



## Development opportunity

### Offering Summary

Sale Price:	\$1,200,000
Lot Size:	4.91 Acres
Price / Acre:	\$244,399
Zoning:	B2-Business
Traffic Count:	22,000

- Three parcels totaling ±4.91 acres available for sale (must be sold together)
- Allows for buildings greater than 15,000-sf on a lot size of 20,000-sf or greater
- Maximum building height of 40'
- Located just off Highway 17 in Shallotte, NC

## Get more information

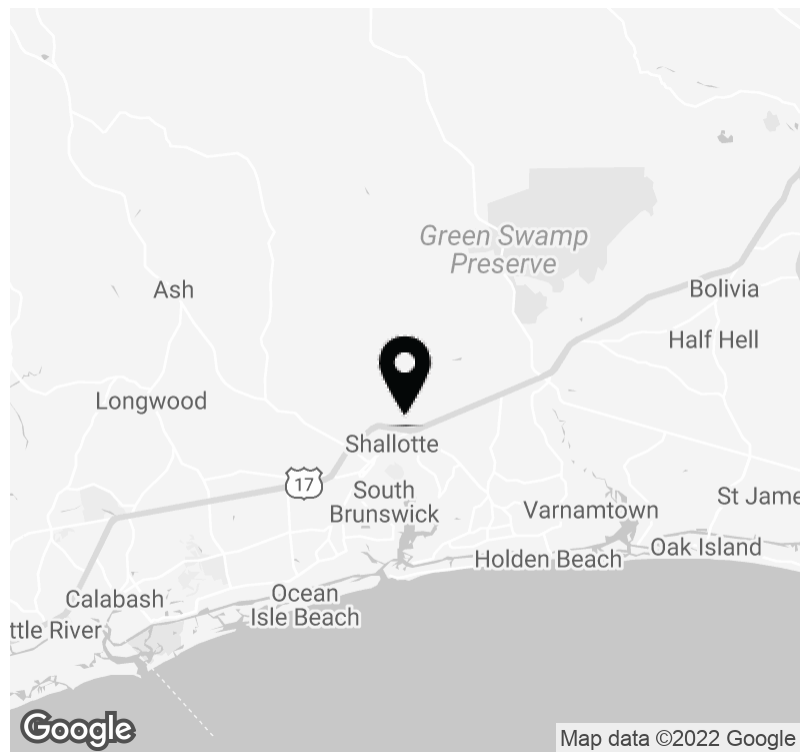
### Justin Booth

Principal, Industrial  
D 919 866 4262  
[justin.booth@avisonyoung.com](mailto:justin.booth@avisonyoung.com)



Demographics	1 Mile	3 Miles	5 Miles
Total Households	724	2,960	7,280
Total Population	1,733	6,914	17,499
Average HH Income	\$64,661	\$71,631	\$65,491

