

FOR SALE

10+ Acres on US Hwy 17

6689 Ocean Hwy W

Ocean Isle Beach, NC 28469

**MAUS
WARWICK
MATTHEWS** 

& COMPANY

Commercial & Investment Specialists



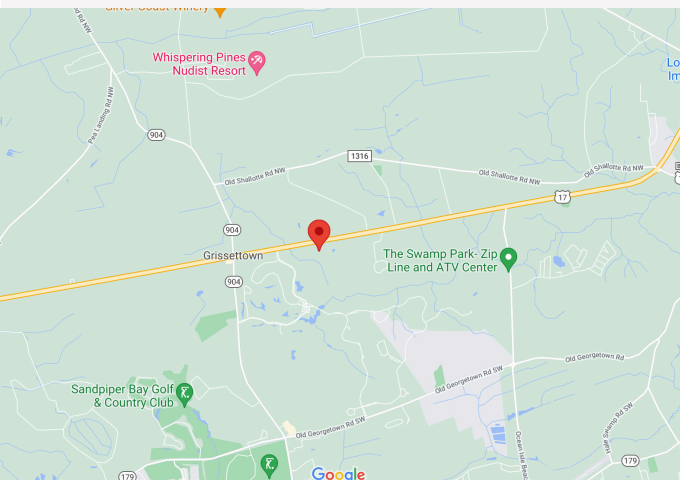
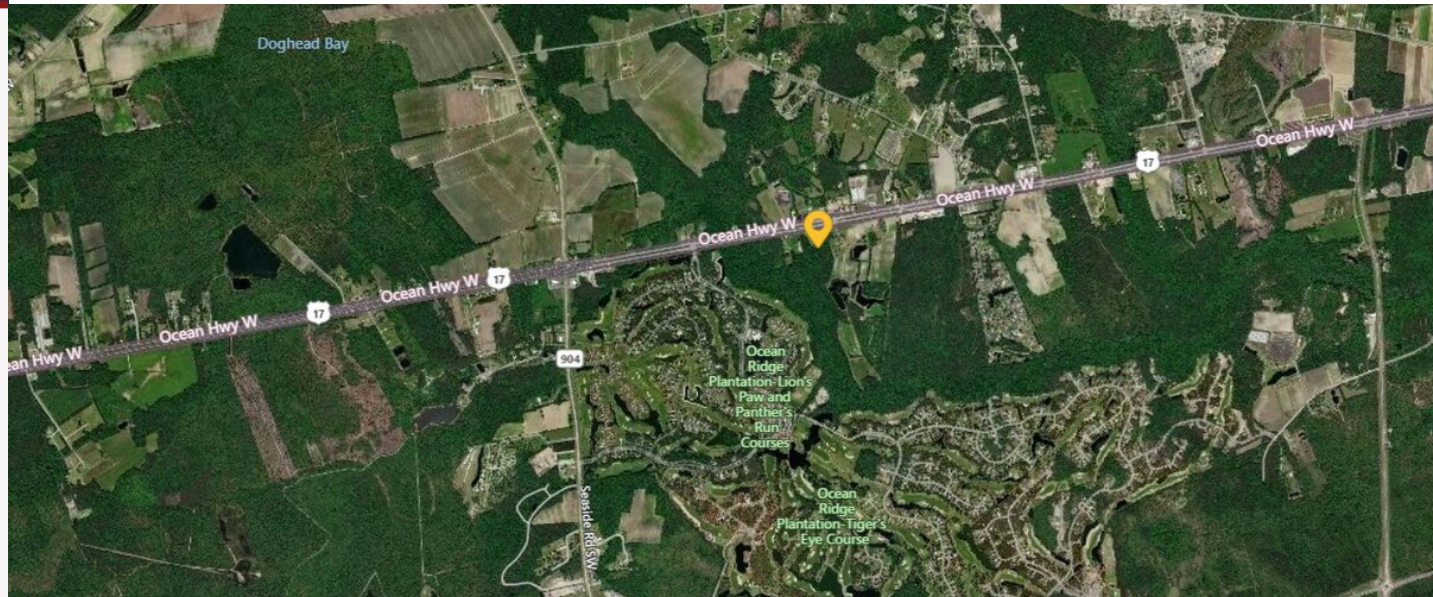
\$719,000



Ocean Isle Beach
Zoned: CLD & Single
Family Residential



Fastest growing county
in NC



PROPERTY INFORMATION

Asking Price:	\$719,000
Acres:	10.49 Acres
Road Frontage:	600 Ft
Traffic Counts:	25,000
Zoning:	CLD & Single Family

DETAILS

10+ acres of vacant land available. 85% is cleared and level with slight rise at the back. It is in Myrtle Beach MSA and 40 miles south of Wilmington

Steve Warwick
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2524 Independence Blvd.,
Wilmington, NC 28412

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VACANT LAND AVAILABLE!

