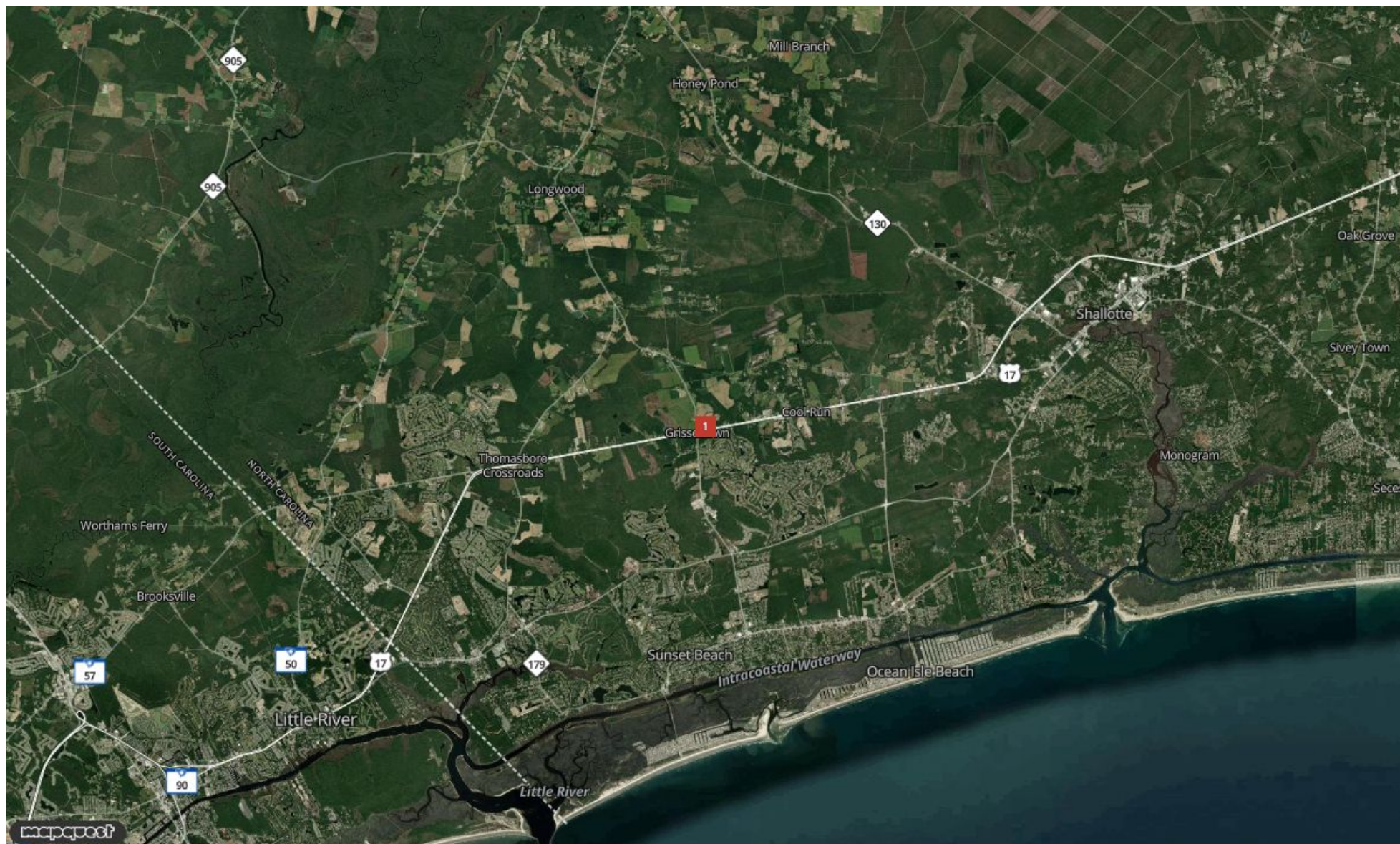


Report for 7030 Ocean Hwy W...

