



48± ACRES | 7460 OCEAN HIGHWAY WEST, SUNSET BEACH, NC

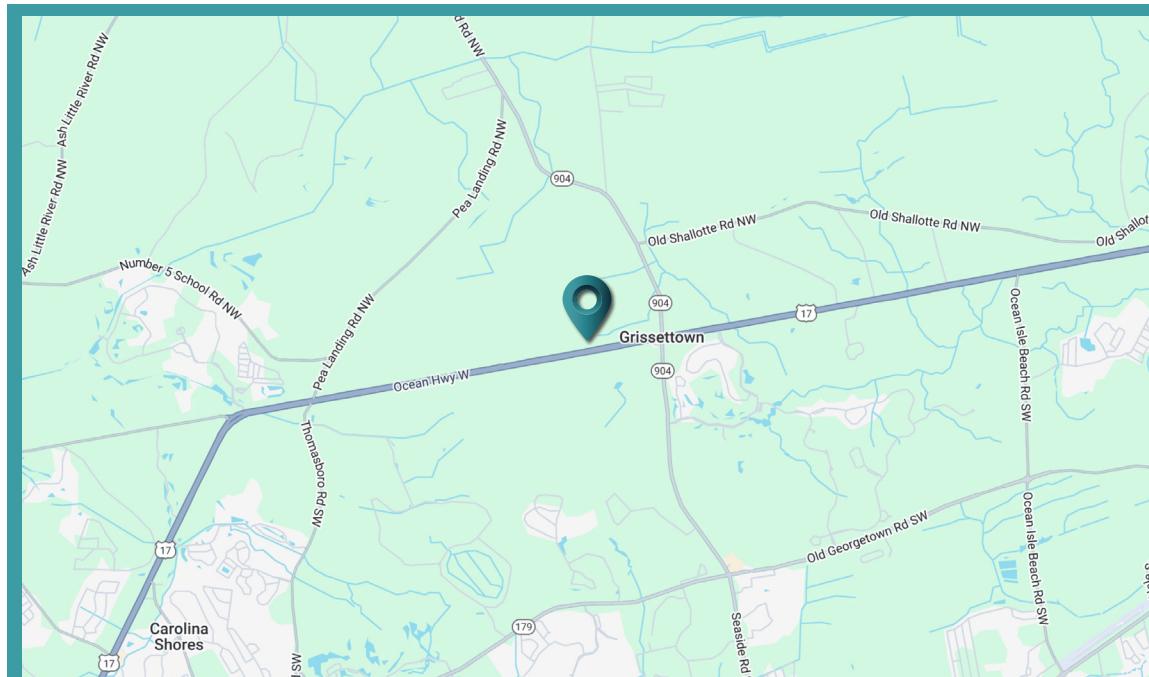
DAVID SUMMERLIN, III
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FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
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**Sun Coast
Partners
COMMERCIAL**



Strong site along HWY 17 in the "Grissettowm" area of Sunset Beach. This site is in the very-near-vicinity of the 55 acres that was recently purchased by Walmart at the intersection of HWY 17 and HWY 904. The subject property shares nearly $\frac{3}{4}$ of a mile of property boundary with "Timber Farms" development that is under construction and approved for 2,500 homes.

This site is dually zoned CO-CLD and CO-R7500, allowing for a variety of uses and unit density. This site boasts roughly 310 feet of frontage on HWY 17. The majority of the parcel is roughly 500 feet in width, with the widest point being roughly 660 feet in width. Call broker for more details.

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SALE

**7460 Ocean Highway West
Sunset Beach, NC 28468**

ACREAGE*	48± Acres
SALE PRICE	\$1,250,000
PARCEL IDS	21100057
ZONING	CO-CLD & CO-R7500

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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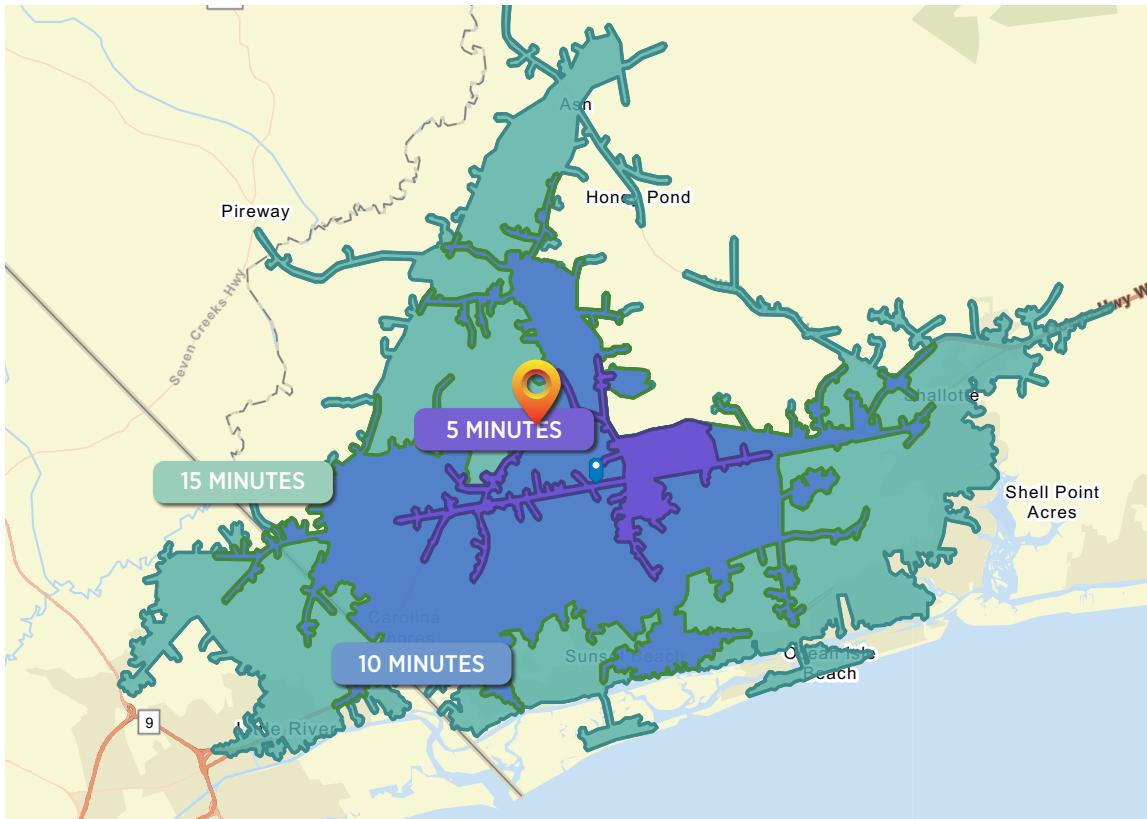


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DEMOCRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	992	24,273	50,480
Average Age	62.4	65.9	62.8
Households	464	11,920	24,472
Average HH Size	2.14	2.04	2.06
Median HH Income	\$84,790	\$78,959	\$76,632
Average HH Income	\$95,974	\$97,413	\$96,483
Per Capita Income	\$44,273	\$48,211	\$46,883

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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