



**Sun Coast
Partners**
COMMERCIAL

OFFERING MEMORANDUM



72,242 ± SF
TOTAL SPACE

31.6
ACRES

Listed for \$10M, the property at 1 Medical Center Drive SW, Supply, NC 28462, identified as the former location of Brunswick Community Hospital is comprised of 72,242 +/- sf plus 2 small office buildings on the property totaling ~10,100 +/- sf. The trustee's deed is for a fee simple interest in the property.

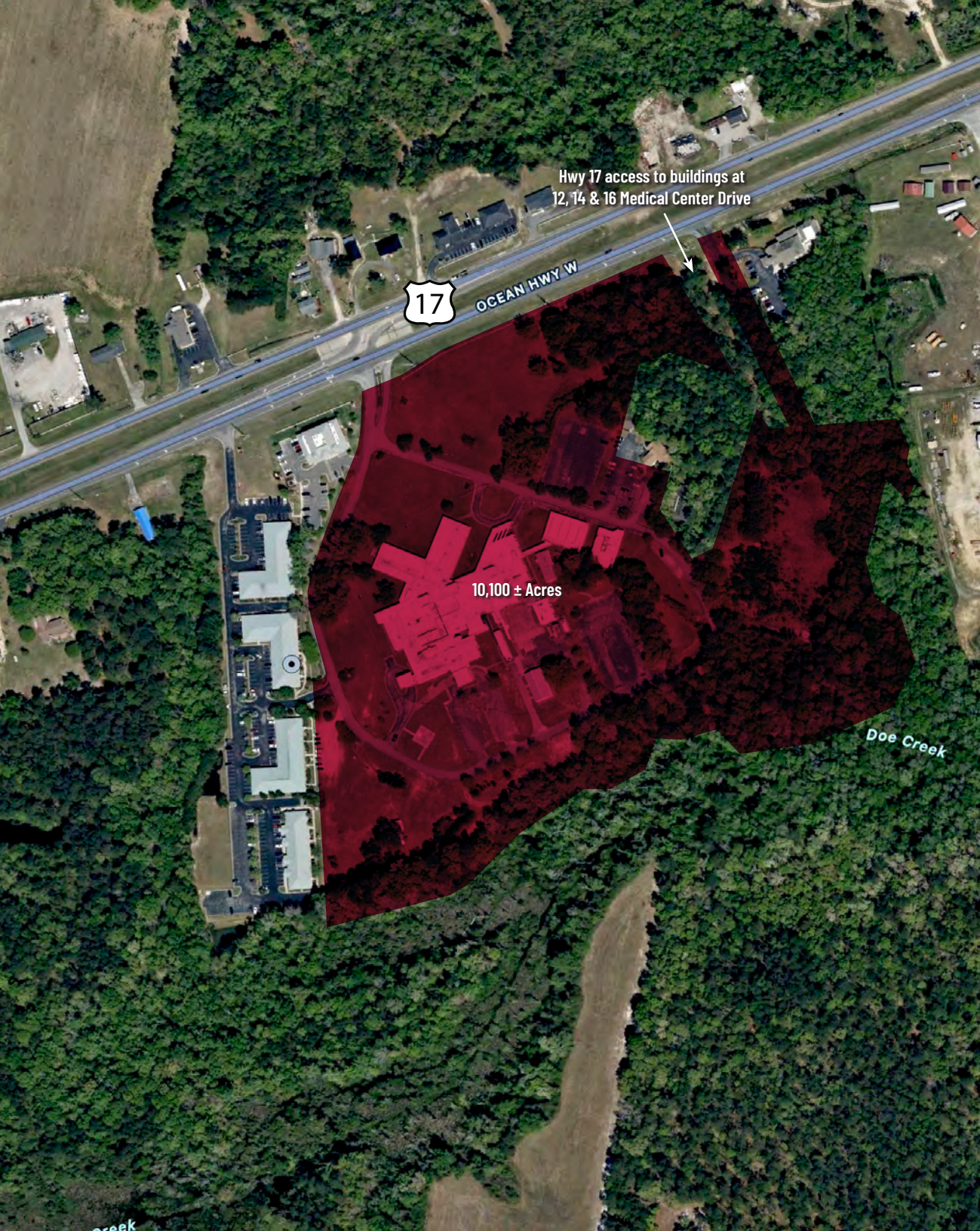


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EXECUTIVE SUMMARY



22-24%
POPULATION GROWTH



35.9%
BACHELORS DEGREE
OR HIGHER



105,058
AVERAGE HH INCOME



20±
MILES SW OF
WILMINGTON

25±
MILES NE OF
MYRTLE BEACH

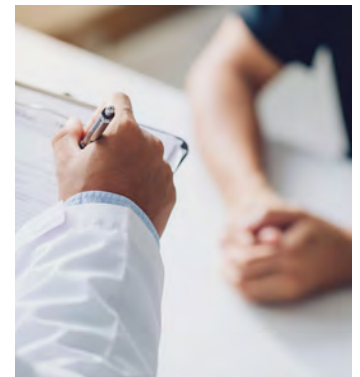
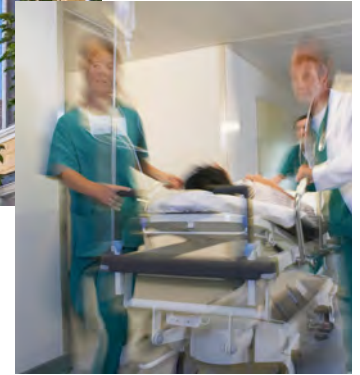
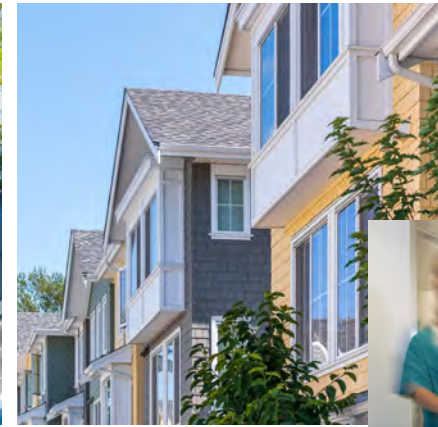
The subject property is in the unincorporated area of Supply, NC with Brunswick County in southeastern NC. The county has experienced substantial population growth, with a 22-24% growth from 2000 to 2024. The average household income is seeing a positive trajectory, reaching \$105,058 in 2025. Educational attainment levels are on par with national figures, with a 35.9% of residents holding a bachelor's degree or higher. The area surrounding the property features a blend of medical offices. Small professional spaces, local retail establishments, and light industrial facilities. Its strategic location offers a balance between accessibility and seclusion **making it an ideal setting for a number of different uses.**



There is a single, 1 story vacant structure of 72,242± SFf roughly in the center of the property with 2 small office buildings in proximity totaling approximately 10,100 ± SF. These structures were built between 1977 and 1993 of steel and masonry. Onsite water, sewer, electricity, natural gas exists. Land to building ratio is approximately 16.42 to 1. Facilities have been proposed for various uses but given the demands of the area, several options for development are available. There are no physical constraints preventing development under the current zoning, so all permitted uses are considered viable at this point. Property is in Flood Zone X but not within the 100- and 500-year flooding (Public Records).