Carolina Commercial Investment Properties, LLC

3808 Park Ave. Ste. 220 Wilmington, NC 28403 | 910-297-9572

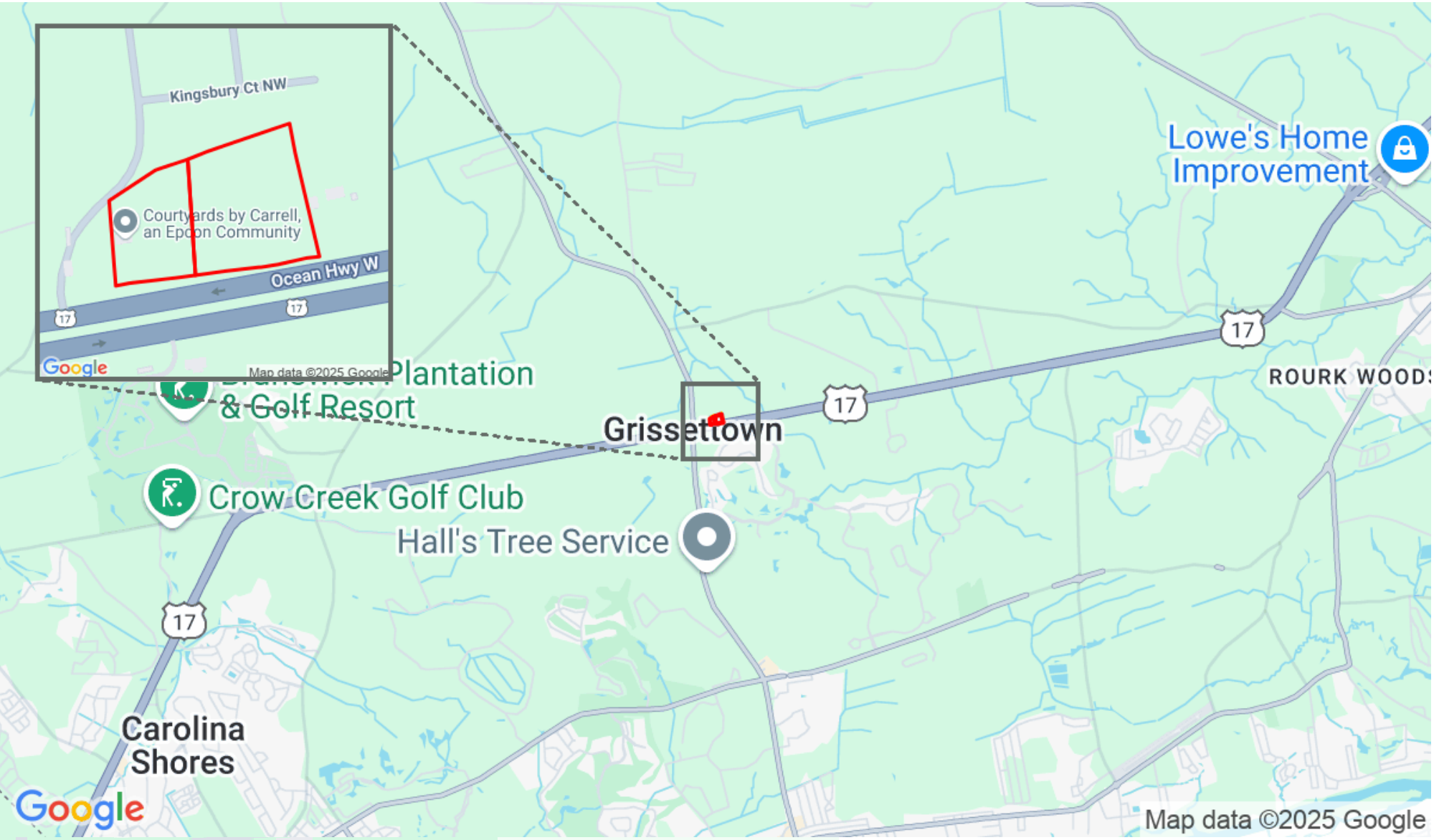


7030 Ocean Hwy W



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OIB Highway 4.11 AC Commercial Land

7030 Ocean Highway West, Ocean Isle Beach, NC, 28469

Land For Sale

Prepared on June 17, 2025

1 of 1 Listings



Listing Details | Land For Sale

Total Available Space	4.11 Acres	Available Date	Now
Asking Price	\$950,000	Days On Market	27 days
Listing Price Per SF	-	Date Listed	5/21/2025
List Price Per Acre	\$231,144	Last Modified	6/17/2025
Cap Rate (Actual)	-	Listing ID	42624458
Terms	Cash to seller	Parking Spaces	-
Possession	At closing	Electric Service	-
Signage	Free-Standing	Water	Yes
Show Instructions	Call broker	Sanitary Sewer	Yes

Description

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 Brunswick County. This classification offers a wide range of uses as evident in the attached Table 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.

