

11.5 ACRES AT THE GATEWAY TO CALABASH, HWY 179, PERSIMMON & THOMASBORO



11.52 ACRES AT THE GATEWAY TO CALABASH, NC. IDEALLY SITUATED FOR MIXED-USE OR COMMERCIAL DEVELOPMENT AT THE INTERSECTION OF HIGHWAY 179B (BEACH DRIVE) AND PERSIMMON ROAD AND BOUNDED BY THOMASBORO ROAD TO THE NORTH

1,393.55 feet frontage on Beach Drive which sees approximately 19,000 vehicles per day; 270.54 feet frontage on Persimmon and 843 feet frontage on Thomasboro

PROPERTY COULD BE SUBDIVIDED FOR HIGHEST AND BEST USE. SITE HAS BEEN PARTIALLY CLEARED AND READY FOR DEVELOPMENT!

Presented By:

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1.5 - 11.5 ACRES AT GATEWAY TO CALABASH

11.52 Acres at the Gateway to Calabash, NC. Ideally situated for Mixed-Use or Commercial Development at the intersection of Highway 179B (Beach Drive) and Persimmon Road and bounded by Thomasboro Road to the north. 1,393.55 feet frontage on Beach Drive, 270.54 on Persimmon and 843 on Thomasboro. Water is available on all three sides and sewer is available on Thomasboro Road and Persimmon Road via 8" line. Force main sewer is available on Beach Drive for commercial development. Easy access to Highway 17 in Calabash, NC and Highway 17 in Little River, SC. Neighboring businesses include Town of Calabash and Calabash Fire Station, multiple restaurants and retail stores and Calabash Riverfront Restaurants and Recreational opportunities.