- The property is 31.6 usable acres with no unusable or excess acreage
- There is level topography at grade and no areas of wetlands
- Zoning is Commercial Low Density (C-LD) and access and exposure from Highway 17 is excellent
- The parcel is irregular in shape with strong visibility and good access from the southern side of U.S. Highway 17 North, Ocean Highway in Supply, NC
- In addition to the property being bound by Highway 17, which runs in a northeasterly/southwestern direction, it is surrounded by several occupied office buildings, a buffer of wooded areas and Doe Creek
- It is located 20 +/- miles southwest of Wilmington, NC and approximately 25 miles northeast of Myrtle Beach, SC

CONCEPT OVERVIEW



The property in Supply, NC represents an opportunity for any number of re-development projects*, including but not limited to multifamily housing, ambulatory or surgical facilities, retail sales and services, professional offices, and mixed-use environments featuring a combination of facilities utilized by a population daily. Research and development as well as business park uses are well suited for this environment. Because Brunswick County is a community that focuses on environmental impact and sustainable growth, projects are carefully thought out setting the stage for future projects.

Complementary to commercial and mixed-use development opportunity is the fact that Brunswick County's residential real estate market ended 2025 with a recording breaking performance and an unexpectedly strong December. In 2025, residential totaled over \$3 billion with sales in the last month of the year having outpaced the previous year by 12% signaling continued buyer demand and strong market confidence.

A secondary consideration for the use of this property is that of a behavioral treatment center as the highest and best use based on past usage and the proposed use by previous property owners. As an income producing property and considering legal permissibility, physical possibility, and financial feasibility the current structure would be of good quality and in solid condition could be built out as an in-patient treatment facility after being stripped down to the studs in preparation for a major renovation.

