

# FOR SALE: +/- .81 ACRES IN CALABASH TOWN CENTER

HWY 179 AND TOWN CENTER ROAD

CALABASH NC | BRUNSWICK COUNTY

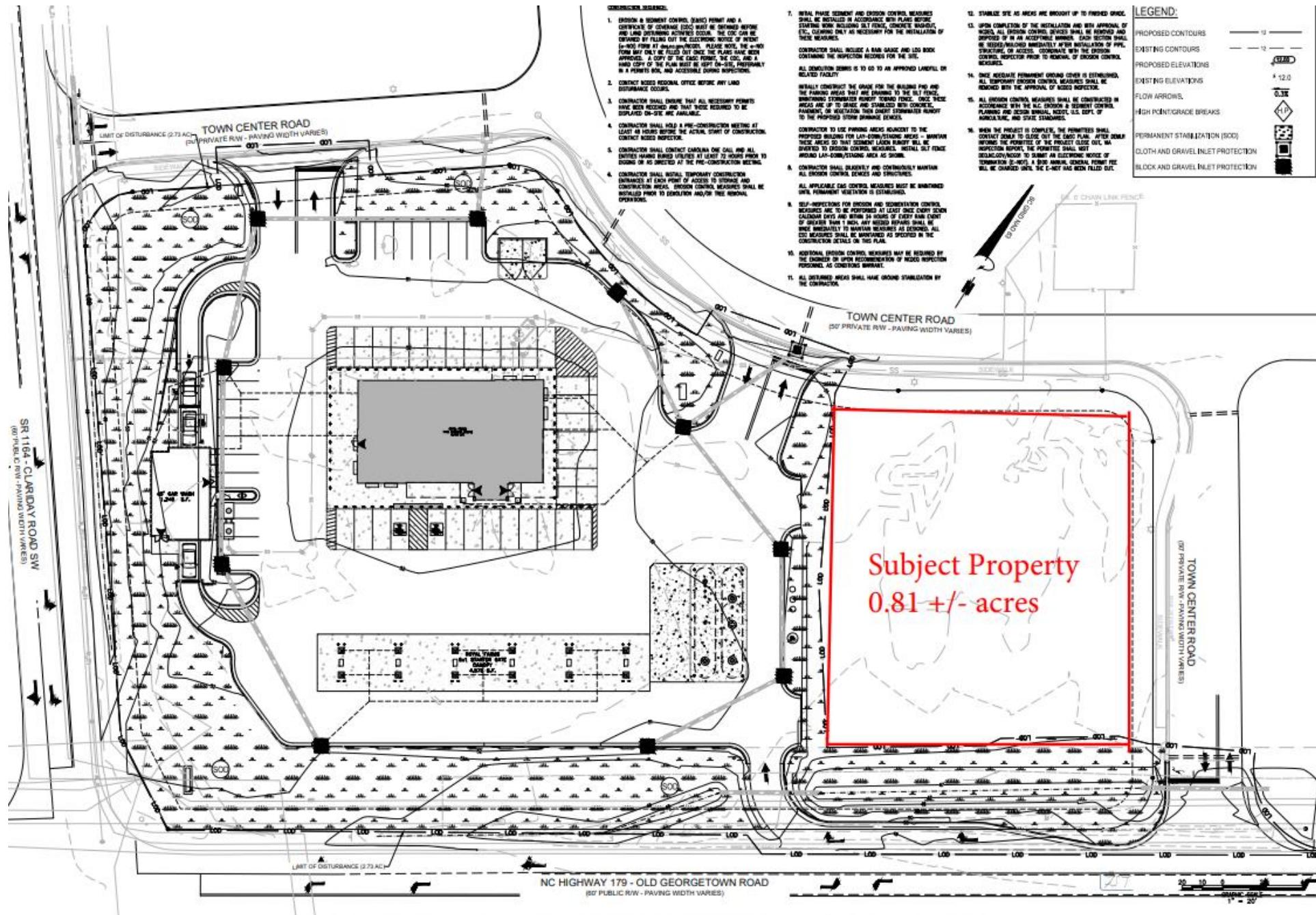




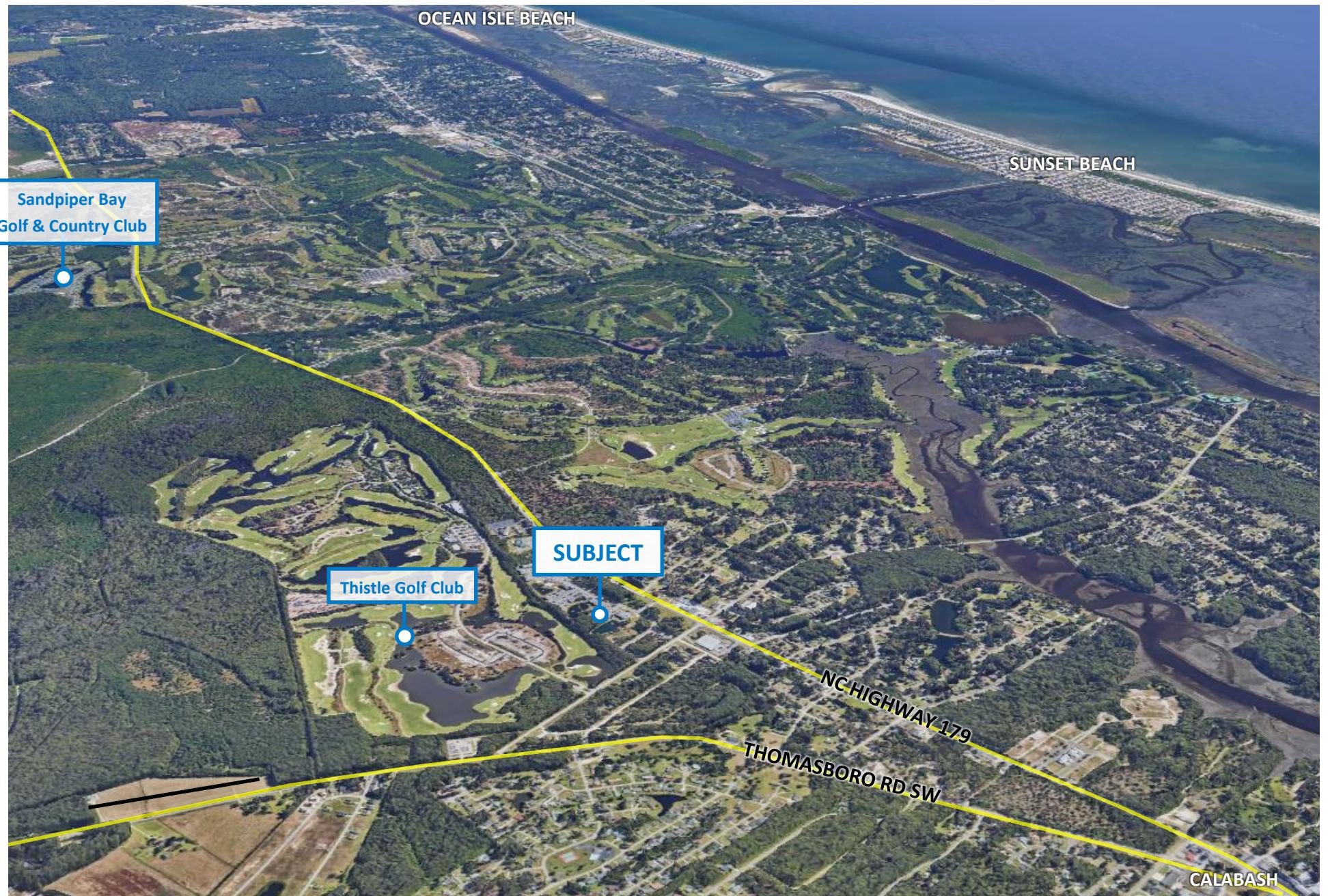
## SUMMARY

ADDRESS	Calabash Town Center NC Highway 179 & Clariday Road Calabash NC   Brunswick County
PARCEL ID	Part of PIN: 103515549830   Brunswick County
AVAILABLE ACREAGE	± .81 Acres
ZONING	CA—HC ( <i>Brunswick County</i> )
PRICE	\$1,100,000
DESCRIPTION	± .81 Acres zones CA –HC located just off of Highway 179 in Calabash, North Carolina, minutes from Sunset Beach. The subject is conveniently located in the hub of many well-trafficked golf courses and country clubs. At the corner of Hwy 197 and Clariday Road, which turns into Breach Drive SW, offering a quick, 10 minute drive to the Sunset Beach bridge.
RESTRICTED USES	<p>Deed restrictions are in place prohibiting the use of this .81 Acre parcel for</p> <ul style="list-style-type: none"> <li>- The sale of gasoline or other motor fuels</li> <li>- A quick-serve or fast food restaurant</li> <li>- A coffee or donut restaurant such as Starbucks</li> <li>- A discount tobacco store</li> <li>- A convenience store</li> <li>- An automated carwash</li> <li>- A “dollar store” meaning a discounted store such as Dollar General, Dollar Tree, or Family Dollar</li> </ul>