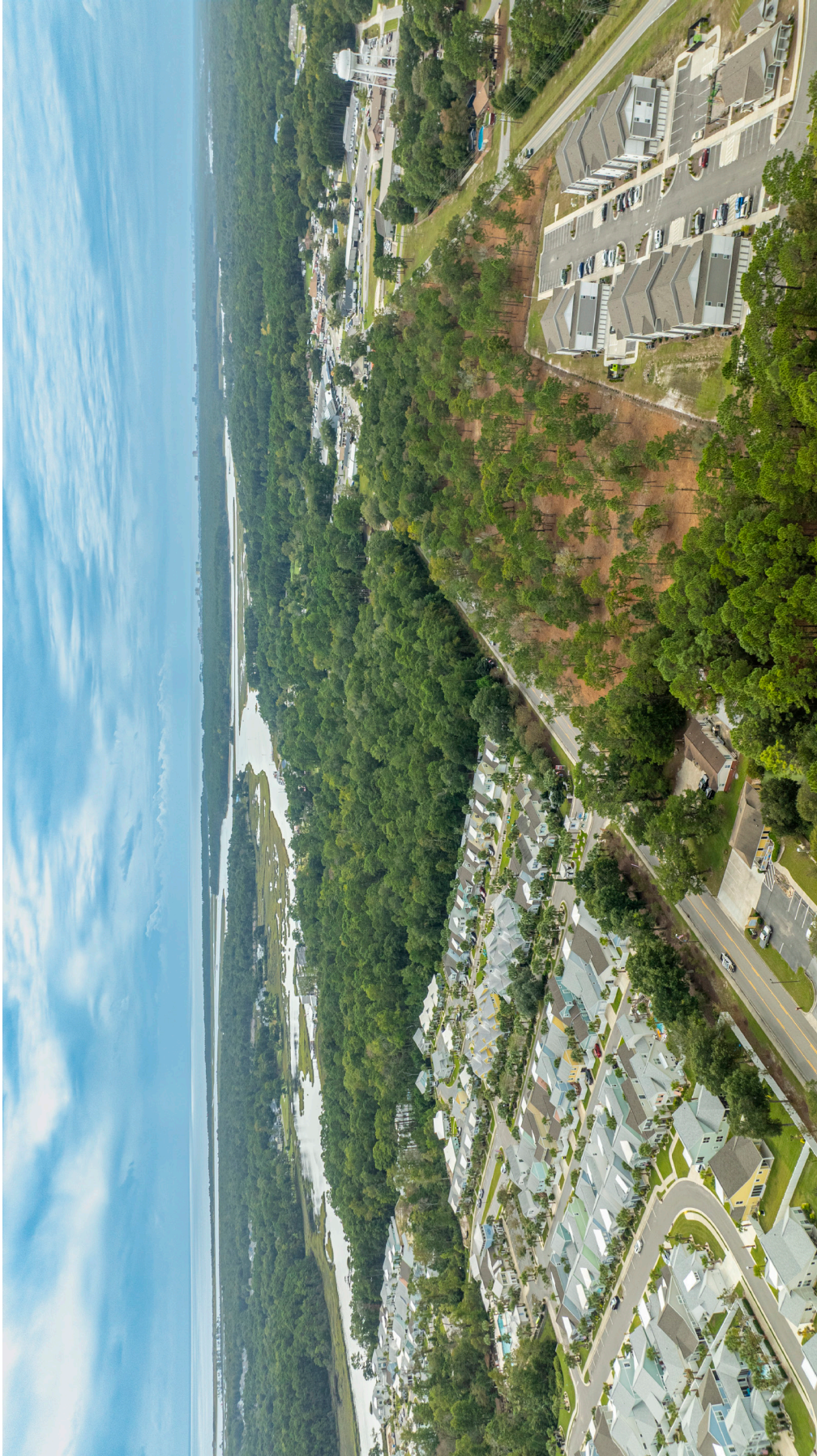


Residential development in Brunswick County is experiencing explosive growth, with the county planning department seeing a 572% increase in residential unit approvals among major subdivisions and planned developments between fiscal years 2020 and 2021, not including recently approved 2,132 acres for higher density zoning south of Highway 17 in Calabash. Calabash has recently approved a 288-unit senior living multi-family project, a residential cluster community that will be a combination of 158 single-family and duplexes, 361 units of the Stone Farm development consisting of 150 single-family and 211 duplexes, and the 60 apartment units of Harbor Meadows adjacent to this site on Thomasboro Road which were recently completed and are being leased. The entire Stone Farm development, anticipated for completion in phases over the next 7 to 10 years, involves 1,009 acres that could contain nearly 1,800 homes, 363 townhomes and about 45 acres of commercial development and is located off Old Georgetown Road (Highway 179) approximately two miles east of this site.



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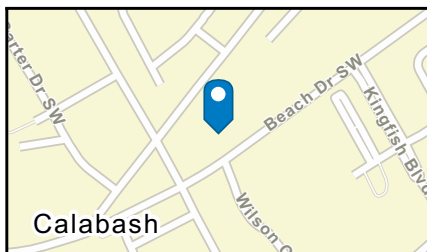




Traffic Count Map - Close Up

Commons at Calabash
 9686-9854 Beach Dr, Calabash, North Carolina, 28467
 Drive time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 33.89280
 Longitude: -78.56454



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).