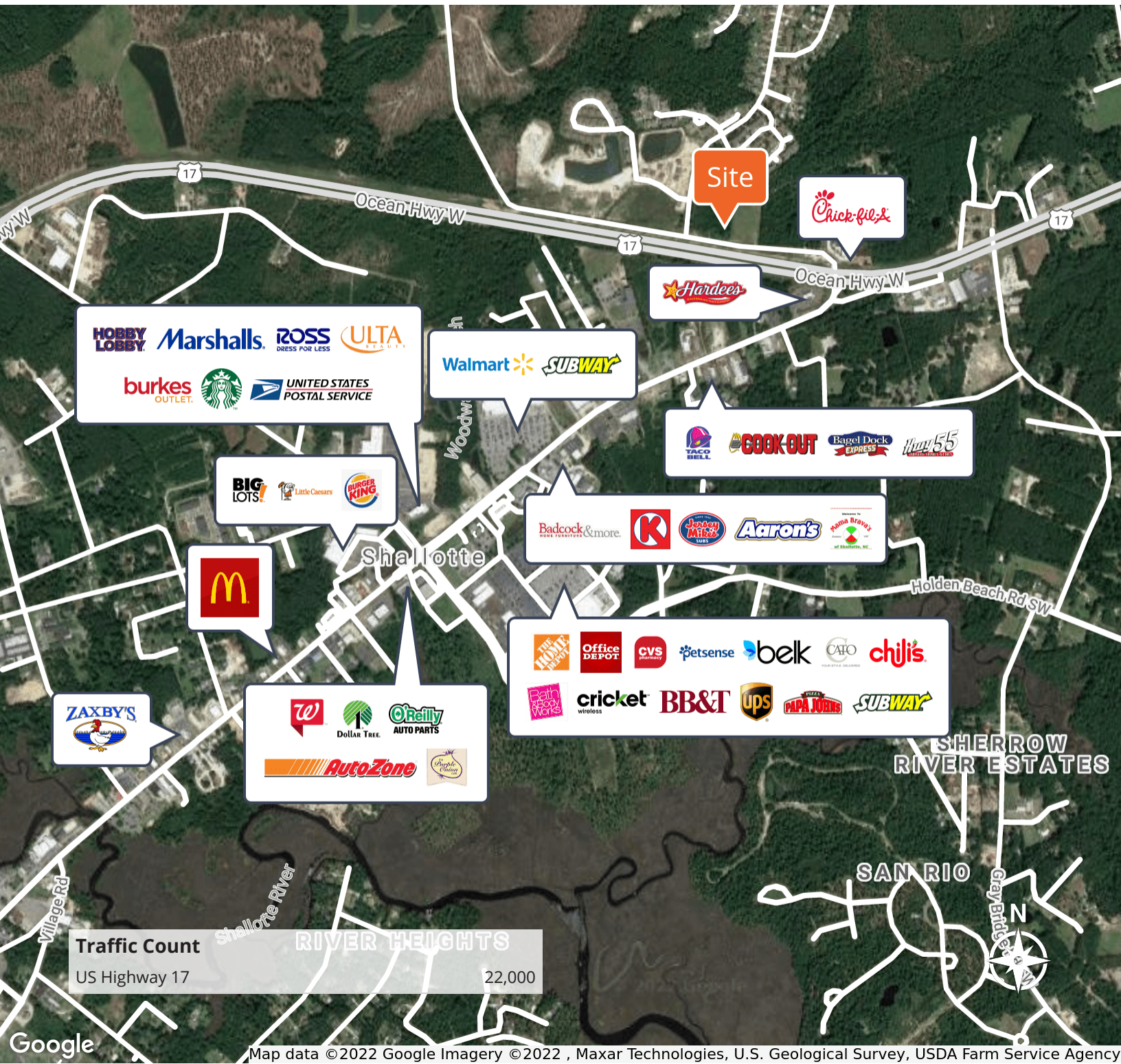
	Parcel #	Pin Number	Acreage
Lot 1	1820-0-055	109805177596	1.80 acres
Lot 2	1820-5-56	109809178245	1.67 acres
Lot 3	1820-0-054-01	109809176267	1.44 acres



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Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607

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# National Flood Hazard Layer FIRMette



**Legend**

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<b>SPECIAL FLOOD HAZARD AREAS</b>		Without Base Flood Elevation (BFE) Zone A, V, AHZ
		With BFE or Depth Zone AE, A99, AV, VE, VV
		Regulatory Floodway
<b>OTHER AREAS OF FLOOD HAZARD</b>		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depths less than one foot or with drainage areas of less than one square mile. Zone X
		Future Conditions 1% Annual Chance Flood Hazard. Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee. Zone D
<b>OTHER AREAS</b>		NO SCREEN Area of Minimal Flood Hazard. Zone X
		Effective LOMRs
<b>GENERAL STRUCTURES</b>		Area of Undeveloped Flood Hazard. Zone D
		Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
<b>OTHER FEATURES</b>		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
<b>MAP PANELS</b>		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/23/2021 at 6:44 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map orientation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unverified areas cannot be used for regulatory purposes.



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