This 10+ acre property is located on US HWY 17, Ocean Isle, NC. It has approximately 600 feet of frontage on US 17. Located in front and beside Ocean Ridge Golf Club. The property is zoned CLD commercial on the front portion and residential on the back portion. The owner believes it can be rezoned to one zoning if the buyer desires.

There is a house on the property that is rented. The lease can be terminated with 120-day notice.



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DETAILED INFORMATION

Listing ID:	30746608	Property Located:	Between Ocean Ridge Golf Club
Status:	For Sale	Property Visibility:	Excellent
Property Type:	Vacant Land	Largest Nearby Street:	Ocean HWY, US 17
Property Subtypes:	Office, Retail, Other	Highway Access:	Direct access and frontage on US 17/Ocean HWY
Sale Price:	\$719,000	Site Description:	The Site is 85% cleared and is level with a slight rise at the back of the property
Sale Terms:	Cash to Seller	Area Description:	This area is the fastest growing county in NC. It is in the Myrtle Beach MSA and 40 miles south of Wilmington
Gross Land Area:	10.49 Acres		
Nearest MSA:	Myrtle Beach-Conway-NMB		
County:	Brunswick		
Tax ID/APN:	21100025		
Zoning:	CLD & Single Family Residential	Lot Frontage:	599'
		Lot Depth:	980'

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DEMOGRAPHICS

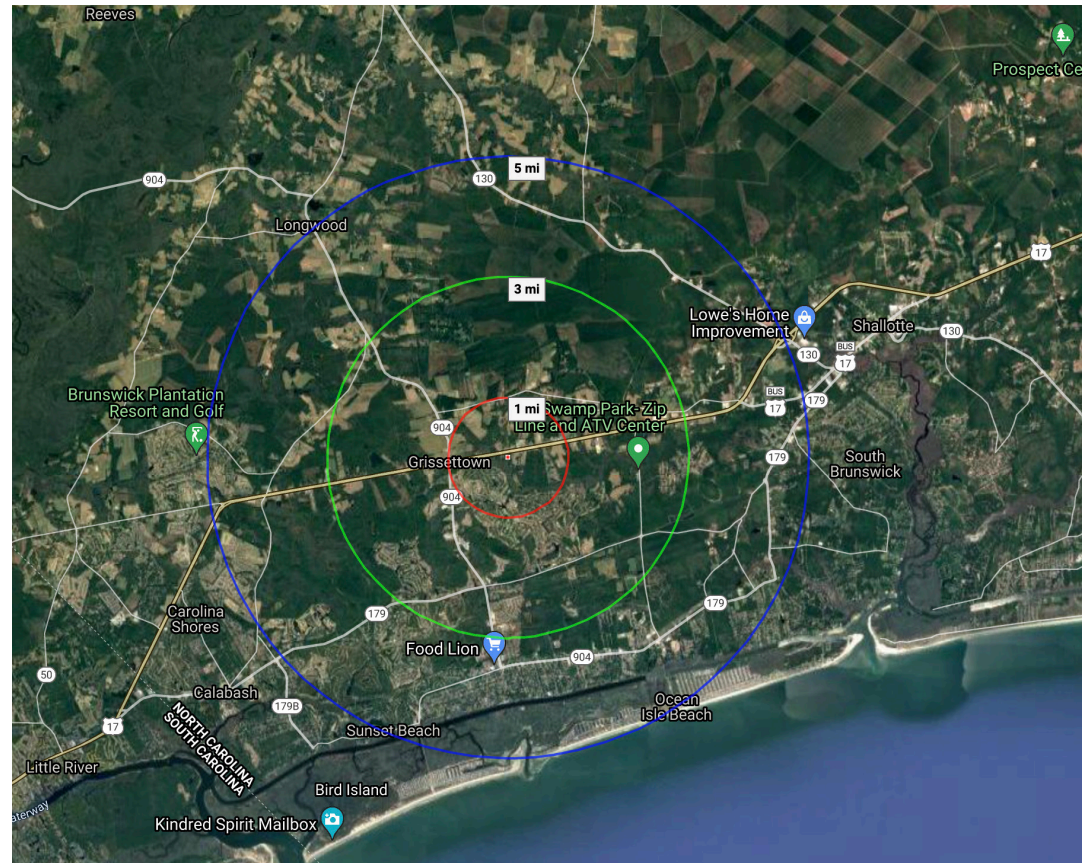
Proximity	1 mi	3 mi	5 mi
Total Population	1,131	4,880	16,924
Median Age	62.61	50.91	52.93
Households	537	2,177	7,768



