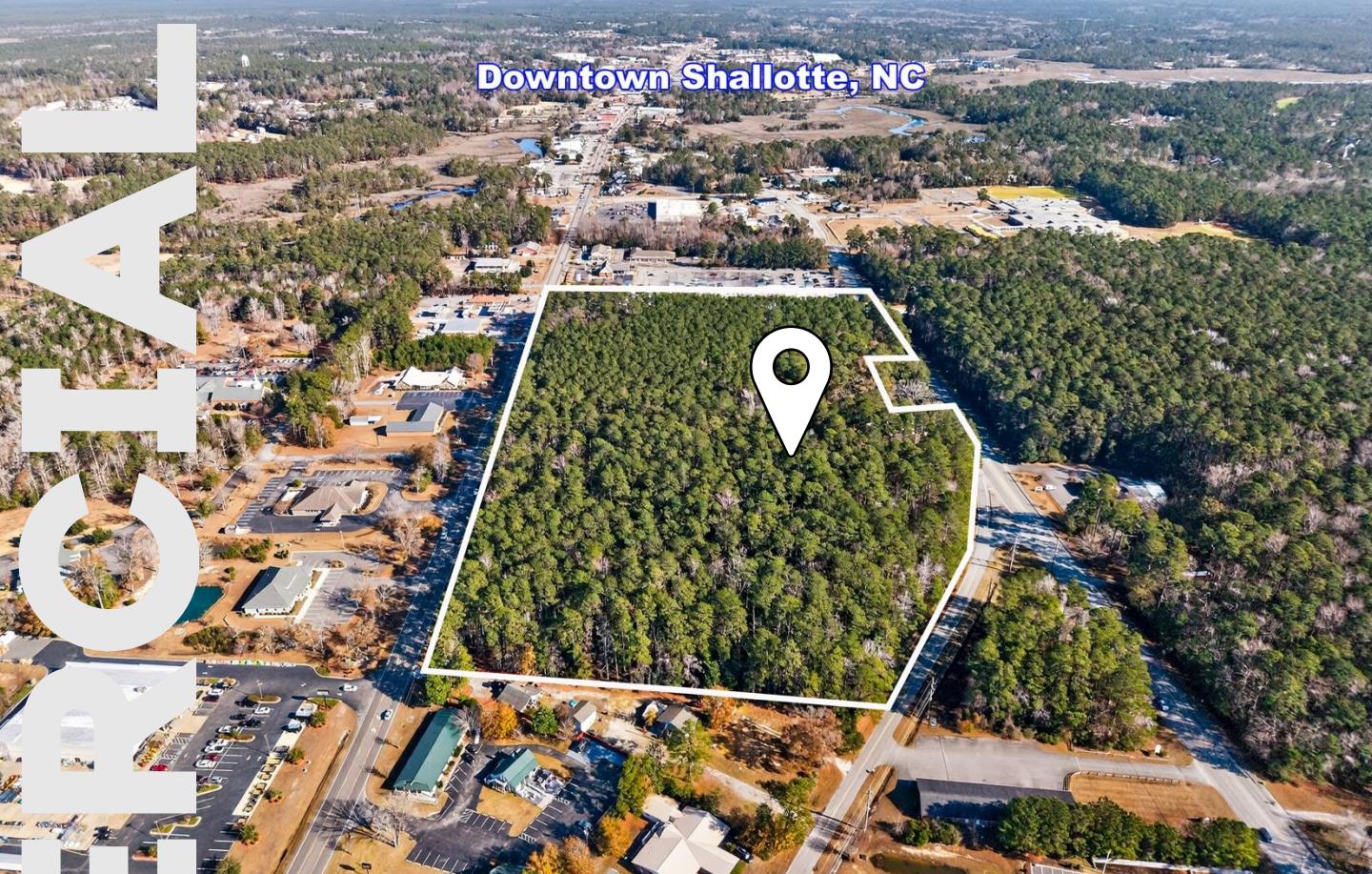


Downtown Shallotte, NC



## 18+ Acres Prime Land in Shallotte, NC

**\$3.325M**

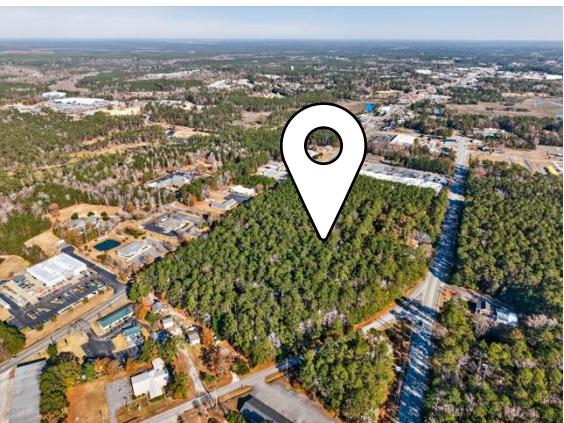
An exceptional development opportunity in North Carolina's #1 Growth Market, officially recognized as the fastest-growing county in North Carolina and the 14th fastest-growing in the entire U.S. in 2024-2025.

Strategic Coastal Location & Southern Commercial Hub  
Shallotte acts as the central commercial hub for the region's affluent barrier island communities, ensuring year-round traffic and seasonal tourist influx.

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## THE KEY INSIGHT FOR DEVELOPERS



Premier Investment Site in North Carolina's Fastest-Growing Region. Located in Brunswick County, this site offers both regional connectivity and significant growth potential. The area has seen a 32% population increase since 2010, providing a robust and expanding market for investment.



### Investment Highlights:

- Utilities Available:**  
Connections are ready at the street with extensive frontage on Main Street, Sellers Road, and Village Road.
- Strategic Access:**  
Prime road network connectivity places Wilmington, Myrtle Beach, and Whiteville within a convenient 10-minute drive.
- Coastal Hub Proximity:**  
Situated less than 20 minutes from the sought-after Holden Beach, Ocean Isle Beach, and Sunset Beach.
- Captive & Growing Audience:**  
Brunswick County's population exceeds 142,000, bolstered by a massive seasonal tourism surge near six vibrant beaches.



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## TOURISM SURGE AND ECONOMIC IMPACT



As the southern commercial hub for coastal Brunswick County, Shallotte's economy is driven by significant regional growth and seasonal tourism.



### Population & Growth:

Drive-time population swells from 50,000 to over 150,000 in summer. The town has grown 24% since 2020, with over 2,600 approved residential units and new developments in progress.

### Regional Context:

Brunswick County was North Carolina's fastest-growing county from 2020 to 2024.

### Tourism Impact:

In 2024, county visitor spending hit \$1.22 billion (ranked 6th statewide), supporting 5,800 jobs and generating nearly \$37 million in state tax revenue.

For more detailed data, visit the Town of Shallotte official [website](#) or Brunswick County Economic Development.