Most Probable Buyer: In all cases, given the nature of the property and its income-generating potential, the most likely purchaser is a regional or national institutional investor, particularly one active in mixed-use development/re-development or in healthcare.

*Specific information on permissible uses is outlined in the Brunswick County UDO Use Table, <https://bit.ly/3Nlaj2Y>. Definitive answers on a specific property can be gained by contacting the Brunswick County Planning Department. Approval of the site plan is required for all proposed development activity including, but not limited to, single-family lots, individual businesses, non-residential developments, multifamily units, subdivisions, planned developments, special use permits, conditional zoning, change of use, or modification of a previously approved site plan.



• ABOUT THE INVESTMENT

2nd In the Nation for percentage increase in housing units between 2003 & 2004, with a 6.4% growth rate, according to a May 2025 U.S. Census Bureau new release.

14th Fastest-growing county in the US by population percentage change between 2023 and 2024, with a 4.5% growth rate.

3rd In the nation for housing unit growth between April 1, 2020 and July 1, 2024, with a 24% increase.

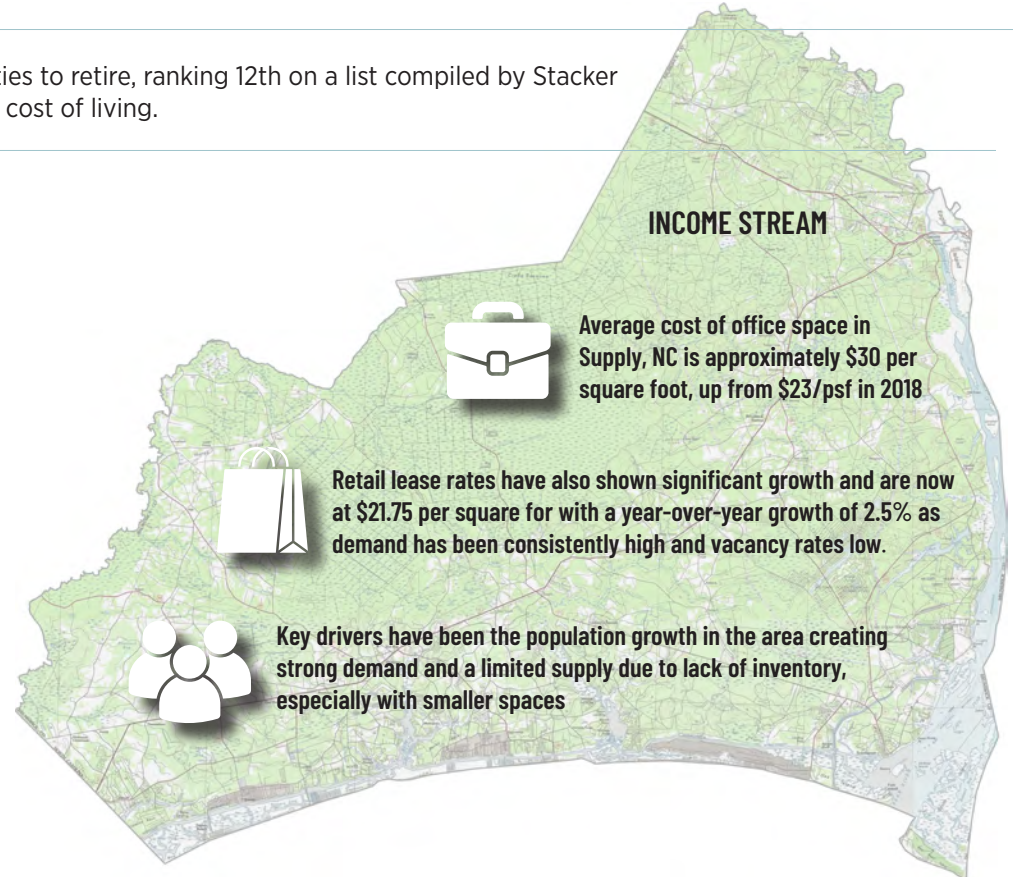
12th It was named among the top 50 US counties to retire, ranking 12th on a list compiled by Stacker based on various factors like weather and cost of living.

**COMMERCIAL
REAL ESTATE
IN SUPPLY, NC**

In 2025, the commercial real estate sectors most in demand in and around Supply, NC were:

- Multifamily housing
- Industrial (logistics/warehousing/cold storage),
- Medical office buildings
- Retail/mixed-use properties.