Legal Description - L-COMMERCIAL TRACT 4.11 AC COURTYARDS BY CARRELL PL-151/9-11
Parcel ID - 211GA00101

Property Features

Location Details

Address	7030 Ocean Highway West, Ocean Isl...
Zoning	C-LD
County	Brunswick

Parcels	21100007, 21100008
Name	7030 Ocean Hwy W
Nearest MSA	Myrtle Beach-Conway-North Myrtle B...

Building Details

Sub Type	-
Land Size	3.95 Acres / 172,251 SF
Occupancy Type	Single Tenant
Electricity	-
Water	Yes

Sanitary Sewer	Yes
Topography Desc.	Flat
Lot Depth	318 ft
Lot Width	564 ft

Property Listings

1 Listing | 4.11 Acres | \$950,000

Type	Space Use	Suite	Available Space	Rate	Price Per Acre	Available
For Sale	Vacant	-	4.11 Acre	\$950,000	\$240,242.00	Now

Additional Photos



Contact

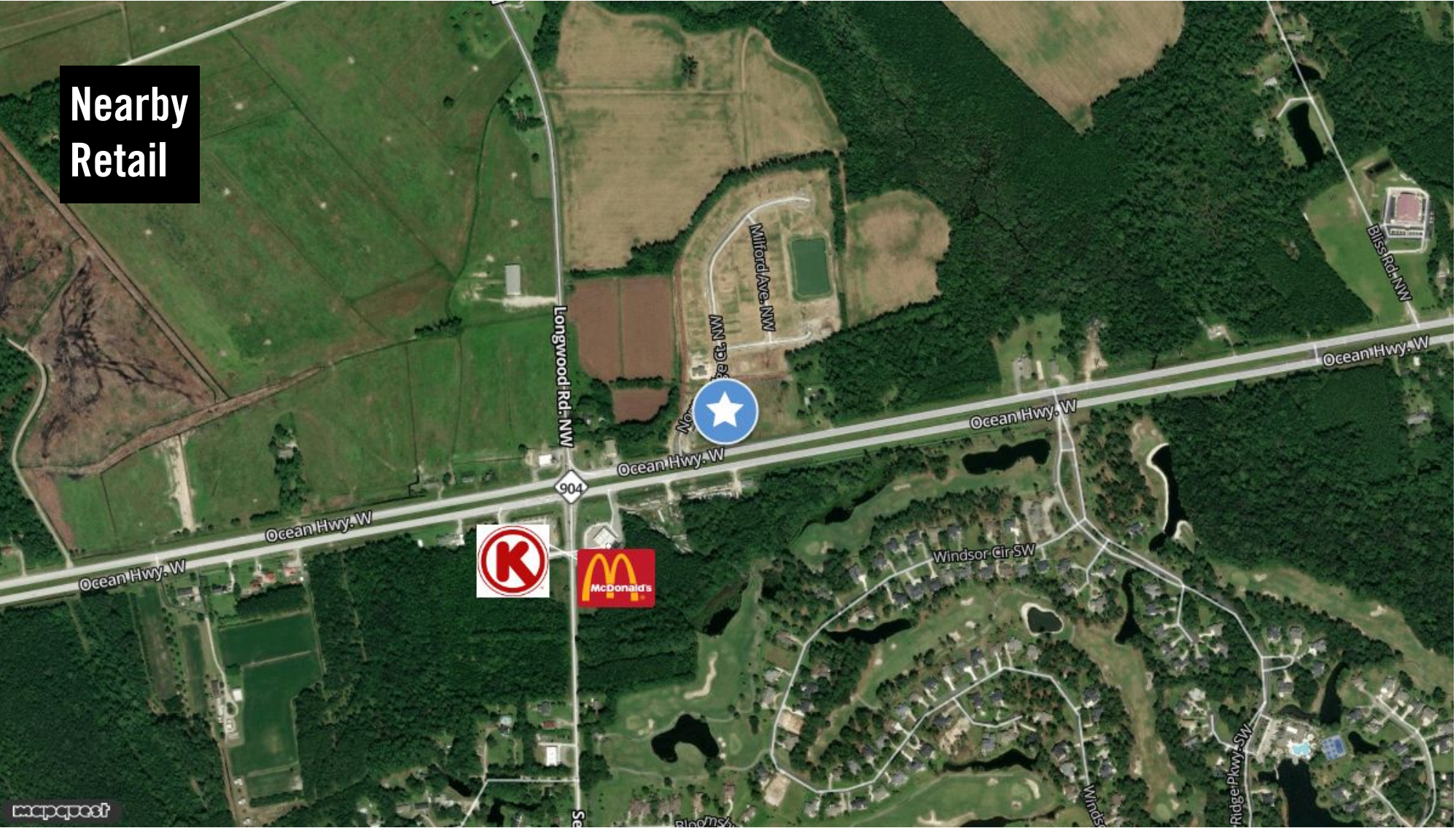


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Carolina Commercial Investment Properties, LLC

7030 Ocean Hwy W



7030 Ocean Hwy W



Carolina Commercial Investment Properties, LLC 3808 Park Ave. Ste. 220 Wilmington, NC 28403 | 910-297-9572

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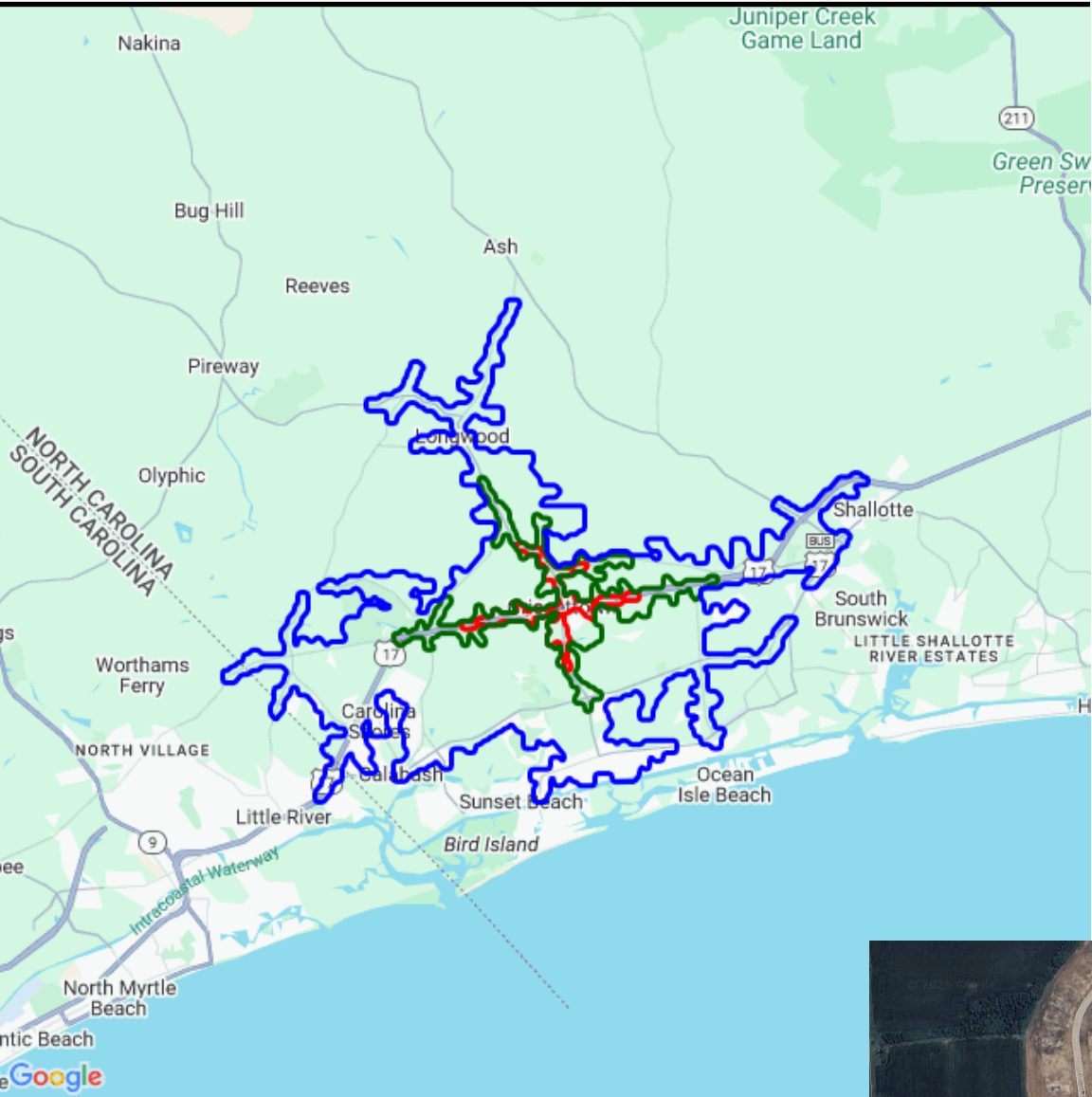
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7030 Ocean Hwy W