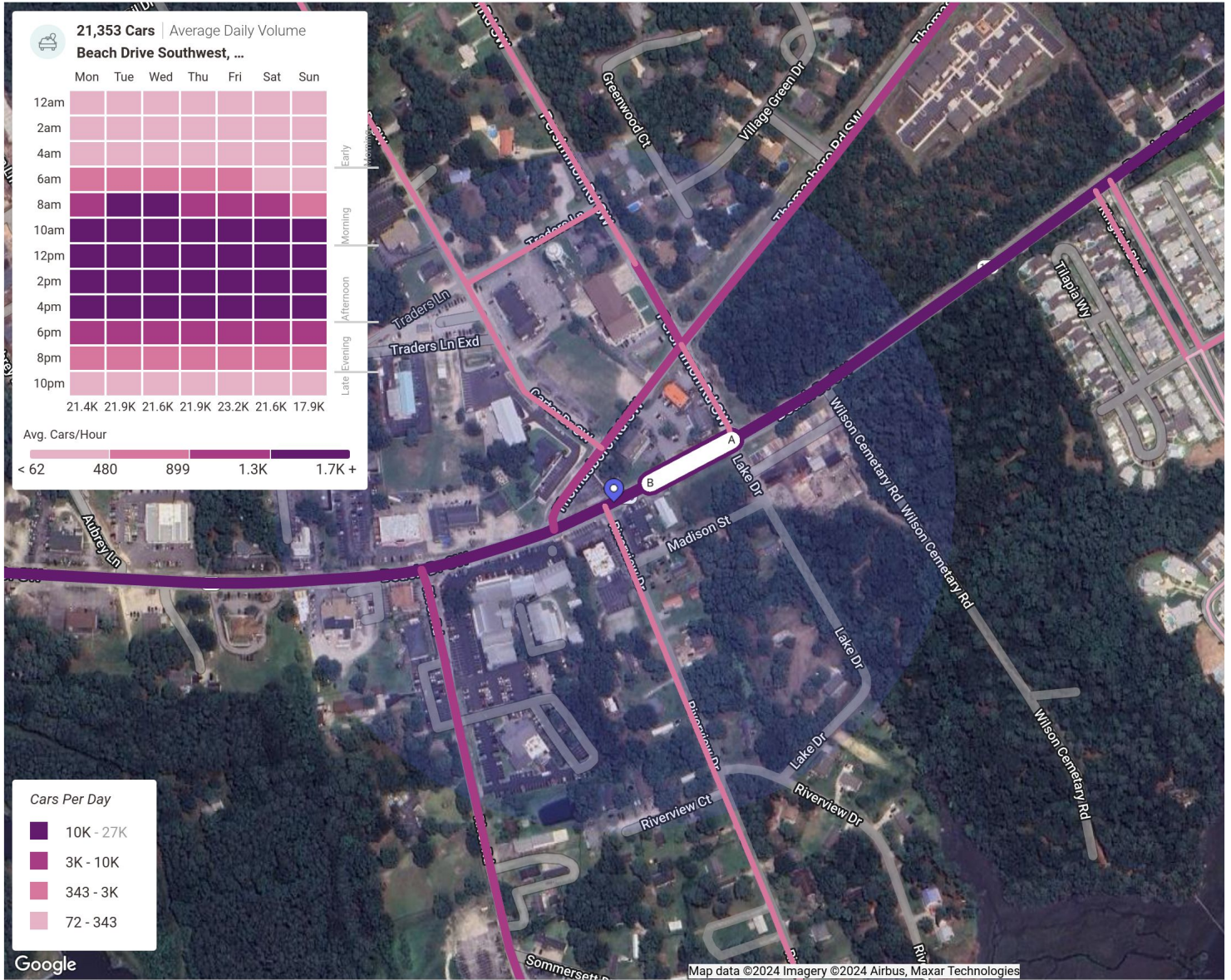
October 22, 2024

Carolinas Commercial

Oct 1, 2023 - Sep 30, 2024

Vehicle Traffic Volume

● 33.89147, -78.56646 (Nearby Activity 1000 ft)
9936 Beach Drive Southwest, Calabash, NC 28467



Jan 1st, 2023 - Dec 31st, 2023
Data provided by Placer Labs Inc. (www.placer.ai)



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Oct 1, 2023 - Sep 30, 2024

Metrics

● **33.89147, -78.56646 (Nearby Act...**
9936 Beach Drive Southwest, Calabash, NC ...

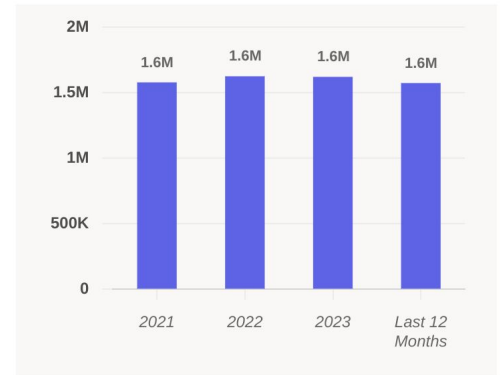
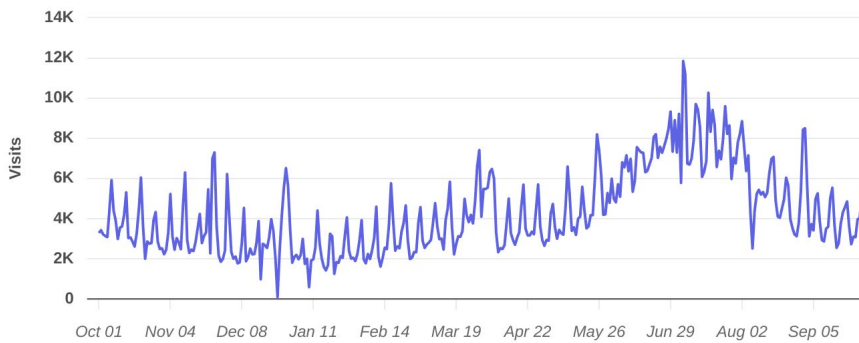
Visits	1.6M	Visits YoY	-3.4%
Visitors	631.8K	Visits Yo2Y	-3.5%
Visit Frequency	2.49	Visits Yo3Y	+4%
Avg. Dwell Time	47 min		