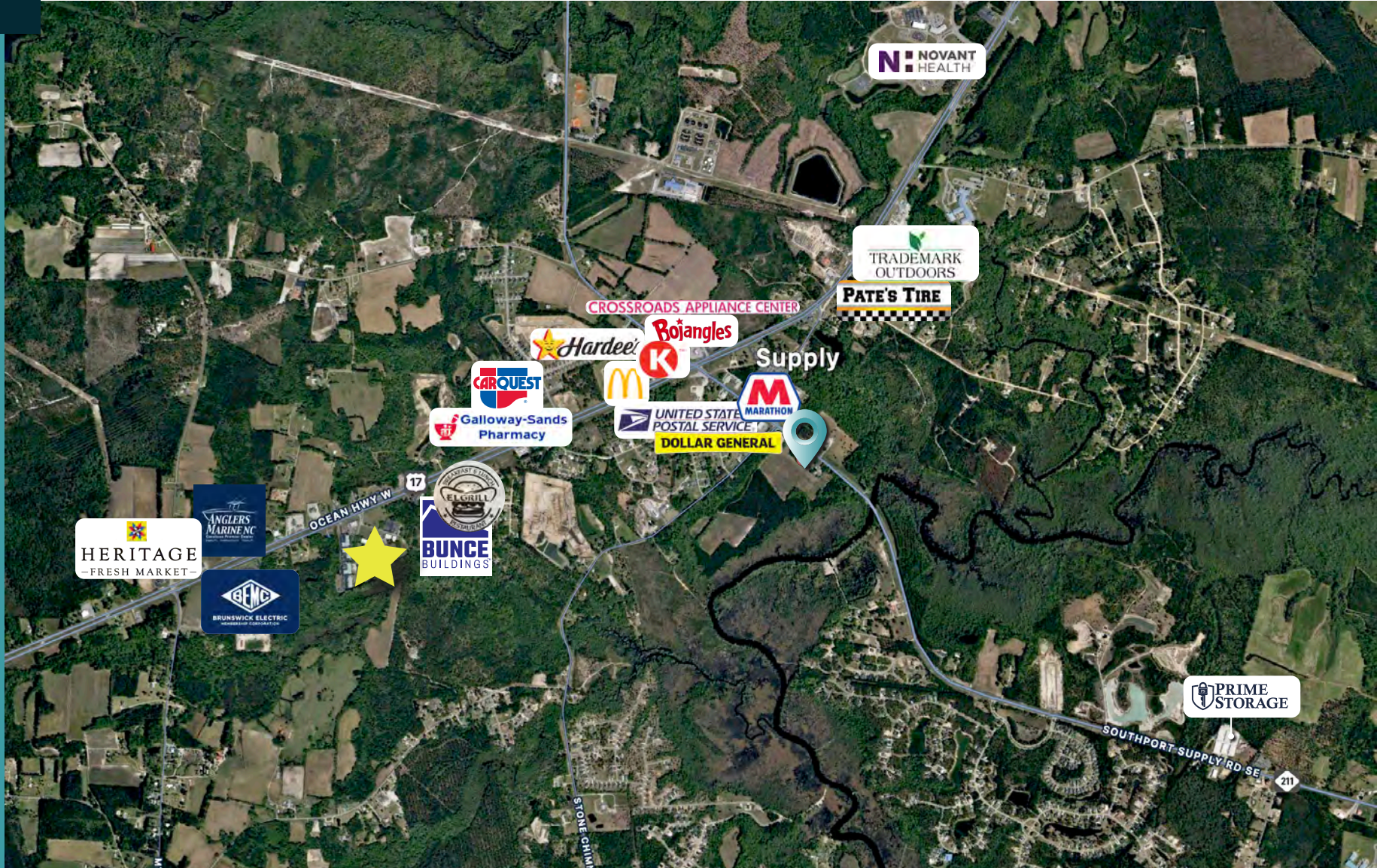
Multifamily Housing in Supply was a priority for investors and developers due to strong ROI as the result of significant population growth in the Wilmington, Metropolitan Statistical Area (MSA), 20 miles to the north and the Myrtle Beach MSA, 25 miles to the south. There's also strong demand for traditional apartments and mixed-use developments that incorporate specialized medical facilities.