Demographic Report



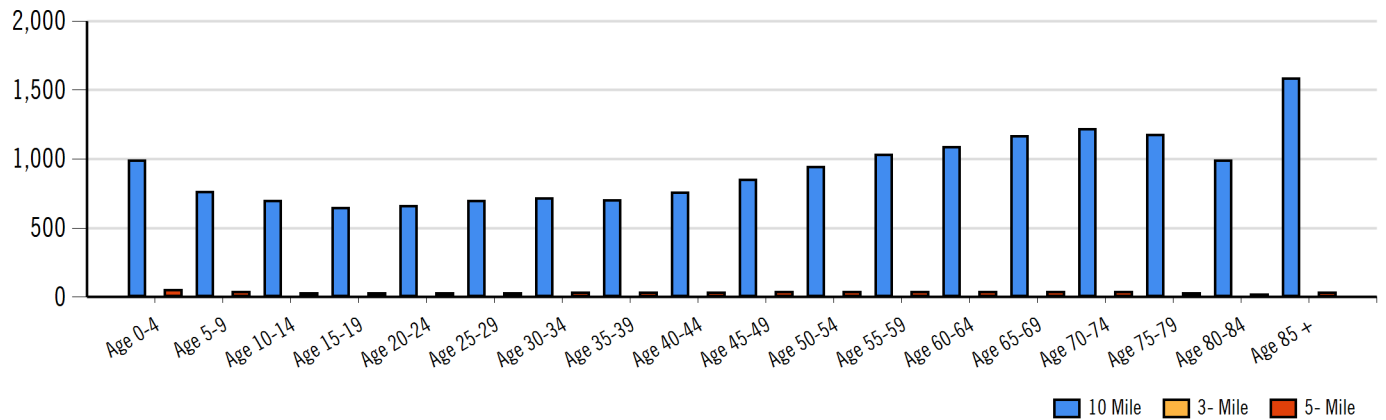
7030 Ocean Hwy W

Population

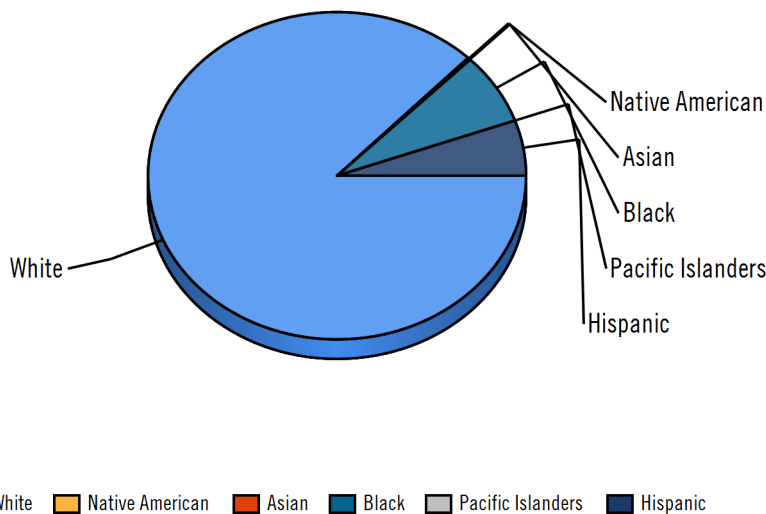
Distance	Male	Female	Total
3- Minute	42	46	88
5- Minute	335	375	710
10 Minute	7,932	8,850	16,782



