

# SOUTHPORT COMMERCIAL LAND

## COMMERCIAL LAND FOR SALE

SOUTHPORT SUPPLY RD SE (US HWY 211 ) SOUTHPORT, NC 28461



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## PROPERTY DESCRIPTION

Dutchman Village features eight pad-ready land parcels ready for development. The existing PUD allows for office, retail, lodging, and multi-family uses. All utilities are available. Parcels can be purchased separately or in bulk.

## LOCATION DESCRIPTION

Dutchman Village is strategically located in the commercial node between downtown Southport, St. James and the beach towns of Oak Island. Anchor retailers in the immediate vicinity include Lowes Home Improvement, Lowes Grocery, Food Lion, Walgreens and CVS. Signalized access is provided at the intersection of Highway 211 and J. Swain Boulevard.

## PROPERTY HIGHLIGHTS

- 8 land parcels totaling 10.27 Acres
- Parcels are ideal for office, retail, and hotel development.
- Parcels are pad ready for development. All utilities are available.
- Located at the signalized intersection of Highway 211 and J Swain Blvd.
- Proximity to Southport, Oak Island, St. James, Carolina National
- The property serves the trade area of Southport, St. James, and Oak Island. Seasonal population increases by 50,000 people during the tourist season.

## OFFERING SUMMARY

Sale Price:	\$305,750 - \$975,000
Lot Size:	10.27 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	367	6,389	14,213
Total Population	734	13,428	30,944
Average HH Income	\$60,782	\$71,558	\$69,434

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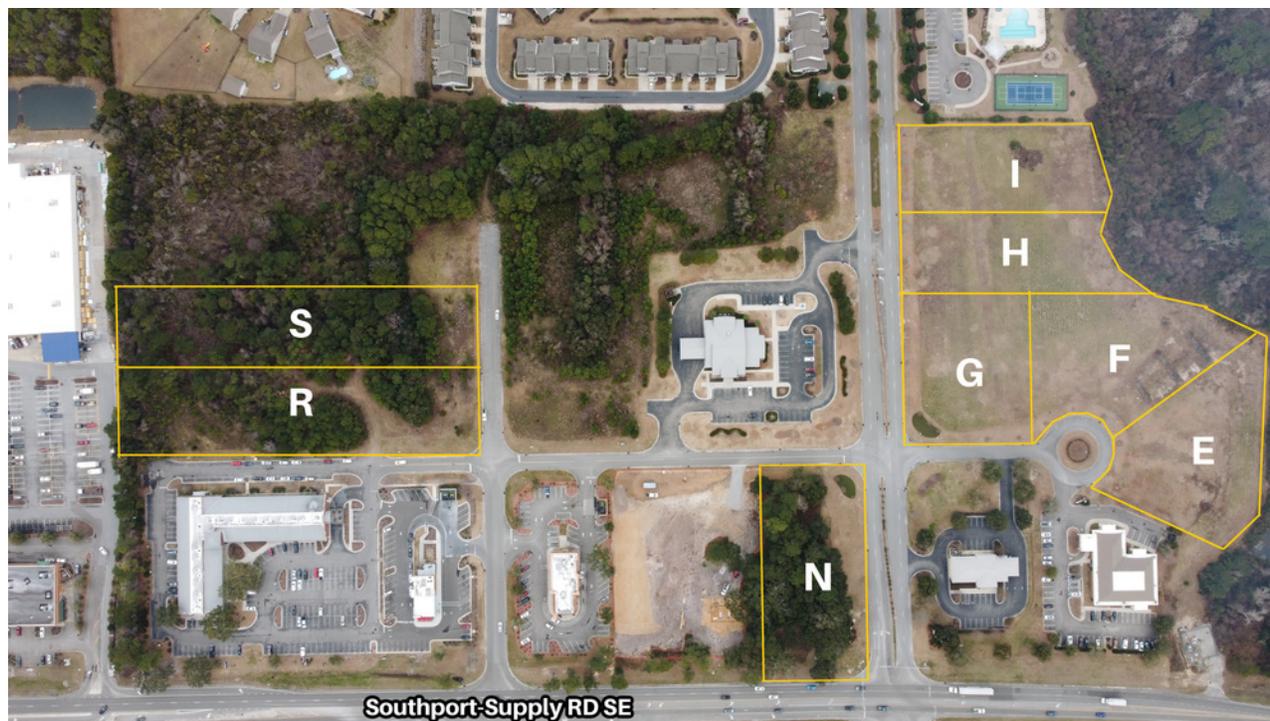
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# OF LOTS 8 | TOTAL LOT SIZE 1.06 - 10.27 ACRES | TOTAL LOT PRICES \$305,750 - \$975,000 |

STATUS	LOT #	SIZE	PRICE	ZONING	DESCRIPTION
Available	N	1.09 Acres	\$975,000	PUD	Office/Retail
Available	E	1.223 Acres	\$305,750	PUD	Office/Retail
Available	F	1.339 Acres	\$500,000	PUD	Office/Retail
Pending	G	1.108 Acres	\$500,000	PUD	Office/Retail
Pending	H	1.1 Acres	\$385,500	PUD	Office/Retail
Available	I	1.06 Acres	\$344,500	PUD	Office/Retail
Available	R	1.67 Acres	\$501,000	PUD	Office/Retail
Available	S	1.68 Acres	\$504,000	PUD	Office/Retail

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