SURROUNDING
AREA



RETAIL
CORRIDOR



LOCATION OVERVIEW



CITY, STATE Supply, NC

1977: The Brunswick Community Hospital, an acute care facility in the heart of Brunswick County opens at 1 Medical Center Drive in Supply, NC. **2006:** Novant Health is selected by the Brunswick County Hospital Authority to provide healthcare services to counties in eastern North Carolina. Brunswick Community hospital officially joins Novant Health. **2011:** The Novant Health Brunswick Medical Center in Bolivia opens its doors to the community with expanded services and replaces a smaller, older building in Supply.

POPULATION
132,371

AVG. HH SIZE
2.16

AVERAGE HH INCOME
\$105,058

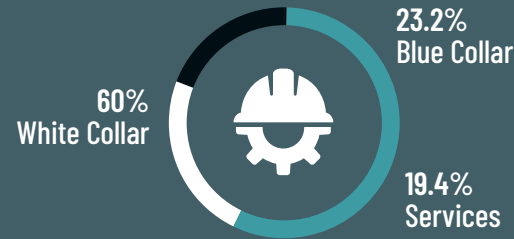
HOME OWNERSHIP
Renters - 9,733
Owners - 51,208



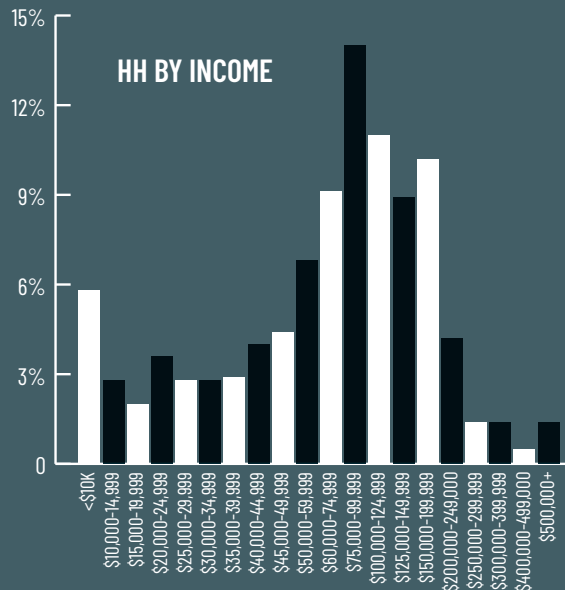
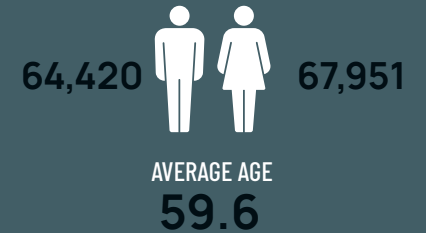
EDUCATION

No High School Diploma	5.3%
High School Graduate	26.3%
Some College/Assoc.	32.4%
Bachelor's/Grad/Prof	35.9%

EMPLOYMENT



GENDER & AGE



UNEMPLOYMENT RATE
2.7%

RACE & ETHNICITY

White	84.7%
African American	6.4%
Native American	0.7%
Asian	0.7%
Pacific Islander	0%
Hispanic	4.8%
Other	2.4%
Two or More Races	5.2%

MONTHLY HOUSEHOLD SPENDING

Housing	\$29,370
Food	\$10,361
Transportation	\$10,376
Entertainment	\$3,857
Health Care	\$8,140
Apparel	\$2,086
Travel	\$3,353
Personal Care	\$957



AREA OVERVIEW

Brunswick County, North Carolina, is a coastal county in the southeastern part of the state known for its scenic beaches, historic towns like Southport and Shallotte, and a mix of suburban, rural, and resort communities. It was established in 1764 and sits along the Atlantic Coast, offering popular destinations such as Oak Island, Sunset Beach, Bald Head Island, and Holden Beach, which attract both tourists and new residents.

Over the past two decades, Brunswick County has experienced rapid and sustained growth, making it one of the fastest-growing counties in North Carolina. Its population more than doubled from roughly 73,000 in 2000 to over 136,000 by the 2020 census, and continued booming thereafter, with estimates placing the 2024 population above 167,000 and steady increases annually. Between 2020 and 2024 alone, the county's population grew by about 22–24%, outpacing state averages and even leading growth rankings among North Carolina counties.

This expansion reflects both in-migration and local development, as people are drawn by coastal living, relatively affordable housing compared with larger metro areas, and strong local infrastructure. Housing stock and residential construction have also surged, placing the county among the top in the nation for housing growth in recent years.