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## RETAIL SURGE



Shallotte is experiencing a boom in new retail and dining options, with many national brands expanding into the area, driven by population growth and development around key intersections like Main Street and US 17.

These retailers and developments cater to the growing population in Shallotte and the broader Brunswick County area, making it a significant retail hub.

Shallotte, NC, features large retail options like Walmart, Lowe's Home Improvement, Belk, Marshalls, Big Lots, and Ross Dress for Less, concentrated in shopping centers like Coastal Walk Marketplace, with growing developments adding stores like 7-Brew, Wawa, and Biscuitville, reflecting significant retail expansion in the area.



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## ZONING & DEVELOPMENT POTENTIAL

### Zoning & Development Potential

The property falls under Highway Business (HB) zoning, governed by the flexible Town of Shallotte Unified Development Ordinance (UDO).

This prime development parcel in Shallotte offers exceptional visibility and access. It is located on Main Street, with additional access from Village Road and Sellers Road.

A rare opportunity to acquire one of the BEST remaining development sites in Shallotte. This highly visible corner parcel boasts extensive frontage on three key roads:

1,240+ ft of frontage on Main Street

600+ ft of frontage on Sellers Road

320+ ft of frontage on Village Road

The property is ready for immediate commercial development, surrounded by existing businesses and featuring available water and sewage connections. Direct access is provided via both Main Street and Village Road, maximizing potential for various commercial uses.



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## ZONING & DEVELOPMENT POTENTIAL



Zoned HB, Commercial Low Density for both residential and commercial usage. Located in the fastest-growing county in North Carolina, this property offers endless potential in a highly sought-after location.

Zoning allows for many uses:

- **Retail**
- **Office**
- **Industrial**
- **Multifamily**
- **Mini Storage**
- **Warehouse**
- **Hospitals**
- **Day Care**
- **Educational Facilities**
- **Convenience Store with Pumps**
- **Automotive Dealership**

[Click Here](#) to download UDO Table



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## UDO TABLE

Table 10-2: Table of Permitted Uses

PERMITTED USES	MF-14/10/6	R-10	RM-10	R-15	RA-15	RAM-15	CB	HB	CW	B-2	O/I	LI	HI	C	PUD
<b>RESIDENTIAL – HOUSEHOLD LIVING</b>															
DWELLING, MULTI-FAMILY (MAJOR) [pursuant to 10-3(I)]	CZ	CZ	CZ				CZ	CZ	CZ	CZ					P
DWELLING, MULTI-FAMILY (MINOR) [pursuant to 10-3(I)]	P	CZ	CZ				CZ	CZ	CZ	CZ					P
DWELLING, SINGLE-FAMILY (excluding manufactured homes)	P	P	P	P	P	P	CZ	CZ	CZ	CZ	P				P
DWELLING, (DUPLEX)	P	P	P												P
DWELLING, (TOWNHOUSE)	P	P	P								P				P
MANUFACTURED HOME, CLASS A [pursuant to 10-3(Q)]				P			P								
MANUFACTURED HOME, CLASS B [pursuant to 10-3(Q)]				P			P								
MANUFACTURED HOME PARK [pursuant to 10-3(S)]				CZ			CZ								
RESIDENTIAL CLUSTER DEVELOPMENT [pursuant to Article 13]	CZ	CZ		CZ			CZ	CZ	CZ						CZ
Residential Micro-grid Solar Collector Battery Storage System (pursuant to Article 31)	P														
<b>RESIDENTIAL – GROUP LIVING</b>															
ADULT CARE HOME	CZ									CZ	CZ				
ALCOHOL AND/OR SUBSTANCE ABUSE REHABILITATION FACILITIES, RESIDENTIAL (Six or fewer residents)		P	P	P	P										
ASSISTED LIVING RESIDENCE	CZ							CZ	CZ	CZ					CZ
FAMILY CARE HOME	P	P	P	P	P	P		CZ	CZ	CZ	P				P
MULTI-UNIT ASSISTED HOUSING WITH SERVICES	CZ							CZ	CZ	CZ					CZ
NURSING HOME	CZ							CZ	CZ						P
<b>ACCOMMODATION SERVICES</b>															
BED AND BREAKFAST	S	S	S	S	S	S	S	S	S	S	S				S
MOTELS/HOTELS [pursuant to 10-3(V)]								S	S	S	S				
TRAVEL TRAILER AND RECREATIONAL VEHICLE PARKS/CAMPGROUNDS [pursuant to 10-3(FF)]	S		S		S					S					
<b>PUBLIC &amp; CIVIC</b>															
ALCOHOLIC BEVERAGES PACKAGED, RETAIL								P	P						
AMBULANCE SERVICE/RESCUE SQUAD								P	P	P	P	P	P	P	
BOAT RAMPS										S					
NON-MOTORIZED (CANOES, KAYAKS, BOAT LAUNCH)								S							
BUILDINGS, GOVERNMENTAL	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
CEMETERY [pursuant to 10-3(D)]					S	S				S					S
CHURCH	S	S	S	S	S	S	S	S	P	P	P				P
CIVIC, CHARITABLE, POLITICAL, FRATERNAL, SOCIAL, AND RELIGIOUS ORGANIZATIONS								P	P	P	P				
GAZEBO/PIERS/DOCKS, COMMUNITY <sup>1</sup> [pursuant to 10-3(K)]	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
GAZEBO/PIERS/DOCKS, PRIVATE <sup>1</sup> [pursuant to 10-3(L)]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S
GAZEBO/PIERS/DOCKS, PUBLIC <sup>1</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
HOSPITALS				P				P		P					
NATURE OBSERVATION POINTS	S	S	S	S	S	S	S	S	S	S	S	S	S	S	