TRAFFIC COUNTS

•**24,000** daily- East of Mint Z Cemetery Rd NW on US Hwy 17

•**25,000** daily- East of Longwood Rd NW on US Hwy 17



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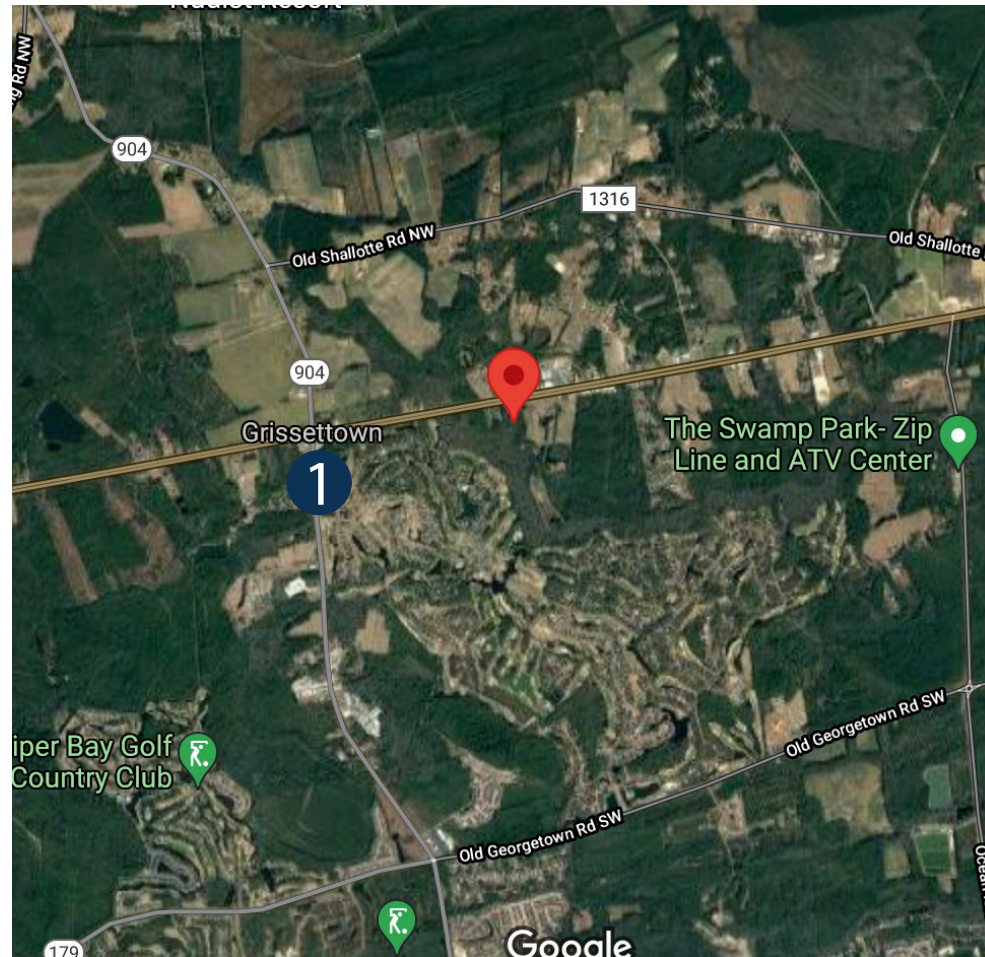
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LOCAL BUSINESSES



1

McDonald's
BP
Golf Cart Outlet
Green Oyster Co.
Dollar General

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AGENT CONTACT



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