Oct 1st, 2023 - Sep 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

● **33.89147, -78.56646 (Nearby A...**
Beach Drive Southwest, Calabash, NC



Daily | Visits | Oct 1st, 2023 - Sep 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)

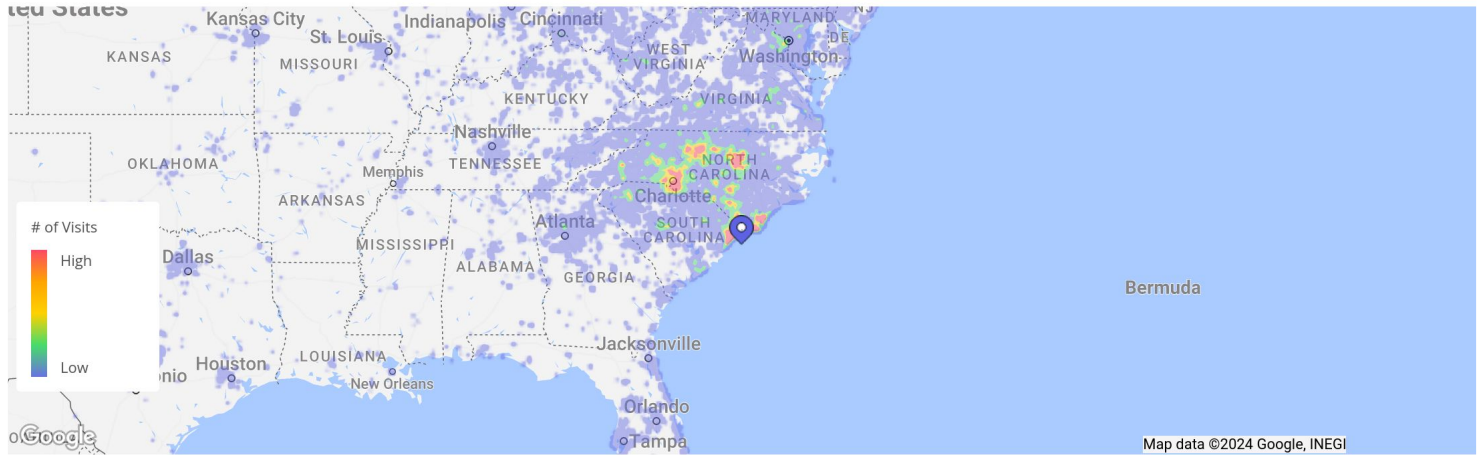


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Trade Area

33.89147, -78.56646 (Nearby Activity 1000 ft)
9936 Beach Drive Southwest, Calabash, NC 28467

