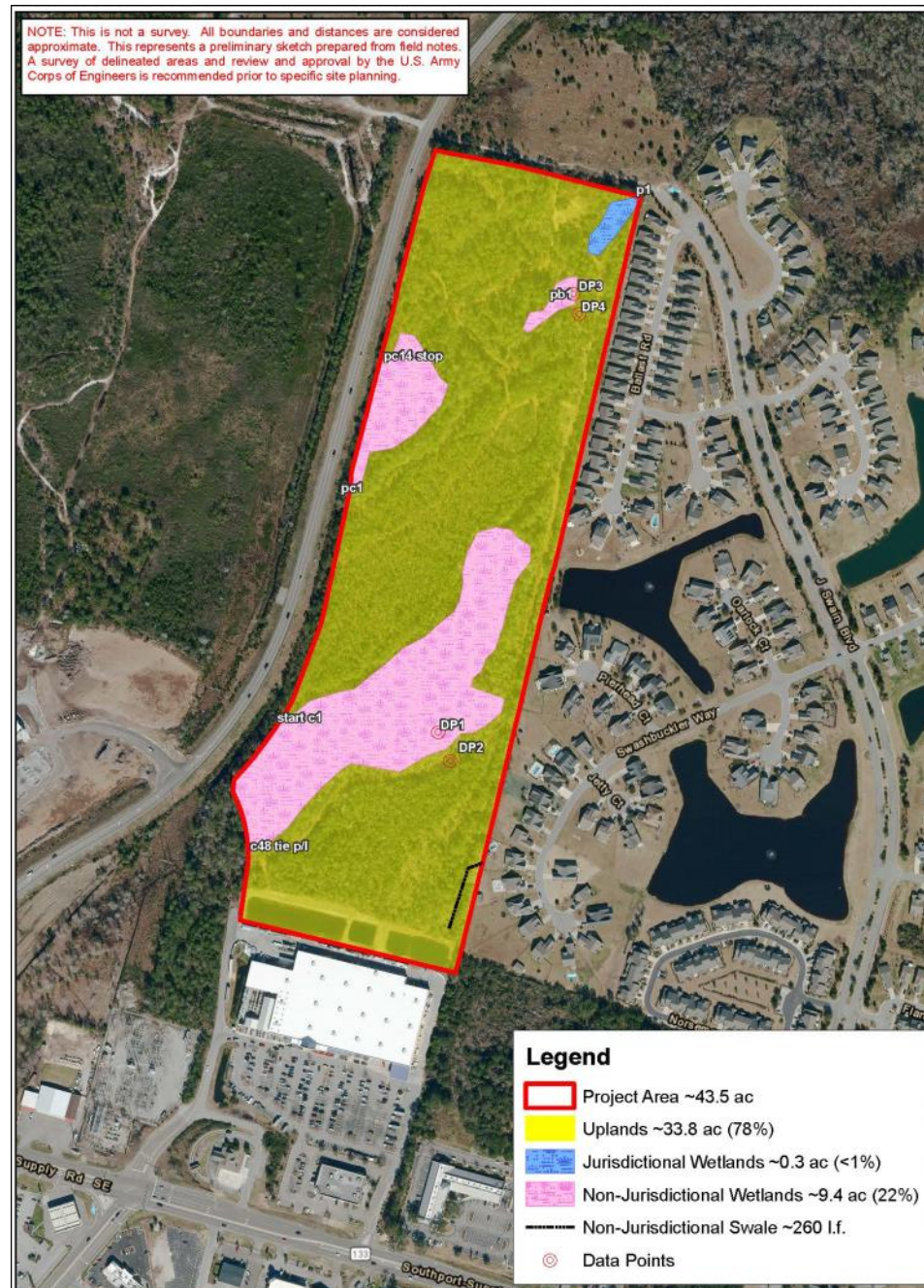


UTILITY CONNECTION OPTIONS

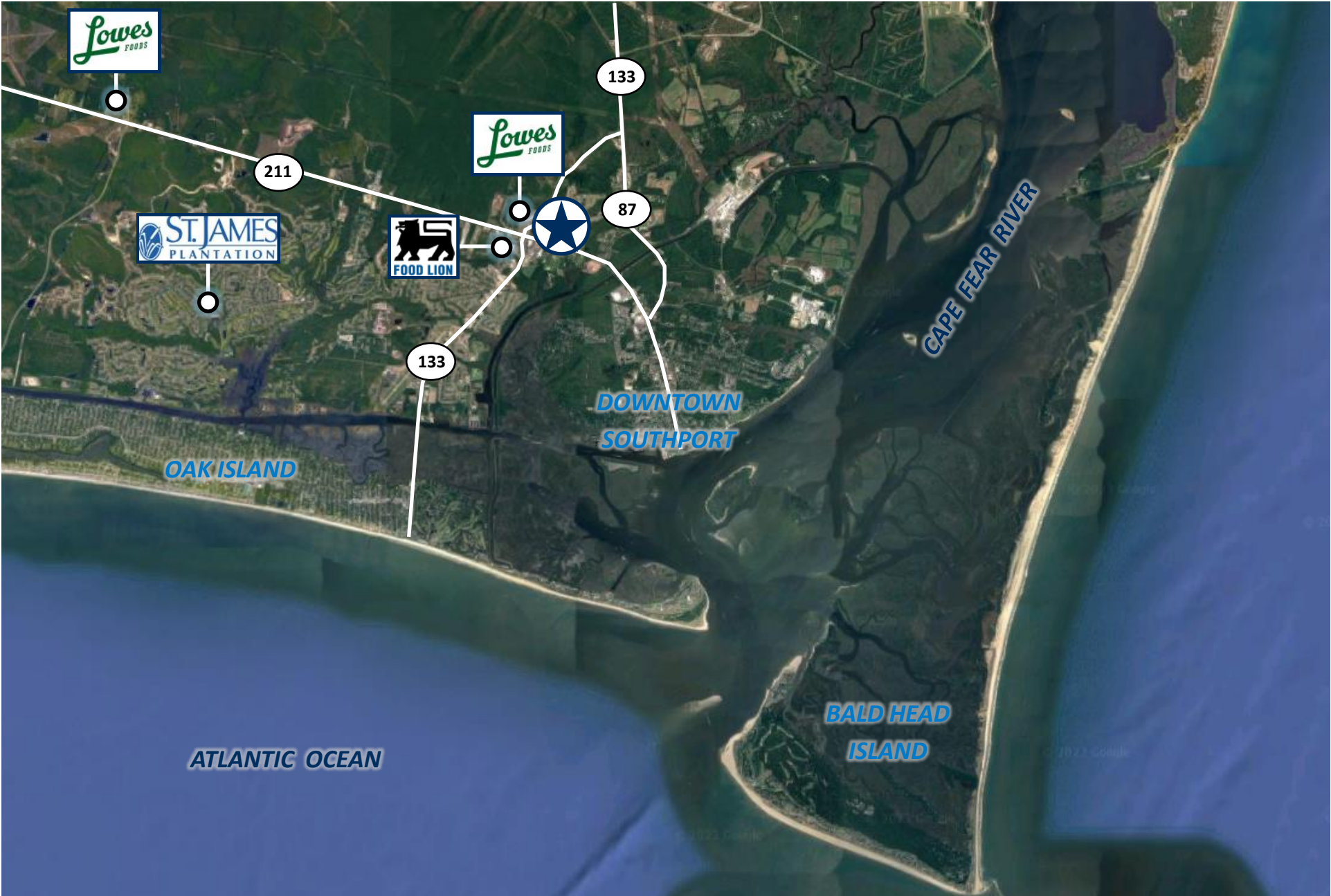
- 1) **Sewer option 1** – Can tie into the manhole inside the Southport crossing shopping center, there is approximately 43,500 gpd left in the pump station to avoid an upgrade. An on-site pump station still required and would have to get a NCDOT encroachment agreement to cross the Long Beach Road roadway.
 - a. Positives – Smaller pump station on site, be part of county system, if use is residential that is about 200 (3) bedroom homes or apartments
 - b. Negatives – Limited flow if doing residential and need to get encroachment from NCDOT
- 2) **Sewer Option 2** -Direct tie in to forcemain along Hwy 211, no limitation on flow, still on-site pump station
 - a. Positives – No limit of capacity, this assumes forcemain allowed in easement to Hwy 211, forcemain on your side of Hwy 211
 - b. Negatives – 1M pump station and getting forcemain down to Hwy 211 existing FM
- 3) **Sewer Option 3** – Tie into Rivermist gravity collection system – On-site PS still required
 - a. Positives – No NCDOT encroachment
 - b. Negatives – Through Town of Southport, unknown of downstream capacity within the Rivermist PS (need to contact Southport on capacity in PS before upgrade), we would need to make sure easement (ROW) exists to tie into Jason Swain Blvd gravity manhole
- 4) **Water Option 1** – Tie into South port Crossing
 - a. Positives - Have public ROW to tie in
 - b. Negatives – 8-inch line and having to get NCDOT permit under Long Beach Road
- 5) **Water Option 2** – Tie into Hwy 211 Line
 - a. Positives – 24” line, so no capacity issues
 - b. Negatives – Encroachment and Bore under 211 since other side of road, making sure easement (ROW) to get to Hwy 211 from property

