

±3.52 AC FOR SALE

BEACH DR SW

GOOSE CREEK RD SW

FAIRWINDS II

1565 GOOSE CREEK RD SW,
OCEAN ISLE BEACH, NC 28469

 **LEE &
ASSOCIATES**
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RALEIGH • DURHAM • WILMINGTON

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LOCATION DESCRIPTION

Fairwinds II is located at 1565 Goose Creek Rd SW in the mainland corridor of Ocean Isle Beach, just off NC Highway 179 (Beach Drive SW). The property offers convenient access to Ocean Isle Beach, Sunset Beach, Shallotte, and Calabash, and is approximately 10-15 minutes from Shallotte's primary retail and service corridor. Myrtle Beach, SC and Wilmington, NC are both within a 45-60 minute drive.

PROPERTY DESCRIPTION

Fairwinds II presents a rare development opportunity within the highly sought-after Brick Landing Plantation master-planned community in Ocean Isle Beach. The offering includes 22 finished townhome pads, ready for immediate vertical construction, along with 20 paper platted townhome lots, providing additional upside and future development flexibility. The property is ideally positioned along the Brick Landing Golf Course, offering scenic views of fairways, mature landscaping, and coastal marsh within a well-established residential setting.

With convenient access to Ocean Isle Beach, Shallotte's retail corridor, and the greater Wilmington markets, Fairwinds II is well-positioned to meet strong demand for primary, second-home, and investment-oriented residential product.

HIGHLIGHTS

- ±3.52 Acres Located within the highly desirable Brick Landing Plantation master-planned community
- 22 finished townhome pads with infrastructure in place, ready for immediate vertical development
- 20 paper platted townhome lots offering additional density and future upside
- Positioned directly on the Brick Landing Golf Course with attractive views and setting
- Minutes from the Intracoastal Waterway with boating and waterfront access
Approximately 5 minutes to Ocean Isle Beach, popular with primary and second-home buyers
- 10-15 minutes to Shallotte retail with easy access to Myrtle Beach and Wilmington
- Ideal opportunity for for-sale townhome development or build-to-rent strategy in a high-growth coastal market
- Sale price: \$1,930,000