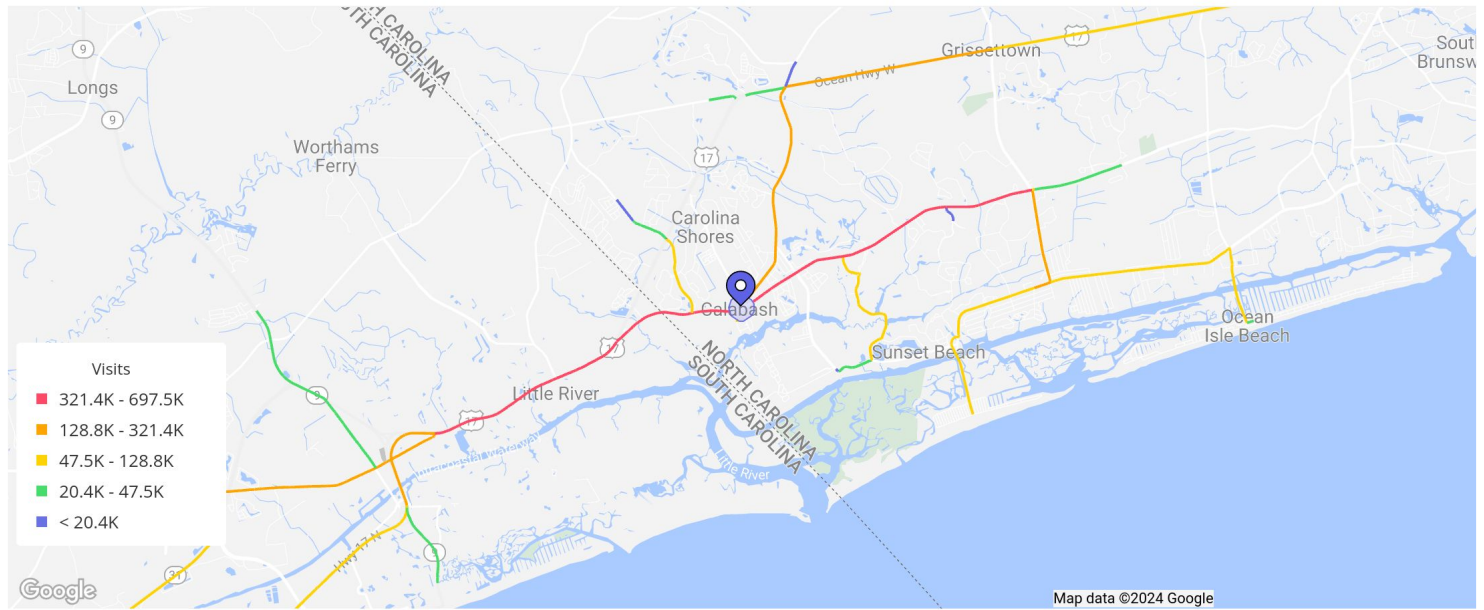


Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Oct 1st, 2023 - Sep 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)



Visitor Journey - Routes



To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations.

Journey Direction: To Property | Oct 1st, 2023 - Sep 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)

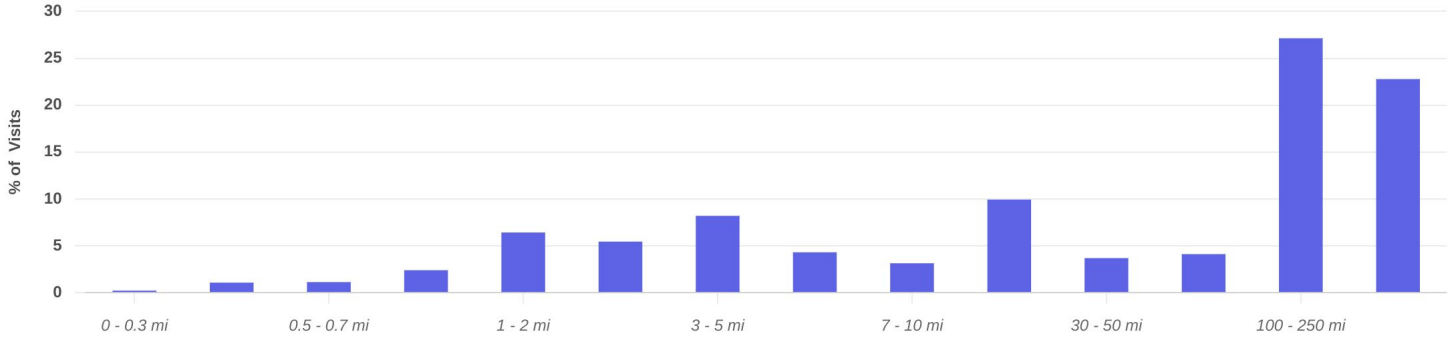


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Oct 1, 2023 - Sep 30, 2024

Trade Area Coverage by Distance

● **33.89147, -78.56646 (Nearby Act...**
9936 Beach Drive Southwest, Calabash, NC ...