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PERMITTED USES	PUD	C	HI	LI	O/I	B-2	CW	HB	CB	RAM-15	RA-15	R-15	RM-10	R-10	MF-14/10/6
	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S
PARKS, PLAYGROUNDS, AND RECREATION CENTERS, OWNED AND OPERATED BY NON-PROFIT CIVIC ORGANIZATIONS [pursuant to 10-3(Y)]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
PARKS, PLAYGROUNDS, AND RECREATION CENTERS, MUNICIPALLY OWNED	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
PARKS AND RECREATION AREAS (other governmental) [pursuant to 10-3(Z)]	P	P	P	P	P	P	P	P	P	P	P	P	P	S	P
SCHOOL, PUBLIC AND PRIVATE	S	S	S	S	S	S	S	P		P		P			S
US POSTAL SERVICES							S	P		S	P		P		S
<b>RECREATION, ENTERTAINMENT, AND PUBLIC ASSEMBLY</b>															
ADULT AND SEXUALLY ORIENTED BUSINESSES [pursuant to Article 24]															S
BILLIARD AND POOL HALLS								S						S	
BOWLING ALLEYS								P						P	
RECREATIONAL FACILITY (INDOOR-PRIVATE)							S	P		P	P	P			
DANCE HALLS														P	
DRIVE-IN THEATERS														S	
ELECTRONIC GAMING OPERATION [pursuant to 10-3(I)]															S
ENTERTAINMENT ESTABLISHMENTS (GAMES, AMUSEMENT CENTERS, ETC.)							S	P		P		P			
GOLF COURSE, MINIATURE								S				S			
GOLF DRIVING RANGE								S				S			
GOLF, SWIMMING, AND TENNIS CLUBS [pursuant to 10-3(M)]	S	S		S	S	S	S	P	S	P					S
HEALTH CLUBS							S	P	P	P					P
INDOOR THEATER							P	P		P		P			
MARINA [pursuant to 10-3(T)]	S	S	S	S	S	S	S		P						S
RECREATION FACILITY, PRIVATE							S	S	S			S		S	S
SKATING RINKS								S				S			
VIDEO ARCADES							S	P		P		P			
<b>COMMERCIAL SALES AND RENTALS</b>															
ANTIQUE SHOPS								P	P	P	P	S			
ARTIST AND CRAFTSMAN STUDIOS, DISPLAYS, OR SHOPS							P	P	P	P					P
AUTOMOBILE AND TRUCK DEALERS								S		S		P			
AUTOMOBILE PARTS AND SUPPLY STORE							P		P						
AUTOMOBILE (INCLUDING TRUCKS) AND/OR TRAILER RENTALS							S	S		S					
BANKS, FINANCIAL INSTITUTIONS							P	P	P	P					P
BOAT SALES AND SERVICE							P	P	P	P					
BOAT STORAGE							S	S	S						
BOOK STORES							P	P		P					
BUILDING MATERIALS SALES AND STORAGE							S		S		P				
CARPET AND RUG DEALERS							S	P		P	P	P	P	P	
CELLULAR TELEPHONE STORES							P	P		P	P				
CLUB, PRIVATE							S				S				
COFFEE SHOPS							P	P		P					
CONVENIENCE FOOD STORES							P		P	P	P	P	P	P	P
CONVENIENCE STORES WITH EXISTING GAS PUMPS							S	P		P	P	P	P	P	P

PERMITTED USES	PUD	C	HI	LI	O/I	B-2	CW	HB	CB	RA-15	R-15	RM-10	R-10	MF-14/10/6
CONVENIENCE STORES (NEW CONSTRUCTION) WITH GAS PUMPS								P						
CONSIGNMENT SHOPS, USED MERCHANDISE							P	P					P	
COMPUTER AND ASSOCIATED EQUIPMENT STORES							P	P					P	
ELECTRICAL AND ELECTRICAL MACHINERY, EQUIPMENT AND SUPPLIES								S					P	
FARMER'S MARKET								S	P				P	
FLEA MARKETS/VENDOR MARKETS								S	S			S	P	
FLORIST SHOPS								P	P	P	P			P
FOOD STORES (less than 5,000 SF)								P	P					P
FOOD, BEVERAGE, & CRAFT BREWING PROCESSING AND PRODUCTION WITH RETAIL SALES								P	P	P	P			
FUEL AND ICE DEALERS													S	S
FURNITURE AND FIXTURES								S	P			P		P
GAS COMPANIES													P	P
GLASS AND MIRROR REPAIR SALES									P			P	P	P
GROCERY STORES (5,000 SF or greater)								S	P			P		
HARDWARE STORES								S	S			S	P	P
ICE CREAM PARLORS AND LIKE ESTABLISHMENTS								P	P			P		
ICE VENDING MACHINES (AUTOMATIC)									P			P		
LAWN AND GARDEN STORES								P	P			P		
LEATHER PRODUCTS (no tanning)								P	P			P		
LUMBER AND WOOD PRODUCTS, SALES [pursuant to 10-3(O)]								S	S			S	P	P
MANUFACTURED HOME SALES AND SERVICE												S		
MEASURING, ANALYZING, CONTROLLING, AND OPTICAL GOODS, WATCHES, CLOCKS								P	P			P		P
MICROBREWERY (5,000 SF or less and production of less than 1,000 barrels per year)								P	P					
MOTION PICTURE PRODUCTION AND DISTRIBUTION													P	P
MOTORCYCLE SALES AND SERVICES										S		S		
OUTDOOR STORAGE FACILITY [pursuant to 10-3(AA)]										S				
PAWNSHOP OR USED MERCHANDISE STORE										P		P		
PET SALE & SUPPLIES (excluding kennel activities, breeding operations, and/or outside storage of animals)									P	P		P		
POTTERY AND RELATED PRODUCTS									P	P	P	P		P
PRINTING AND PUBLISHING ESTABLISHMENTS									S	S		S	P	P
PRINTING, COMMERCIAL									S	S		S	P	P
RE-UPHOLSTERY AND FURNITURE REPAIR									P		P	P	P	P
RECREATIONAL VEHICLE AND UTILITY TRAILER SALES AND SERVICE									S		S	P		
REFRIGERATION, HEATING, AND AIR CONDITIONING MACHINERY										S		S	P	
REPAIR SHOPS (radio, television, small appliances, shoes, etc.)									P	P		P	P	P
RESTAURANTS									P	P	P	P		P
RETAIL SALES ESTABLISHMENTS (less than 5,000 SF)									P	P	P	P	P	P
RETAIL STORES (5,000 SF or greater)									S	P		P		
RETIREMENT/ELDERLY FACILITIES									P	P	S			P
SEAFOOD MARKET									P	P	P	P	P	
TOBACCO/VAPE SPECIALTY STORE [pursuant to 10-3 (GG)]									P		P	P	P	