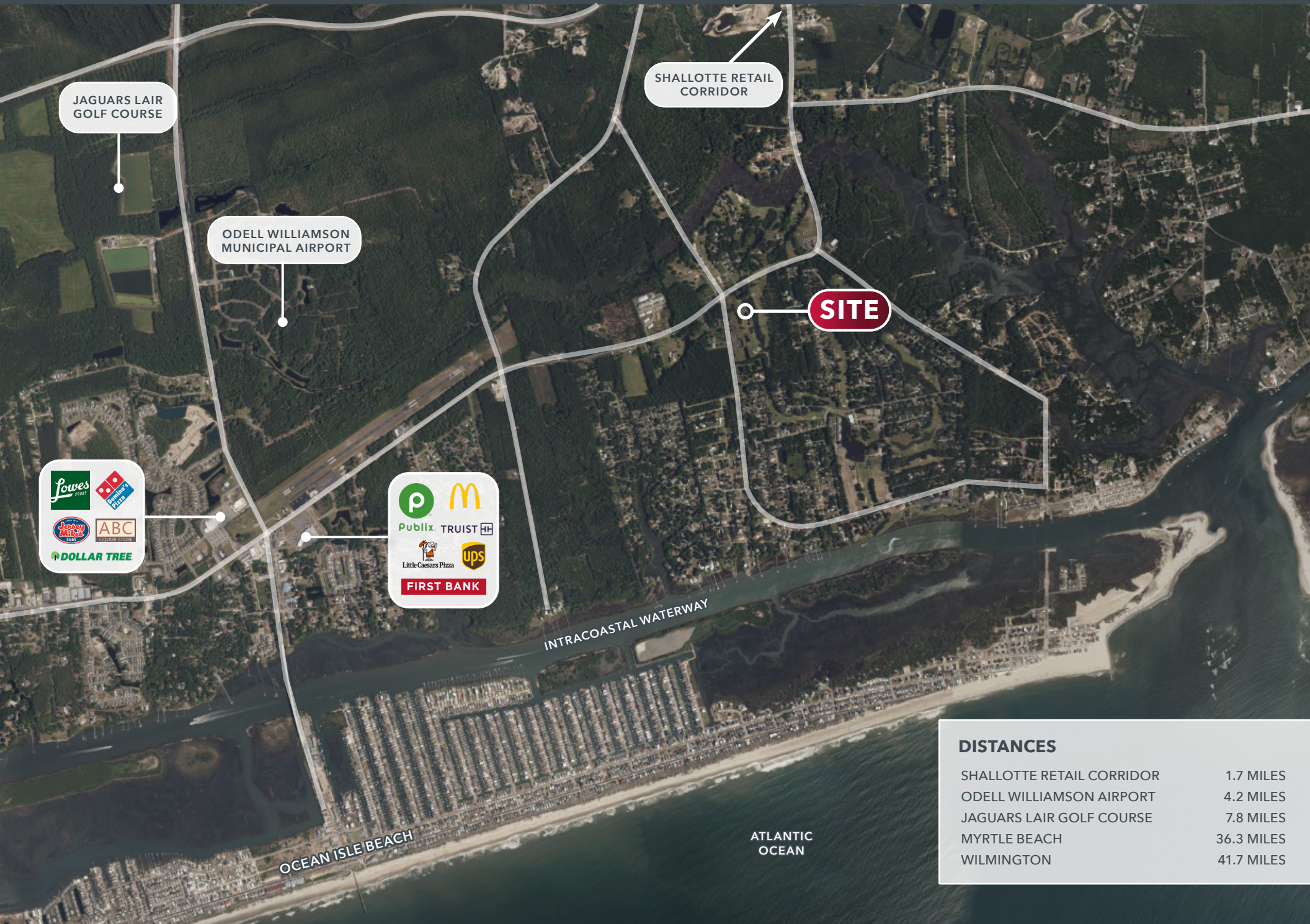
PROPERTY OVERVIEW

| | |
|------------|---|
| ADDRESS: | 1565 Goose Creek Rd SW, Ocean Isle Beach, NC 28469 |
| COUNTY: | Brunswick |
| PARCEL ID: | 229OA00101, 229OA00102, 229OA00103 |
| ZONING: | R75 |

| | |
|----------------|----------|
| TOTAL ACREAGE: | ±3.52 AC |
| LOT 1: | ±1.70 AC |
| LOT 2: | ±1.51 AC |
| LOT 3: | ±0.31 AC |



AREA OVERVIEW



JAGUARS LAIR GOLF COURSE

SHALLOTTE RETAIL CORRIDOR

ODELL WILLIAMSON MUNICIPAL AIRPORT

SITE

Logos for Lowe's, Home Depot, Dollar Tree, ABC Liquor Store, and Jersey Mics.

Logos for Publix, McDonald's, Truist, Little Caesars, UPS, and First Bank.