Population by Distance and Age (2020)



Ethnicity within 5 Minute



Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute



Employment by Distance

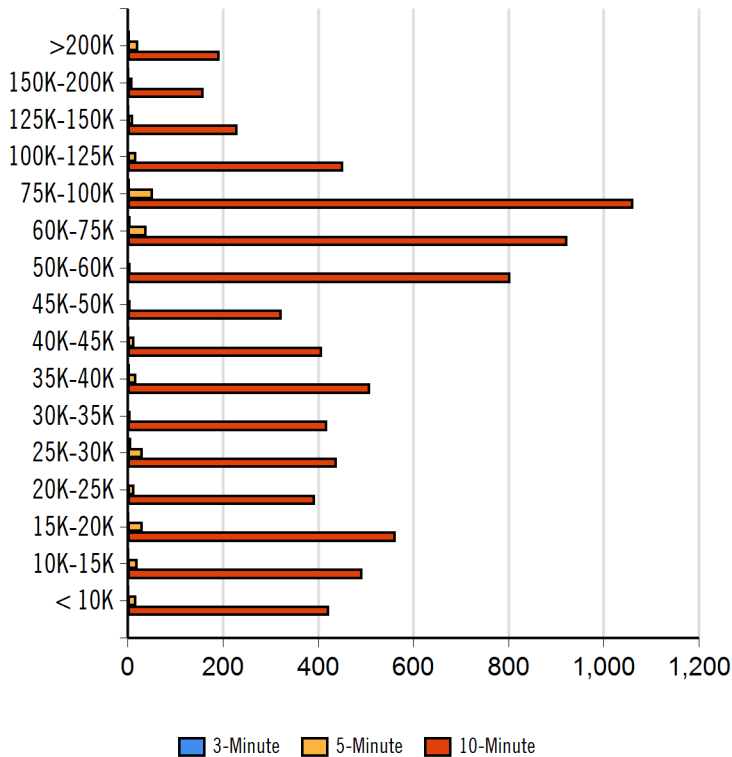
Distance	Employed	Unemployed	Unemployment Rate
3-Minute	30	2	0.22 %
5-Minute	221	15	0.52 %
10-Minute	5,487	346	3.14 %

7030 Ocean Hwy W

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	2	0	6	0	1	3	0	4	0	3	2	0	7
5-Minute	20	0	36	4	6	25	6	8	6	32	22	8	28
10-Minute	100	5	770	208	95	850	135	126	542	708	1,063	204	492

Household Income



Radius	Median Household Income
5-Minute	\$48,376.83
10-Minute	\$50,507.67
3-Minute	\$56,623.00

Radius	Average Household Income
10-Minute	\$56,535.00
5-Minute	\$63,825.00
3-Minute	\$74,073.50

Radius	Aggregate Household Income
3-Minute	\$2,563,610.31
5-Minute	\$22,173,676.59
10-Minute	\$464,650,758.21

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	58	509	12,999
High School Grad	18	167	4,314
Some College	12	106	3,018
Associates	2	30	782
Bachelors	8	72	1,944
Masters	3	23	618
Prof. Degree	1	4	179
Doctorate	0	0	34

Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	4 %	11 %	130 %
Teen's	3 %	5 %	27 %
Expensive Homes	0 %	0 %	18 %
Mobile Homes	15 %	39 %	194 %
New Homes	16 %	32 %	159 %
New Households	3 %	9 %	48 %
Military Households	0 %	1 %	12 %
Households with 4+ Cars	4 %	8 %	37 %
Public Transportation Users	0 %	0 %	1 %
Young Wealthy Households	0 %	5 %	18 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