PERMITTED USES		PUD	C	H	LI	O/I	B-2	CW	HB	PUD
		CB	RAM-15	RA-15	R-15	RM-10	R-10	MF-14/10/6		
UPHOLSTERY SHOPS								P	P	P
VIDEO RENTAL				P				P	P	P
WATER DEPENDENT COMMERCIAL USES					S	S	S			
<b>OFFICE AND COMMERCIAL SERVICE</b>										
ALCOHOLIC AND/OR SUBSTANCE ABUSE								P	P	P
REHABILITATION SERVICES, NON-RESIDENTIAL								P	P	P
ANIMAL HOSPITALS/ VETERINARIANS [pursuant to 10-3(B)]								P	P	
AUTOMATED TELLER MACHINES (STAND ALONE)								P	P	P
AUTOMOTIVE DETAILING SERVICES								P		
AUTOMOTIVE REPAIR FACILITY [Tier 1]								P	P	
AUTOMOTIVE REPAIR FACILITY [Tier 2]								S		
AUTOMOTIVE REPAIR FACILITY [Tier 3]									P	
AUTOMOBILE SERVICE STATION With Fuel Pumps								S	P	S
BARBER AND BEAUTY SHOPS				P				P	P	P
BAIL BONDING SERVICES								P	P	P
CALL CENTER								P	P	P
CAR WASHES								S	P	P
CARPET AND UPHOLSTERY CLEANERS									S	P
CATERING ESTABLISHMENTS				P				P	S	P
COLLEGES, UNIVERSITIES, & PROFESSIONAL SCHOOLS								P	P	P
CONTRACTORS, BUILDING (with storage)									S	P
CONTRACTORS, EQUIPMENT									S	P
CONTRACTORS, HEAVY CONSTRUCTION									S	P
CONTRACTORS, SPECIAL TRADES (no storage)								P	P	P
COPY CENTERS				P				P	P	
DAY CARE FACILITIES [pursuant to 10-3(F)]								P	P	S
DAY SPAS				P				P	P	
DIALYSIS CENTERS								P	P	P
DIET CENTERS								P	P	P
DRY CLEANERS AND LAUNDRIES [pursuant to 10-3(G)]				P				P	P	P
ELECTRONIC DATA PROCESSING								P	P	P
ENGINEERING, ARCHITECTURAL, AND SURVEYING OFFICES					P			P	P	P
EXTERMINATING SERVICES									P	P
FORTUNE TELLERS (to include Palm Readers, Crystal Ball Reading, Tarot Card Reading, and similar fortune telling techniques).								S	S	S
FUNERAL HOME [pursuant to 10-3(J)]								S	S	S
GROOMING SERVICES, ANIMALS								P	P	P
INDUSTRIAL RESEARCH OFFICES AND LABORATORIES									P	P
KENNEL OPERATIONS, BOARDERS, BREEDERS, AND ANIMAL SHELTERS (no outside pens, no permanent outside boarding, all operations must be located in the rear yard and must not be visible from any right-of-way) [pursuant to 10-3(N)]								S	S	P
LABOR UNIONS								P	P	
LABORATORIES								P	P	P
LOCKSMITH, GUNSMITH								P	P	P
MENTAL HEALTH, INPATIENT									S	S
OFFICE, ACCOUNTANTS CERTIFIED PUBLIC								P	P	P

PERMITTED USES		PUD	C	H	LI	O/I	B2	CW	HB	CB	RAM-15	RA-15	R-15	RM-10	R-10	MF-14/10/6
OFFICES, INCLUDING BUT NOT LIMITED TO PROFESSIONAL SERVICES (ATTORNEY, DOCTOR, HEALTHCARE PROFESSIONAL, STAFFING ETC.)									P							P
PHOTOGRAPHERS				P	P	P	P	P	P							P
SUBSTANCE ABUSE TREATMENT FACILITY, INPATIENT					S											
SUBSTANCE ABUSE TREATMENT FACILITY, OUTPATIENT					P			P	P							
TATTOO AND BODY PIERCING ESTABLISHMENTS [pursuant to 10-3(GG)]				P	P		P		P							
TAXIDERMIST						S									P	P
TEACHING STUDIO (including fine arts, yoga, martial arts, etc.)				P	P		P	P								
VETERINARY SERVICES WITH CLOSED PENS														P	P	P
<b>INDUSTRIAL, MANUFACTURING, AND HEAVY REPAIR</b>																
APPAREL & ACCESSORY MANUFACTURING														P	P	
ASPHALT, CONCRETE, CEMENT, STONE MANUFACTURING															P	
AUTOMOBILE JUNKYARD [pursuant to 10-3(C)]									S					S		
BAKERY PRODUCT, CANDY, CONFECTIONARY MANUFACTURING														P	P	
BOAT AND SHIPBUILDING														P	P	
BOTTLING														P	P	
BRICK AND CLAY MANUFACTURING															P	
CABINET MAKING AND COUNTER TOP MANUFACTURING								S						P	P	
CARGO STORAGE CONTAINERS (including tractor trailers)									S					P	P	
CLOTHING AND FINISHED FABRIC PRODUCTS														P	P	
ELECTRIC MOTOR REPAIR														P		
INDUSTRIAL USES NOT HAVING AN INJURIOUS EFFECT ON THE TOWN														S	S	
MACHINERY (engines, construction tools) [pursuant to 10-3(P)]							S	S						P	P	
MANUFACTURING (textiles, clothing, scientific instruments, and small machine assembly)														P	P	
PAPERBOARD CONTAINERS AND BOXES														P	P	
QUARRY AND EXTRACTION OPERATION															S	
SCREW MACHINE PRODUCTS (bolts, nuts, screws)														P	P	
SMALL ENGINE REPAIR							S	S						P		
TEXTILES														P	P	
WELDING REPAIR							S	S						P	P	
<b>TRANSPORTATION, WHOLESALING, AND WAREHOUSING</b>																
BUS REPAIR AND STORAGE TERMINAL ACTIVITIES														S	S	
BUS STATIONS									P		P					
COMMERCIAL PARKING LOTS [pursuant to 10-3(E)]							S	S	S	S					S	
GAS PUMPING STATIONS (unmanned, credit cards only)								P		P		P				
MOTOR FREIGHT TERMINALS														P	P	
MINI-STORAGE FACILITIES [pursuant to 10-3(U)]							S		S		P			P		
MINI-WAREHOUSING AND DRY STORAGE														P	P	
MOVERS, VAN LINES, AND STORAGE								S		S		P		P	P	
OFF-STREET AUTOMOBILE PARKING								P	P		P	P	P	P	P	P