Economic development has expanded beyond tourism and retirement communities to include industrial and manufacturing investments that bring jobs and diversify the local economy, further supporting growth.

Overall, Brunswick County's growth story is defined by its transformation into a vibrant, diverse region with a rapidly increasing population, expanding economic opportunities, and a high quality of life anchored by its coastal geography.



AREA OVERVIEW

Supply, North Carolina, is a small, unincorporated community in Brunswick County, situated at the crossroads of U.S. 17 (Ocean Highway) and NC 211 (Southport-Supply Road/Green Swamp Road), and historically named for its role as a supply hub via the Lockwoods Folly River trade route in the 18th and 19th centuries. While it does not have formal municipal status or government, Supply functions as a focal point for the surrounding area, with essential services like the Brunswick Medical Center and local schools serving residents. Traditionally rural and defined by its quiet, scenic environment of forests, wetlands, and farmland, the community's allure stems from its proximity to coastal attractions such as Holden Beach, Oak Island, and Ocean Isle Beach, which makes it attractive to both full-time residents and seasonal visitors who enjoy easy access to sun, sand, and outdoor recreation.

As Brunswick County has experienced rapid population and housing growth in recent years, driven by an influx of new residents attracted to coastal living and relative affordability compared with larger urban centers, Supply has felt the effects of that broader regional expansion. While exact growth figures for Supply itself vary by source—with population estimates around 10,000–12,000 people depending on the dataset used—the area has seen increased residential development, new subdivisions, and more diverse housing options as demand rises. This growth reflects a shift from purely rural roots toward a community blending residential expansion and small-town character, as people relocate for both retirement and family life while still valuing the area's natural beauty and access to coastal amenities.

Sun Coast Partners Commercial, LLC hereby advises all perspective purchasers of the this property as follows:

The information contained in this Offering Memorandum has been obtained from sources believed to be reliable. However, Sun Coast Partners Commercial, LLC has not and will not verify any of the information, nor has Sun Coast Partners Commercial, LLC conducted any investigation regarding these matters. Sun Coast Partners Commercial, LLC makes no guarantee, warranty, or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum (OM) is not a substitute for your thorough due diligence investigation of this investment property. Sun Coast Partners Commercial, LLC expressly denies any obligation to conduct a due diligence examination of this Property for this Buyer.

Any projections, opinions, assumptions, or estimates used in this OM are for example only and do not represent current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, and legal advisors.

Buyer and Buyer's tax, financial, and legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction the suitability of the property for your needs.

Like all real estate investments, the investment carries significant risks. Buyers and Buyer's legal and financial advisors must request a careful review of all legal and financial documents related to the property and the tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly contracted facilities or newly acquired locations, may be set based on a tenant's projected sales with little or no record of actuarial performance, or comparable rents for the area. Returns are not guaranteed, the tenant and any guarantors may fail to pay the lease rent or property taxes or may fail to comply with either material terms of the lease, cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the Property, and Buyer's legal ability to make alternate use of the property.

By accepting this OM, you agree to release Sun Coast Partners Commercial, LLC and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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Coast Partners Commercial, LLC has not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, the presence or absence of containing substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvement of thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in the OM has been obtained from sources we believe to be reliable; however, Sun Coast Partners, LLC has not verified and will not verify, any of the information contained herein, Sun Coast Partners Commercial, LLC has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth therein.

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of the opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Sun Coast Partners Commercial, LLC has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Sun Coast Partners Commercial, LLC's expertise is in marketing investment properties and acting as an intermediary between buyers and sellers. Sun Coast Partners Commercial, LLC and its investment professionals cannot and will not act as lawyers, accountant, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projects, analyses, and decision-making.

*In addition to all other advertisement, notices, and disclaimers set forth in the OM, Sun Coast Partners Commercial, LLC further advises all prospective purchasers that certain Sun Coast Partners Commercial, LLC related or affiliated parties, and/or independent contractor sales people, brokers of record, partners, trustees, beneficiaries, shareholders, members, managers, directors, officers, employees, or agents, along with their respective heirs, successors, personal representatives and/or assigns (collectively the Sun Coast Partners Commercial, LLC Related "Parties") may be acting as principals for the Seller or own a direct or indirect beneficial interest in the Property, any prospective purchaser shall thereby waive any claim they may have based on a conflict of interest given the Sun Coast Partners Commercial, LLC Related Parties' role as both agent for the Seller and as the Seller (or as as principal of the Seller).



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