7030 Ocean Hwy W

Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	1,710,860		14,387,154		345,817,433	
Average annual household	48,787		44,959		43,875	
Food	6,298	12.91 %	5,887	13.09 %	5,761	13.13 %
Food at home	4,107		3,926		3,857	
Cereals and bakery products	585		557		546	
Cereals and cereal products	208		199		194	
Bakery products	376		358		351	
Meats poultry fish and eggs	828		789		784	
Beef	192		184		185	
Pork	148		142		143	
Poultry	157		149		147	
Fish and seafood	134		126		123	
Eggs	66		64		63	
Dairy products	414		396		382	
Fruits and vegetables	824		784		771	
Fresh fruits	120		114		113	
Processed vegetables	158		152		151	
Sugar and other sweets	151		144		142	
Fats and oils	130		124		122	
Miscellaneous foods	770		741		728	
Nonalcoholic beverages	351		340		335	
Food away from home	2,190		1,961		1,903	
Alcoholic beverages	353		312		304	
Housing	17,614	36.10 %	16,476	36.65 %	16,187	36.89 %
Shelter	10,614		9,892		9,712	
Owned dwellings	6,304		5,746		5,628	
Mortgage interest and charges	3,099		2,814		2,716	
Property taxes	2,170		1,955		1,904	
Maintenance repairs	1,035		977		1,007	
Rented dwellings	3,372		3,364		3,359	
Other lodging	938		781		724	
Utilities fuels	4,120		3,946		3,937	
Natural gas	382		361		358	
Electricity	1,659		1,601		1,601	
Fuel oil	164		153		152	
Telephone services	1,268		1,214		1,214	
Water and other public services	646		614		610	
Household operations	1,207	2.47 %	1,093	2.43 %	1,064	2.43 %
Personal services	337		296		281	
Other household expenses	870		796		783	
Housekeeping supplies	622		579		557	
Laundry and cleaning supplies	163		158		151	
Other household products	364		333		322	
Postage and stationery	94		87		83	
Household furnishings	1,051		964		916	
Household textiles	78		73		67	
Furniture	254		216		189	
Floor coverings	28		24		22	
Major appliances	127		125		134	
Small appliances	95		83		83	
Miscellaneous	467		441		418	
Apparel and services	1,311	2.69 %	1,214	2.70 %	1,150	2.62 %
Men and boys	266		244		217	
Men 16 and over	222		204		179	
Boys 2 to 15	44		40		38	
Women and girls	472		436		422	



7030 Ocean Hwy W



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Women 16 and over	402	365	350
Girls 2 to 15	70	71	72
Children under 2	88	84	83

Expenditures (Continued)

	3-Minute	%	5-Minute	%	10-Minute	%
Total Expenditures	1,710,860		14,387,154		345,817,433	
Average annual household	48,787		44,959		43,875	
Transportation	6,545	13.42 %	6,118	13.61 %	6,038	13.76 %
Vehicle purchases	1,481		1,385		1,324	
Cars and trucks new	762		703		676	
Cars and trucks used	678		642		612	
Gasoline and motor oil	2,048		1,959		1,962	
Other vehicle expenses	2,529		2,355		2,359	
Vehicle finance charges	166		151		151	
Maintenance and repairs	866		809		798	
Vehicle insurance	1,186		1,106		1,132	
Vehicle rental leases	310		288		276	
Public transportation	487		418		392	
Health care	3,763	7.71 %	3,544	7.88 %	3,553	8.10 %
Health insurance	2,488		2,353		2,369	
Medical services	776		720		709	
Drugs	373		354		360	
Medical supplies	125		115		114	
Entertainment	2,833	5.81 %	2,634	5.86 %	2,590	5.90 %
Fees and admissions	545		467		442	
Television radios	1,017		976		978	
Pets toys	1,042		969		951	
Personal care products	633		584		560	
Reading	59		53		52	
Education	1,383		1,143		1,016	
Tobacco products	399		401		402	
Miscellaneous	799	1.64 %	709	1.58 %	711	1.62 %
Cash contributions	1,340		1,233		1,249	
Personal insurance	5,453		4,646		4,297	
Life and other personal insurance	167		150		153	
Pensions and Social Security	5,286		4,495		4,143	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	36	30	1.41 %	8	27	32	4	10
5-Minute	2020	310	254	10.08 %	65	234	271	40	123
10-Minute	2020	7,757	6,626	190.41 %	1,912	5,514	6,713	1,044	6,310
3-Minute	2023	40	30	2.28 %	9	30	35	5	9
5-Minute	2023	335	254	14.52 %	71	251	287	47	120
10-Minute	2023	8,108	6,626	273.71 %	2,002	5,757	6,993	1,115	6,639



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