	PUD	C	H	LI	O/I	B-2	CW	HB	CB	RAM-15	RA-15	R-15	RM-10	R-10	MF-14/10/6
<b>PERMITTED USES</b>															
PACKAGE DELIVERY SERVICES, COMMERCIAL								S						P	
SHIP CHANDLERS														P	P
SHIPPING BROKERS, FREIGHT AND CARGO														P	P
TAXI STANDS LIMITED TO 5 TAXIS							P	P							
TOWING SERVICES								S						P	
WAREHOUSE [pursuant to 10-3(II)]								CZ						P	P
WAREHOUSE – FLEX SPACE [pursuant to 10-3 (II)]								P						P	
WHOLESALE MERCHANTS								P						P	P
WHOLESALE STORAGE OF GASOLINE OR BULK TERMINAL PLANTS [pursuant to 10-3(GG)]															S
<b>UTILITIES AND COMMUNICATIONS</b>															
PUBLIC UTILITY STORAGE OR SERVICE YARDS									P					P	P
PUBLIC UTILITY SUBSTATIONS/ SWITCHING STATIONS [pursuant to 10-3(BB)]	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
PUMP STATIONS (MUNICIPALLY OWNED)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
RADIO AND TELEVISION BROADCASTING STUDIOS							P	P				P		P	
UTILITY STATIONS								S	S	S	S	S	P	P	P
TELECOMMUNICATION FACILITIES [pursuant to Article 18]	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
<b>AGRICULTURAL AND FOOD PRODUCTION</b>															
AGRICULTURAL, HORTICULTURAL, OR HUSBANDRY USES (excluding poultry houses and hog parlors)							P	P							
APICULTURE (BEEKEEPING)							P	P	P						
FISHING, COMMERCIAL										S			P	P	
FRUIT AND VEGETABLE MARKETS, WHOLESALE													P	P	
FOOD PROCESSING FACILITIES													P	P	
GREENHOUSES									P				P	P	
<b>ACCESSORY AND TEMPORARY</b>															
ACCESSORY DWELLING [pursuant to 10-4(A)]	P	P	P	P	P	P	P	S	S	S	S	S			P
ACCESSORY STRUCTURE [pursuant to 10-4]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
ACCESSORY USES, OTHER [pursuant to 10-4]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
ACCESSORY RETAIL [pursuant to 10-4(E)]							P	P	P	P	P	P	P	P	P
DRIVE-THROUGH FACILITIES								S	S			S	S		S
DUMPSTERS AND ENCLOSURES [pursuant to 10-4(B)]	P	T	T	T	T	T	S	P	P	P	P	P	P	P	P
HOME OCCUPATION [pursuant to 10-4(D)]	P	P	P	P	P	P	P	P	P	P	P	P			P
MOBILE FOOD UNITS [pursuant to 10-3(O)]	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
MODULAR/MOBILE OFFICE, TEMPORARY [pursuant to 10-3(S)]	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
OUTDOOR DISPLAY AND SALES [pursuant to 10-3(Y)]							P	P							
OUTDOOR STORAGE [pursuant to 10-3(Z)]													P	P	
STORAGE, INDUSTRIAL [pursuant to 10-3(BB)]													P	P	
TEMPORARY USES, OTHER	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
VEHICLE STORAGE IN CONJUNCTION WITH REPAIR								S	P						

<sup>1</sup>As permitted by CAMA.

(Ord. 07-33, 9/07; Ord. 09-04, 7/09; Ord. 09-06, 9/09; Ord. 10-15, 11/11; Ord. 11-12, 5/11; Ord. 11-17, 10/11; Ord. 12-02, 1/12; Ord. 13-01, 1/13; Ord. 14-12, 10/07/14; Ord. 14-16, 12/02/14; Ord. 15-01, 01/06/15; Ord. 15-07, 06/02/15; Ord. 15-10, 07/07/15; Ord. 15-14,



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## US ARMY CORP REPORT



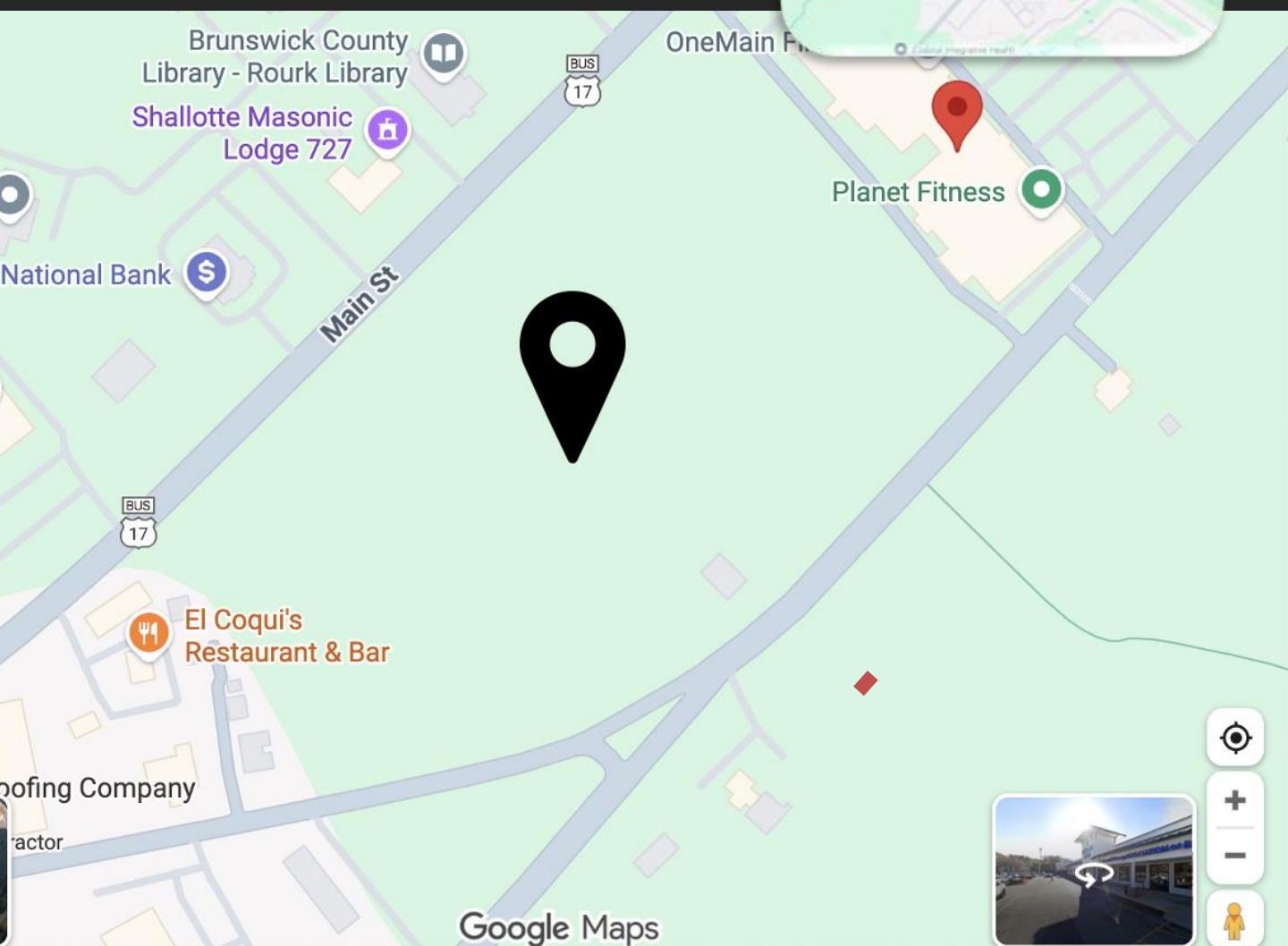
Area contains approximately 0 acre of Waters of the United States under U.S. Army Corps of Engineers (Corps) regulatory jurisdiction dated May 27 & 30, 2025.

This determination was based upon criteria contained in the 1987 Corps of Engineers Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain regional supplement.

