

LAND FOR SALE FOREST DR

Forest Dr, Shallotte, NC 28470



PROPERTY HIGHLIGHTS

- ±95 Acres
- Power (Brunswick Electric Membership Corp.), Water and Sewer
- Portion of land North of Hwy. 17 Bypass, Parcel ID #1820004101
- Zoning is B-2, Shallotte, NC ETJ. Site will require rezoning and annexation to obtain sewer service
- Tremendous location for retirement homes, professionals and families with great access to the Brunswick Beaches, Myrtle Beach, Southport and Wilmington
- Amenities nearby include a Walmart Power Center and a Home Depot/Belk's Power Center
- Restaurants, Banking and Service Industries are all nearby
- Located in Brunswick County which has been the fastest growing county in NC for the past two years
- Sale price: \$35,000/acre

PROPERTY DESCRIPTION

Excellent tract for residential development, currently served by water and sewer, zoned B-2 Commercial. Site would need rezoning for residential development. Located in the fastest growing county in NC for both 2021 and 2022, a tremendous opportunity for development near NC's Brunswick Beaches.

LOCATION DESCRIPTION

±95 Acres, a portion of Parcel #1820004101 located on Forest Drive to the North of Hwy. 17 Bypass in Shallotte, NC with great visibility. Located close to a Chick-Fil-A and adjacent to other neighborhoods.

NOTE

PROPERTY CAN BE VIEWED WITH **LISTING AGENT** ONLY. CURRENTLY LEASED TO A HUNTING CLUB AND ENTERING THE PROPERTY WITHOUT BEING ESCORTED IS TRESPASSING AND SUBJECT TO PROSECUTION BY THE LEASE HOLDER FOR THE SITE.

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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CONCEPTUAL SITE PLAN



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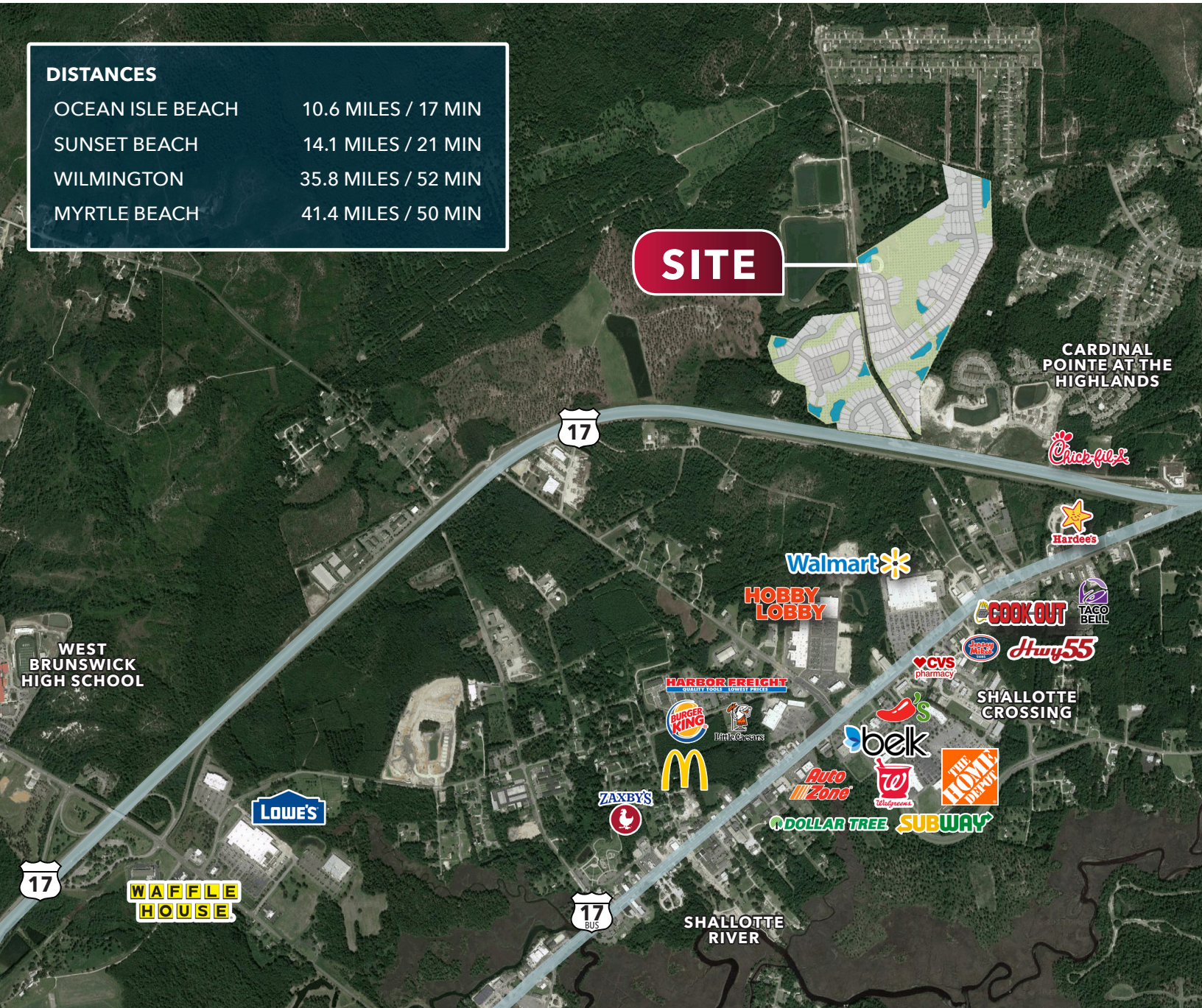


COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

DISTANCES

OCEAN ISLE BEACH	10.6 MILES / 17 MIN
SUNSET BEACH	14.1 MILES / 21 MIN
WILMINGTON	35.8 MILES / 52 MIN
MYRTLE BEACH	41.4 MILES / 50 MIN

SITE

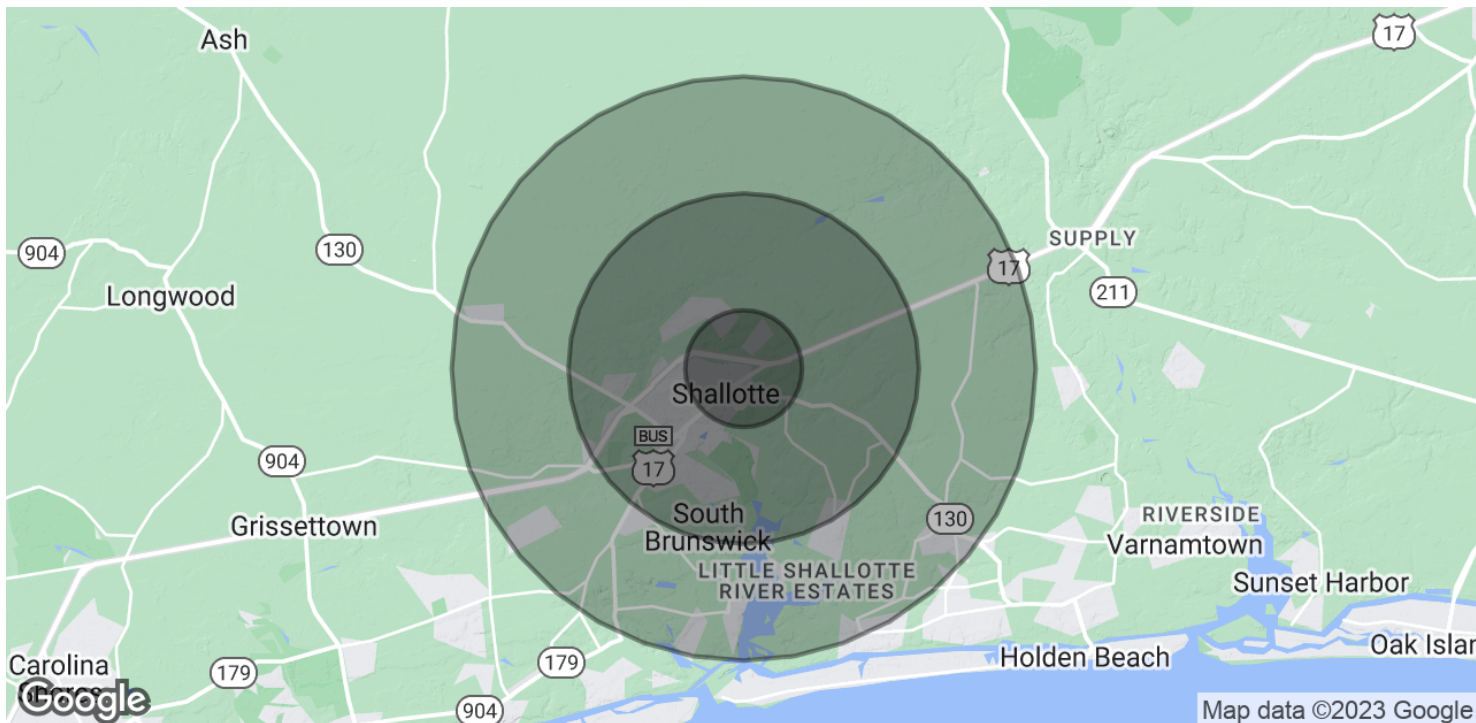


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	971	6,617	14,400
Average Age	54.3	52.0	49.0
Average Age (Male)	54.1	51.4	49.8
Average Age (Female)	55.1	54.9	50.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	501	3,459	8,998
# of Persons per HH	1.9	1.9	1.6
Average HH Income	\$42,418	\$51,080	\$38,187
Average House Value	\$149,014	\$185,864	\$165,870

* Demographic data derived from 2020 ACS - US Census

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