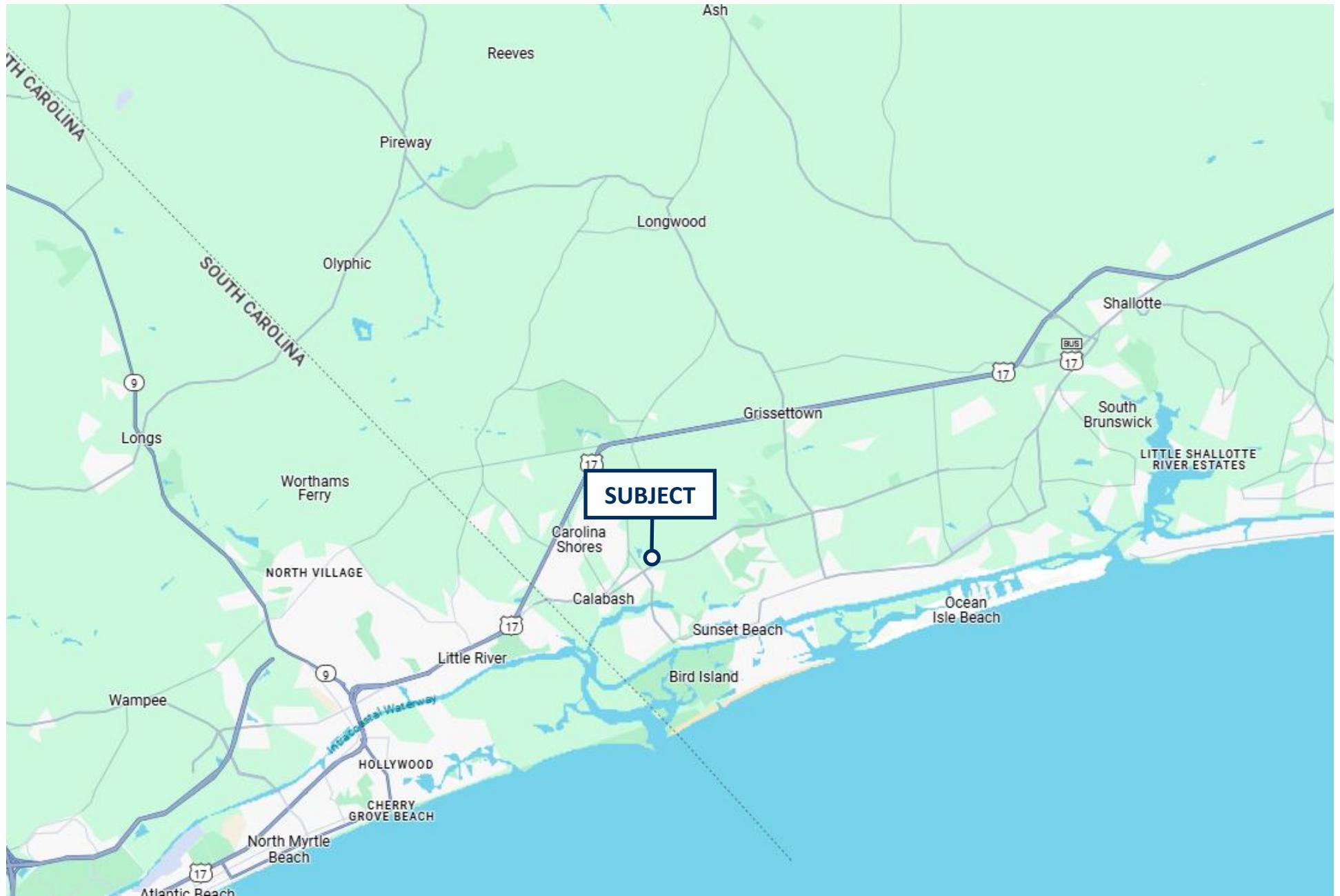
# SITE PLAN



## AERIAL MAP



## LOCATION MAP





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