This determination is valid for a period of five years from the date.

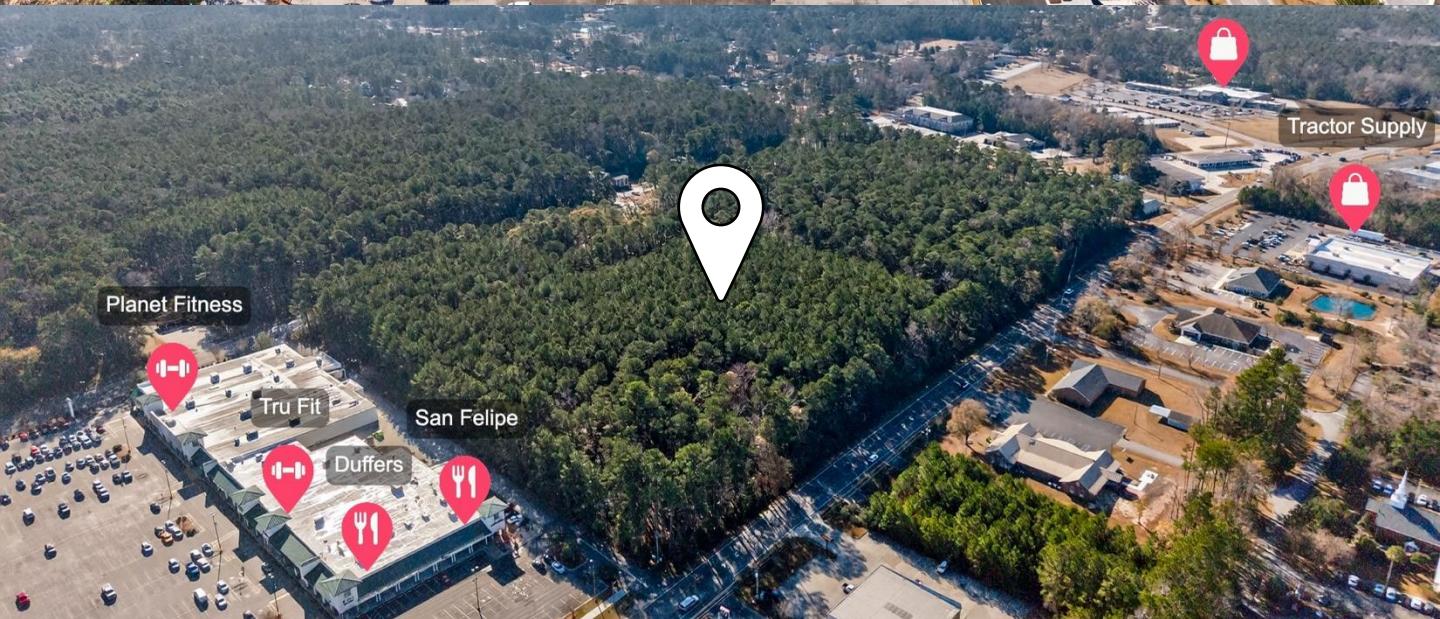
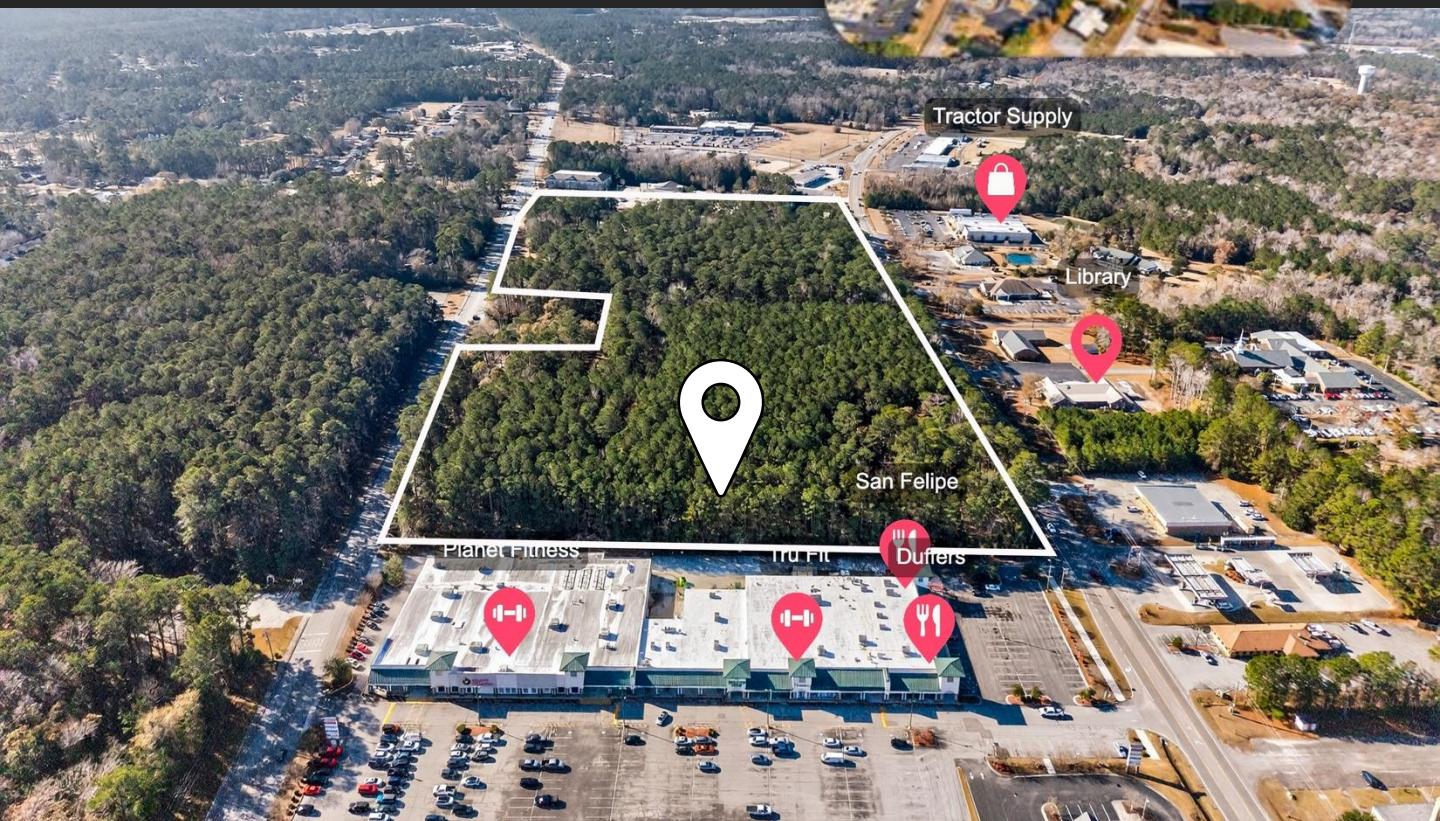
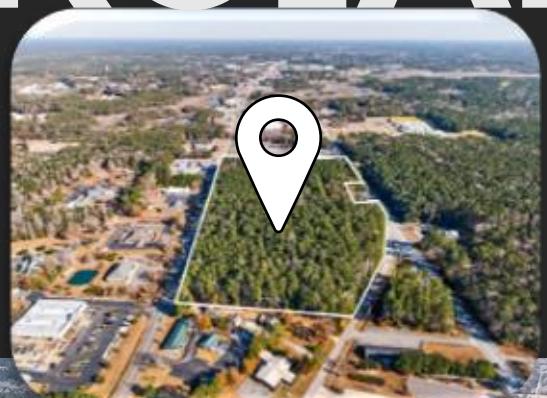
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## MAPS