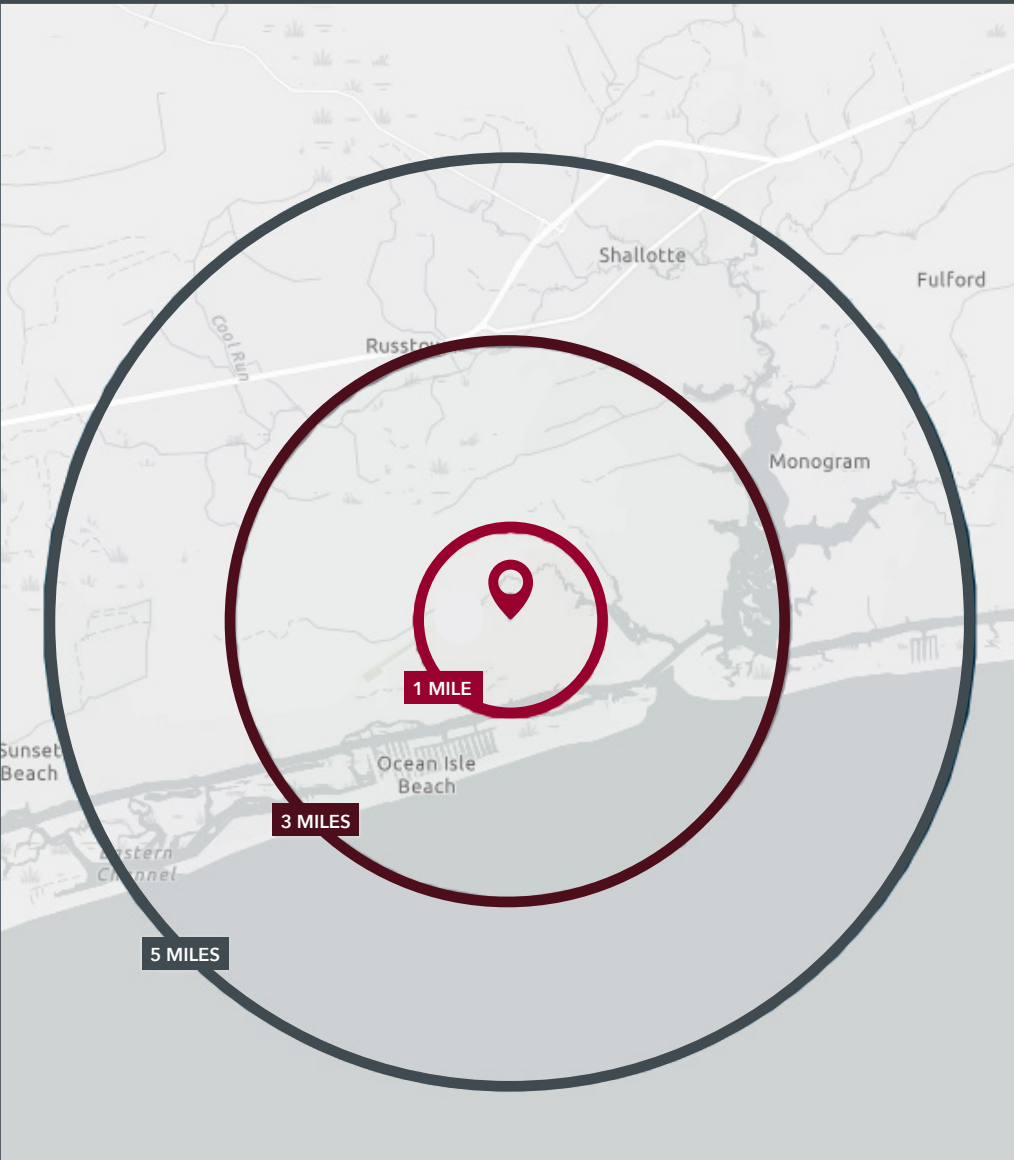
INTRACOASTAL WATERWAY

OCEAN ISLE BEACH

ATLANTIC OCEAN

| DISTANCES | |
|---------------------------|------------|
| SHALLOTTE RETAIL CORRIDOR | 1.7 MILES |
| ODELL WILLIAMSON AIRPORT | 4.2 MILES |
| JAGUARS LAIR GOLF COURSE | 7.8 MILES |
| MYRTLE BEACH | 36.3 MILES |
| WILMINGTON | 41.7 MILES |

DEMOGRAPHICS



| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| Population (2025) | 1,925 | 8,698 | 21,135 |
| Daytime Population | 1,644 | 7,739 | 23,271 |
| Median Age | 62.3 | 58.2 | 58.7 |
| Average Household Income | \$100,042 | \$104,141 | \$102,629 |
| Average Home Value | \$482,000 | \$487,299 | \$474,682 |



NO. 1
FAVORITE BEACH IN
BRUNSWICK COUNTY
(ANNUAL READER'S LOCAL CHOICE AWARD)

NO. 1
"SOUTH'S BEST TINY
TOWN"
(SOUTHERN LIVING)

NO. 1
BEST RESTORED BEACH
(THE AMERICAN SHORE & BEACH
PRESERVATION ASSOCIATION)

PRESENTED BY:

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