Home Location | % of Visits | Min Visits: 1 | Oct 1st, 2023 - Sep 30th, 2024
Data provided by Placer Labs Inc. (www.placer.ai)





SOUTH BRUNSWICK ISLANDS COMMUNITY INFORMATION

Brunswick County, North Carolina is ideally situated within the Wilmington NC MSA, nestled between the vibrant Myrtle Beach, SC, and the historic charm of Wilmington, NC. It offers a wide range of resources, amenities, and an exceptional quality of life, making it an appealing destination for individuals at every stage of life and career.

Brunswick County has undergone rapid, transformative growth over the last decade. More than half of the county's population reside in the South Brunswick Islands, which consists of Calabash, Carolina Shores, Sunset Beach, Ocean Isle Beach, Shallotte, Holden Beach, Southport and Oak Island. The exceptional and affordable quality of life in our region has long attracted visitors from major metro areas across North Carolina and beyond. Our extended tourist season brings in travelers from neighboring states for the mild winters, expansive beaches and more than 100 Grand Strand golf courses, many of whom become second homeowners and ultimately permanent residents.

Between 2021 and 2022, out-of-state newcomers to Brunswick County had an average household income of \$130,000, compared to \$97,000 in neighboring New Hanover County. The average net worth of South Brunswick Islands residents has also surged to over \$2.2 million, creating demand for goods and services that exceeds current supply.

In 2022, Brunswick County had a population of 153,064, a remarkable 41.6% increase from 2010. By comparison, the U.S. population grew by 7.7%, and North Carolina saw an 11.7% rise

4,643 single family permits were issued in Brunswick County in 2023, an increase of 13.9% from 2022, representing 69% of the Wilmington MSA total permits

Sunset Beach is ranked number 4 on National Geographic's "21 Best Beaches in the World"

Ocean Isle Beach was voted 'The South's Best Tiny Town' by Southern Living Magazine

Golf Advisor declared Brunswick County one of the undiscovered gems of the Grand Strand and truly North Carolina's "Golf Coast."





MORE THAN 40% OF THE 67,000 HOUSING UNITS IN THE SOUTH BRUNSWICK ISLANDS ARE EITHER SECOND HOMES OR VACATION RENTAL PROPERTIES

According to an annual study commissioned by Visit North Carolina, domestic visitors spent a record \$35.63 billion statewide in 2023, a nearly 78% increase from 2020. Visitor expenditures directly supported more than 227,000 jobs and generated more than \$2 billion in state and local tax revenues across North Carolina. In Brunswick County, visitors spent \$1.17 billion, #6 in tourist spending, generating \$232 million in payroll income and \$84 million in state and local tax receipts, a savings of \$525 per resident.



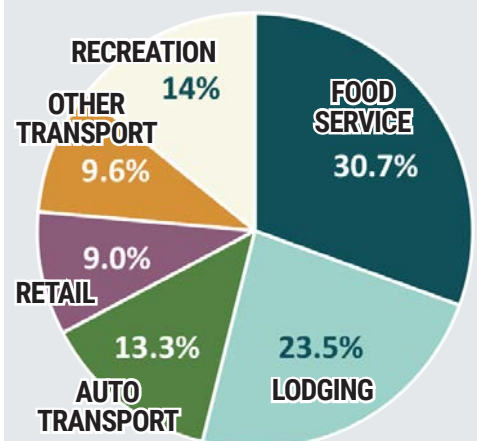
\$1.17 BILLION

in visitor spending in 2023 in Brunswick County, a 6.9% increase from 2022 and 78% from 2020, #6 in tourist spending in the state

\$97.6 MILLION

North Carolina welcomed \$97.6 Million in visitor spending per day, generating \$7.1 Million in visitor-related taxes per day

NC TOURISM IMPACT BY SECTOR



Golf Magazine wrote "if you want to experience 'Grand Strand' golf in its purest --and arguably best-- incarnation, along with a laid-back restful vacation away from those secondary facets of the region, consider Brunswick County" as it "contains five islands, boasting some of the prettiest, most pristine beaches on Grand Strand, along with resorts, restaurants and attractions ideally suited for serious golfers"