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## ACREAGE PHOTOS



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## ABOUT SHALLOTTE:



**Shallotte is commonly known as the “Central Business Hub” for Southern Brunswick County, NC. Many national retailers, when reviewing the Southern Brunswick County marketplace, identified and chose Shallotte for their location due to access, population growth and central location in Brunswick county.**

Shallotte, North Carolina, offers much more than just shopping and dining. The area is a haven for outdoor enthusiasts, especially golfers, as Brunswick County boasts over 30 courses, with three having been named among North Carolina's best public courses by Golfweek magazine.

Beyond golfing, visitors can explore the scenic Shallotte Riverwalk and enjoy the events held at Mulberry Park, which hosts outdoor concerts, movies, and local markets. The area also provides easy access to the pristine coastline, with the popular beaches of Ocean Isle Beach, Holden Beach, Sunset Beach, and Oak Island all within a short 20-minute drive.



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## TRAFFIC COUNTS

### Traffic

Collection Street	Cross Street	Traffic Vol	Last Measur...	Distance
Main St	Whiteville Rd NW NE	12,686	2024	0.32 mi
Main Street	Whiteville Rd NW NE	12,316	2025	0.39 mi
Village Rd	Brierwood Rd SW	18,175	2024	0.52 mi
Copas Road Southwest	George St SE	1,799	2025	0.52 mi
Main Street	Village Rd NE	13,489	2025	0.58 mi
Whiteville Rd NW	Main St SE	9,833	2024	0.56 mi
Main Street	Village Rd NE	13,489	2025	0.58 mi
Main St	Whiteville Rd NW NE	12,686	2024	0.37 mi
Village Rd	Brierwood Rd SW	18,175	2024	0.44 mi
Main Street	Whiteville Rd NW NE	12,316	2025	0.44 mi
Village Road	Brierwood Rd SW	17,230	2025	0.51 mi

Made with TrafficMetrix® Products

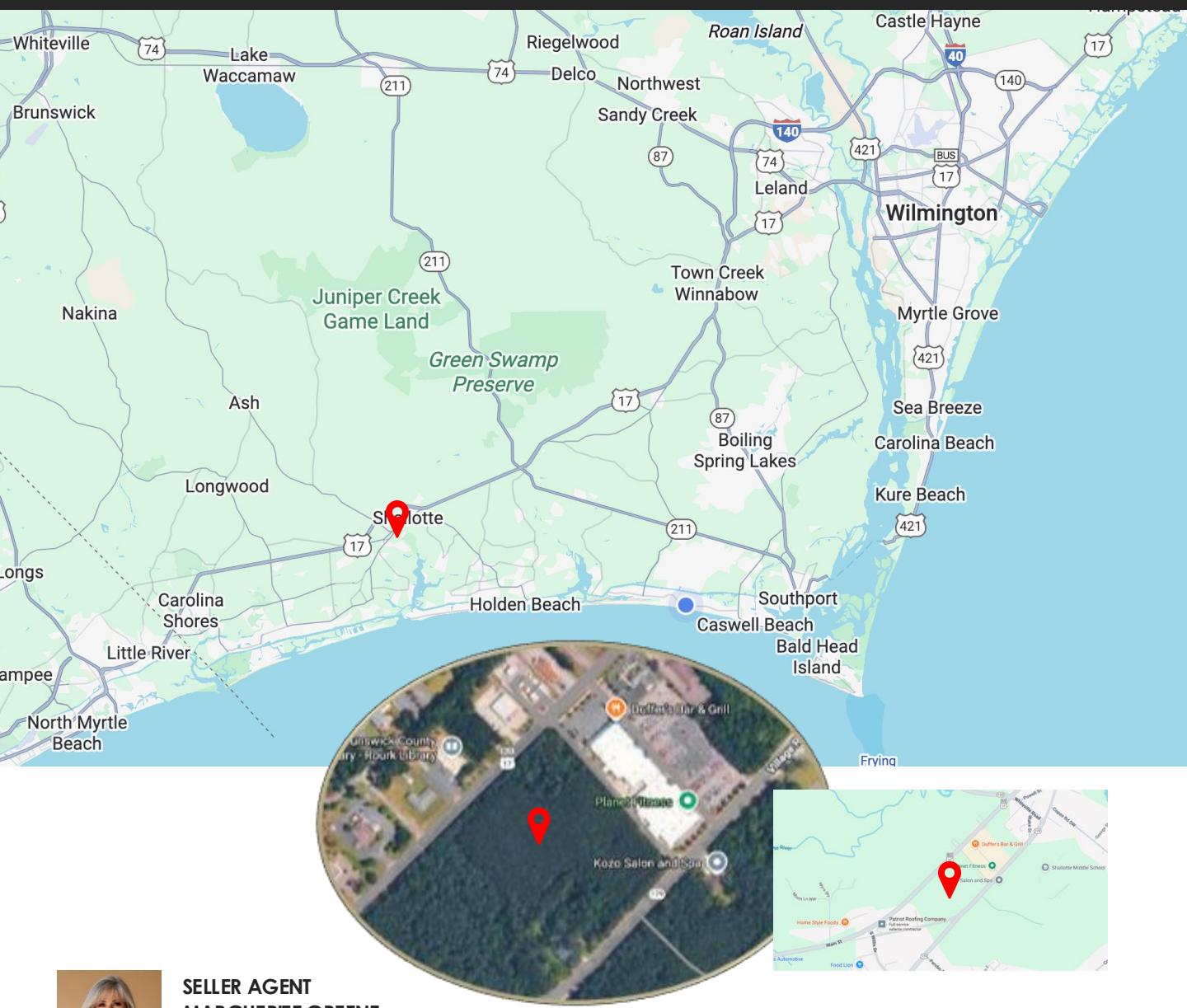


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## LOCATION



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# NC DISCLOSURE:

## NC Disclosure Working with Real Estate Agents

When buying or selling real estate, you may find it helpful to have a real estate agent assist you. Real estate agents can provide many useful services and work with you in different ways. In some real estate transactions, the agents work for the seller. In others, the seller and buyer may each have agents. And sometimes the same agents work for both the buyer and the seller. It is important for you to know whether an agent is representing you as your agent or simply assisting you while acting as an agent of the other party. This brochure address the various types of agency relationships that may be available to you. It should help you decide which relationship you want to have with a real estate agent. It will also give you useful information about the various services real estate agents can provide buyers and sellers, and it will help explain how real estate agents are paid.