WETLAND DELINIATION

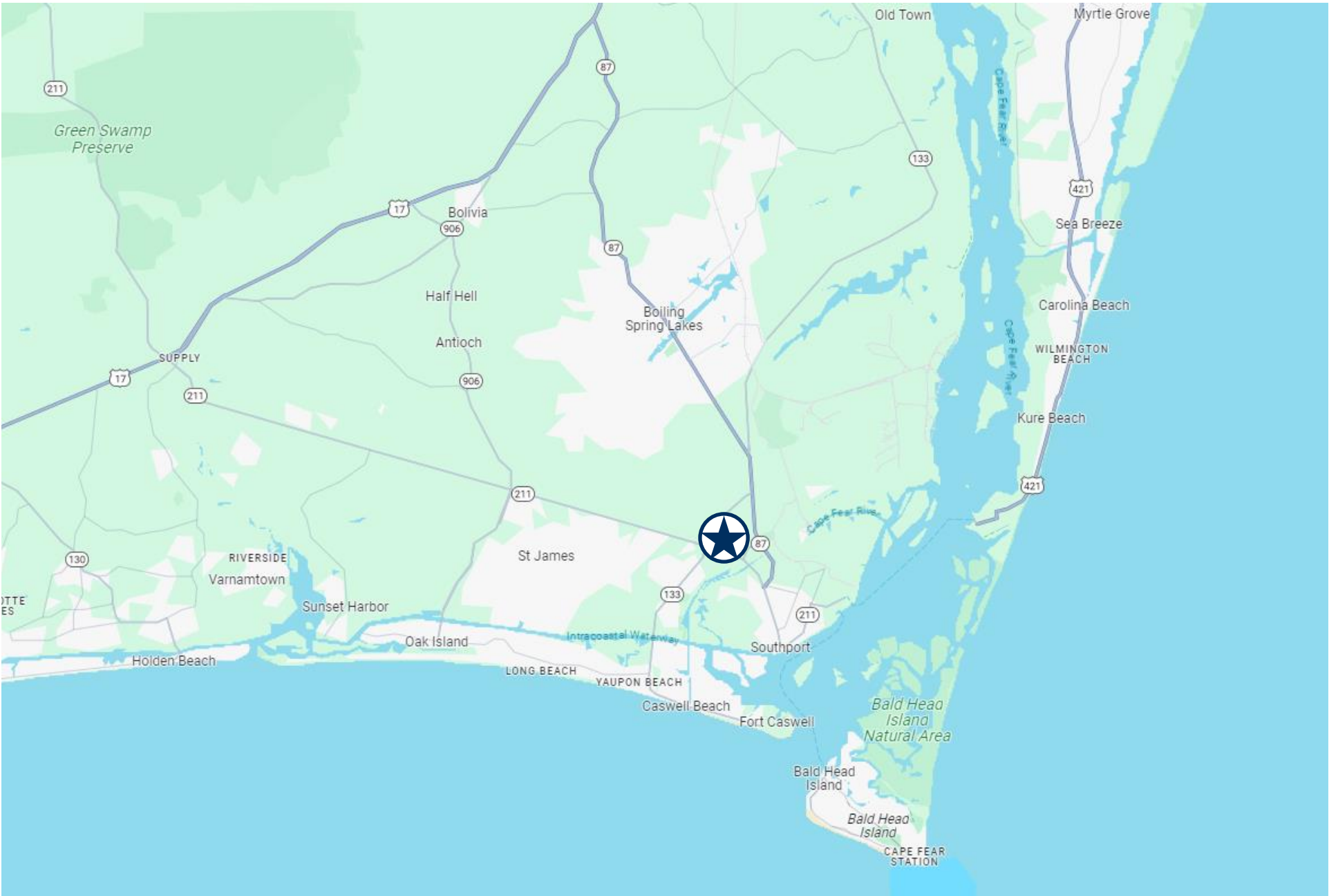
**Wetland delineation is Preliminary*



AERIAL MAP



LOCATION MAP





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