



8.87± ACRES ALONG HIGHWAY 17, SHALLOTTE, NC

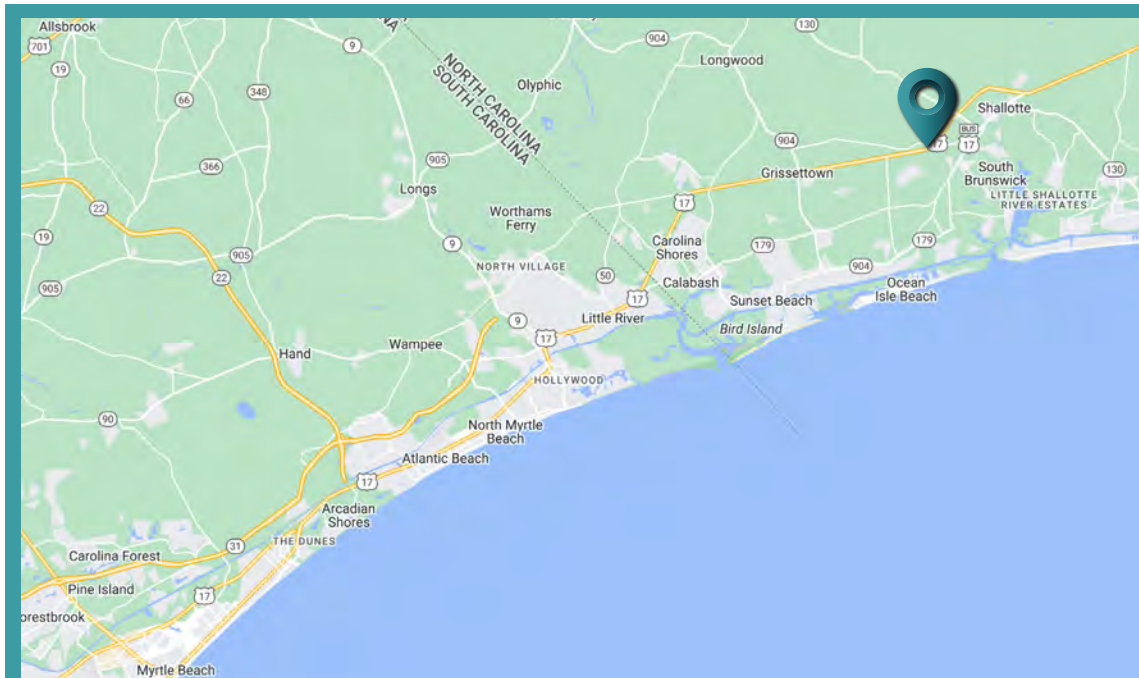
DAVID SUMMERLIN, III
ANNE ADAMS

FOR SALE

SUN COAST PARTNERS COMMERCIAL
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Wilmington, NC 28403
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**Sun Coast
Partners**
COMMERCIAL



5110 Highway 17 Shallotte, NC 28470

LIST PRICE	\$2,000,000
ACREAGE ¹	8.87 ± Acres
ZONING	CO-CLD
WATER & SEWER	Front of property, along Hwy 17
TRAFFIC COUNTS	27,500 NCDOT 2021

Description — 8.87 acres just south of Shallotte in the fast-growing southern Brunswick County. Site is zoned CO-CLD, which allows for a wide variety of commercial uses, as well as a by-right multi-family density of 13.6 units per acre. This site has county utilities (water & sewer) in the ROW along Highway 17, in addition to a Town of Shallotte sewer main. Connection to Town of Shallotte sewer would require annexation. Site has 380 feet of frontage along Highway 17 and 800 feet of frontage along Old Shallotte Rd. Old Shallotte Rd. frontage offers the potential for additional access.

Site has significant improvements in place, including a decel lane on Highway 17, a shared driveway into the site and an established stormwater pond. Call broker to discuss the stormwater pond capacity and the likely need to expand. This rare, improved site is clear, flat and dry, offering ease of development of the site. Call listing brokers for further details.