## SELLERS

### Seller's Agent

If you are selling real estate, you may want to "list" your property for sale with a real estate firm. If so, you will sign a "listing agreement" authorizing the firm and its agents to represent you in your dealings with buyers are you seller's agent. You may also be asked to allow agents from other firms to help find a buyer for your property.

Be sure to read and understand the listing agreement before you sign it. Your agent must give you a copy of the listing agreement after you sign it.

**Duties to Seller:** The listing firm and its agents must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with material facts that could influence your decisions; use reasonable skill, care and diligence; and account for all monies they handle for you. Once you have signed the listing agreement, the firm and its agents may not give any confidential information about you to prospective buyers or their agents without your permission so long as they represent you. But until you sign the listing agreement, you should avoid telling the listing agent anything you would not want a buyer to know.

**Services and Compensation:** To help you sell your property, the listing firm and its agents will offer to perform a number of services for you. These may include helping you price your property; advertising and marketing your property; giving you all required property disclosure forms for you to complete; negotiating for you the best possible price and terms; reviewing all written offers with you; and otherwise promoting your interests.

For representing you and helping you sell your property, you will pay the listing firm a sales commission or fee. The listing agreement must state the amount or method for determining the sales commission or fee and whether you will allow the firm to share its commission with agents representing the buyer.

**Dual Agent:** You may even permit the listing firm and its agents to represent you and a buyer at the same time. This "dual agency relationship" is most likely to happen if an agent with your listing firm is working as a buyer's agent with someone who wants to purchase your property. If this occurs and you have not already agreed to a dual agency relationship in your listing agreement, your listing agent will ask you to amend your listing agreement to permit the agent to act as agent for both you and the buyer.

It may be difficult for a dual agent to advance the interests of both buyer and seller. Nevertheless, a dual agent must treat buyers and sellers fairly and equally. Although dual agent owes them the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "designated agency" where one agent in the firm represents the seller and another agent represent the buyer. This option (when available) may allow each "designated agent" to more fully represent each party. If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction.

When buying real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a buyer's agent). You may be willing for them to represent both you and the seller at the same time (as a dual agent). Or you may agree to let them represent only the seller (seller's agent or sub agent). Some agents will offer you a choice of these services. Others may not.

## BUYERS

When buying real estate, you may have several choices as to how you want a real estate firm and its agents to work with you. For example, you may want them to represent only you (as a buyer's agent). You may be willing for them to represent both you and the seller at the same time (as a dual agent). Or you may agree to let them represent only the seller (seller's agent or sub agent). Some agents will offer you a choice of these services. Others may not.



### SELLER AGENT

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## Buyer's Agent

Duties to Buyer: If the real estate firm and its agent represent you, they must: promote your best interests; be loyal to you; follow your lawful instructions; provide you with all material facts that could influence your decisions; use reasonable skills, care and diligence; and account for all monies they handle for you. Once you have agreed (either orally or in writing) for the firm and its agents to be your buyer's agent, they may not give any confidential information about you to sellers or their agents without your permission so long as they represent you. But until you make this agreement with your buyer's agent, you should avoid telling the agent anything you would not want a seller to know.

Unwritten Agreements: To make sure that you and the real estate firm have a clear understanding of what your relationship will be and what the firm will do for you, you may want to have a written agreement. However, some firms may be willing to represent you and assist you for a time as a buyer's agent without a written agreement. But if you decide to make an offer to purchase a particular property, the agent must obtain a written agency agreement before writing the offer. If you do not sign it, the agent can no longer represent and assist you and is no longer required to keep information about you confidential.

Be sure to read and understand any agency agreement before you sign it. Once you sign it, the agent must give you a copy of it.

Services and Compensation: Whether you have a written agreement or unwritten agreement, a buyer's agent will perform a number of services for you. There may include helping you: find a suitable property; arrange financing; learn more about the property; and otherwise promote your best interests. If you have a written agency agreement, the agent can also help you prepare and submit a written offer to the seller.

A buyer's agent can be compensated in different ways. For example, you can pay the agent out of your own pocket. Or the agent may seek compensation from the seller or listing agent first but require you to pay if the listing agent refuses. Whatever the case, be sure your compensation arrangement with your buyer's agent is spelled out in a buyer agency agreement before you make an offer to purchase property and that you carefully read and understand the compensation provision.

Dual Agent: You may permit an agent or firm to represent you and the seller at the same time. This "dual agency relationship" is most likely to happen if you become interested in a property listed with your buyer's agent or the agent's firm. If this occurs and you have not already agreed to a dual agency relationship in your (written or oral) buyer agency agreement, your buyer's agent will ask you to amend the buyer agency agreement or sign a separate agreement or document permitting him or her to act as agent for both you and the seller. It may be difficult to for a dual agent to advance the interests of both the buyer and seller. Nevertheless, a dual agent must treat buyers and sellers fairly and equally. Although the dual agent owes them the same duties, buyers and sellers can prohibit dual agents from divulging certain confidential information about them to the other party.

Some firms also offer a form of dual agency called "designated dual agency" where one agent in the firm represents the seller and another agent represents the buyer. This option (when available) may allow each "designated agent" to more fully represent each party.

If you choose the "dual agency" option, remember that since a dual agent's loyalty is divided between parties with competing interests, it is especially important that you have a clear understanding of what your relationship is with the dual agent and what the agent will be doing for you in the transaction. This can be accomplished by putting the arrangement in writing at the earliest possible time.

## Seller's Agent Working With a Buyer

If the real estate agent or firm that you contact does not offer buyer agency or you do not want them to act as your buyer agent, you can still work with the firm and its agents. However, they will be acting as the seller's agent (or "sub agent"). The agent can still help you find and purchase property and provide many of the same services as a buyer's agent. The agent must be fair with you and provide with any "materials facts" (such as a leaky roof) about properties.

But remember, the agent represents the seller - not you - and therefore must try to obtain for the seller the best possible price and terms for the seller's property. Furthermore, a seller's agent is required to give the seller any information about you (even personal, financial or confidential information) that would help the seller in the sale of his or her property. Agents must tell you in writing if they are seller's agents before you say anything that can help the seller. But until you are sure that an agent is not a seller's agent, you should avoid saying anything you do not want a seller to know.

Seller's agents are compensated by the sellers.



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