*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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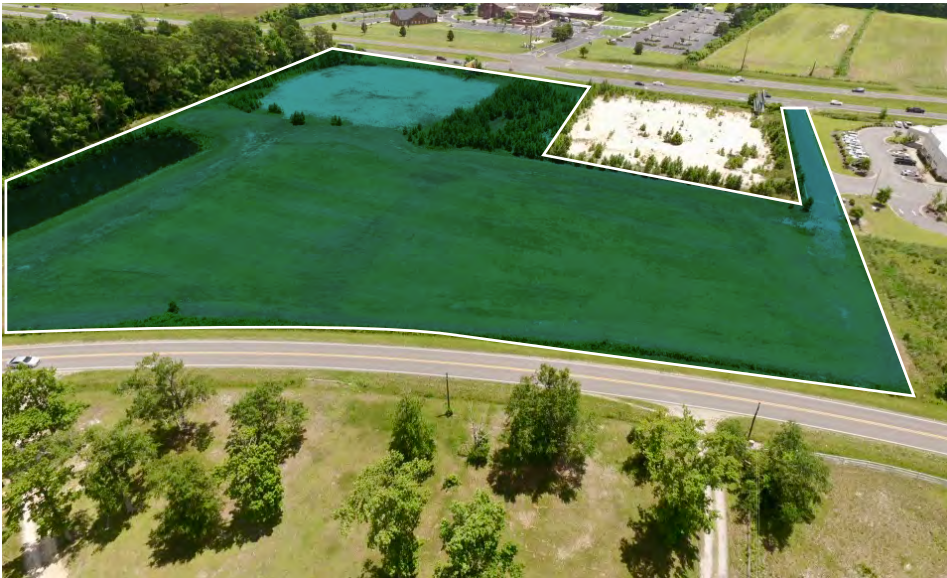
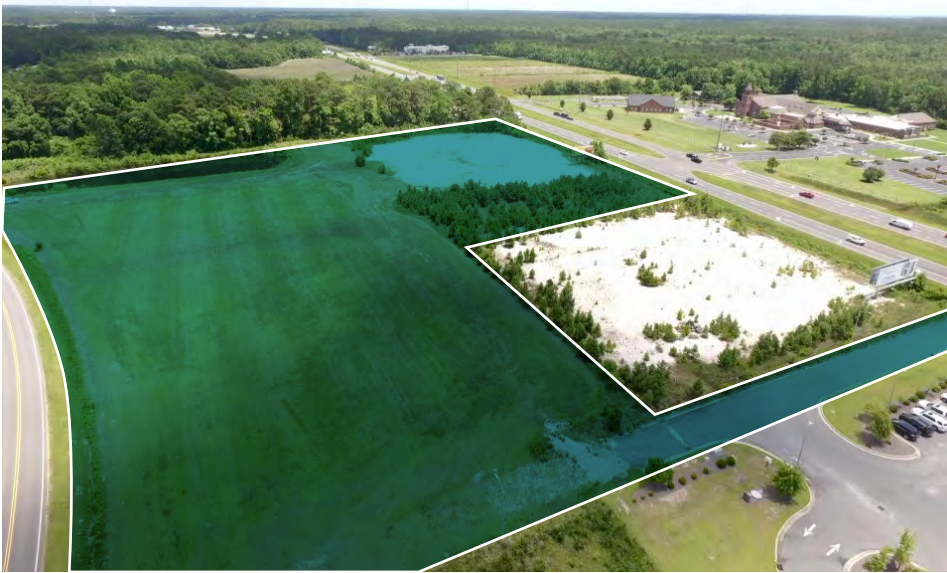
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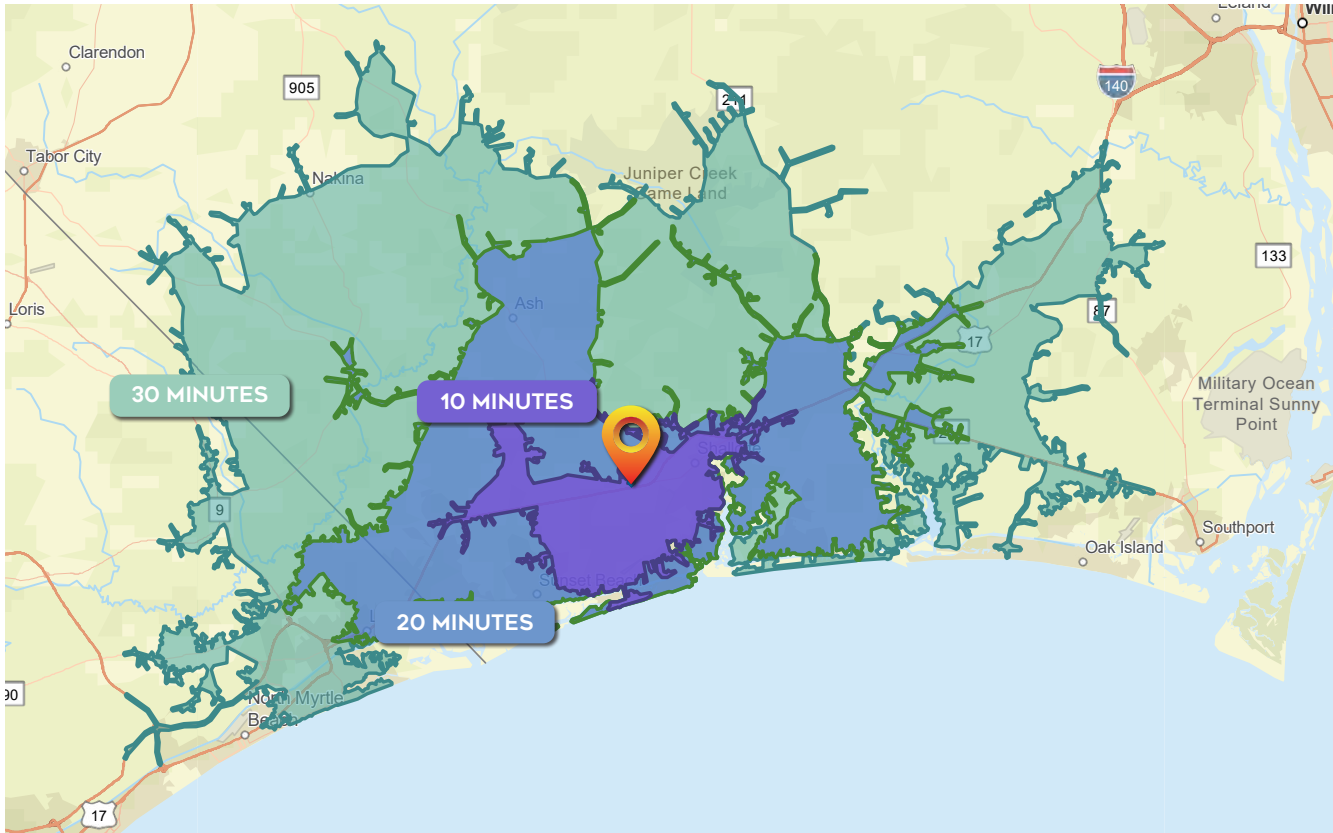
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DEMOGRAPHICS	10 MINUTES	20 MINUTES	30 MINUTES
Total Population	10,099	67,079	123,255
Average Age	52	59.9	58.9
Households	4,454	32,022	58,778
Average HH Size	2.24	2.09	2.08
Median HH Income	\$75,098	\$77,806	\$76,787
Average HH Income	\$94,927	\$99,386	\$99,725
Per Capita Income	\$42,019	\$47,593	\$47,703

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data. © 2026 Esri

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