



SITE



4638 EAST COAST LANE, SHALLOTTE, NC

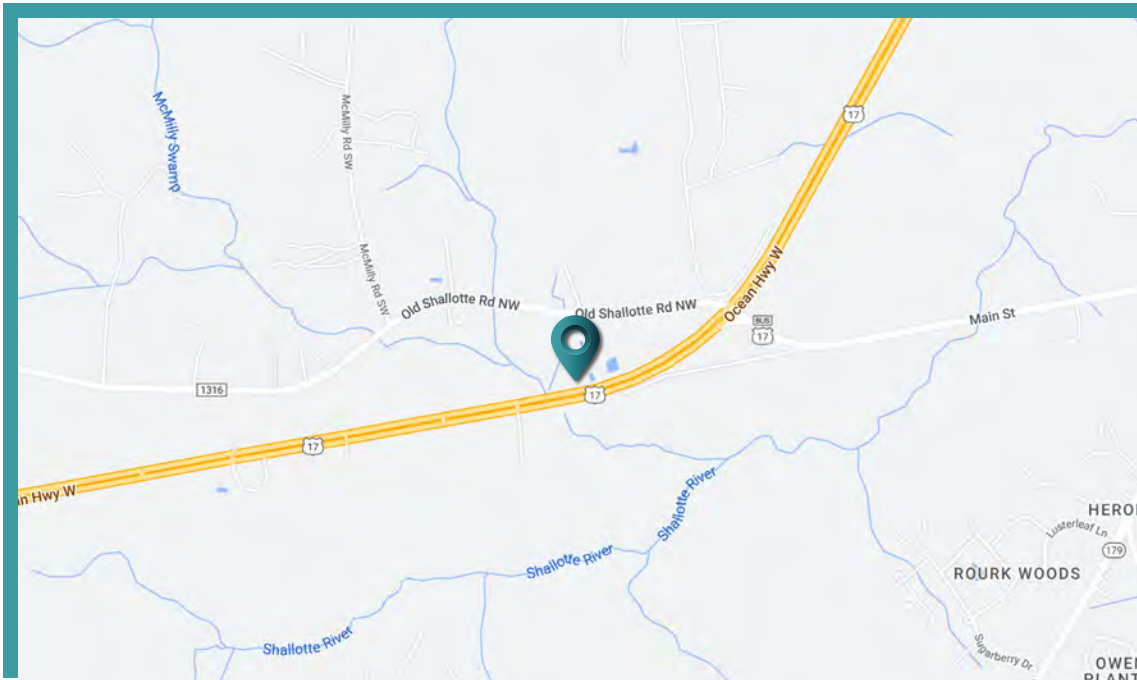
MIKE MUSSELWHITE
DAVID SUMMERLIN, III

FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpccommercial.com



**Sun Coast
Partners**
COMMERCIAL



**4638 East Coast Lane
Charlotte, NC 28470**

ACREAGE*	1 Acre
LIST PRICE	\$425,000
ZONING	SH-HB (Highway Business)

1± ACRE SITE

This one acre site has 135' of frontage on East Coast Lane. Incredible HWY 17 visibility. This section of HWY 17 sees over 30,000 vehicles per day. Town of Shallotte Water & Sewer available. Site will be serviced by off-site Regional Stormwater. Access to site via shared driveway (see development plan). Directly adjacent to new DR Horton single family development. Property is zoned SH-HB which allows for a wide range of uses.

This is a great opportunity to be in Shallotte, NC. Brunswick county has been the fastest growing county in NC for the last several years



*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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MIKE MUSSELWHITE
910 231 6829
mike.musselwhite@scpcommercial.com

DAVID SUMMERLIN, III
910 444 9012
david.summerlin@scpcommercial.com





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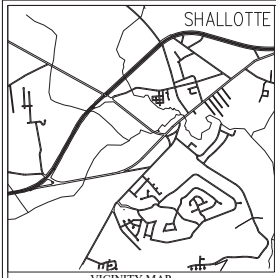
mike.musselwhite@scpcommercial.com

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SITE PLAN

SITE INFORMATION:
 OWNER & DEVELOPER: STANLEY INVESTMENT 1, LLC
 POST OFFICE BOX 1560
 SHALLOTTE, NC 28459
 910-443-3484
 TAX PARCEL NUMBER: 1970002005
 DEED REFERENCE: BOOK 5052, PAGE 1140
 TOTAL PROJECT AREA= 2.32 ACRES (101,171 SF)

CURRENT ZONING:
 TOWN OF SHALLOTTE: HIGHWAY BUSINESS (HB)

PROPOSED PERMITTED USES:
 PUBLIC & CIVIC
 RECREATION, ENTERTAINMENT & PUBLIC ASSEMBLY
 COMMERCIAL SALES & RENTALS (NO OUTDOOR DISPLAYS)
 OFFICE & COMMERCIAL SERVICE

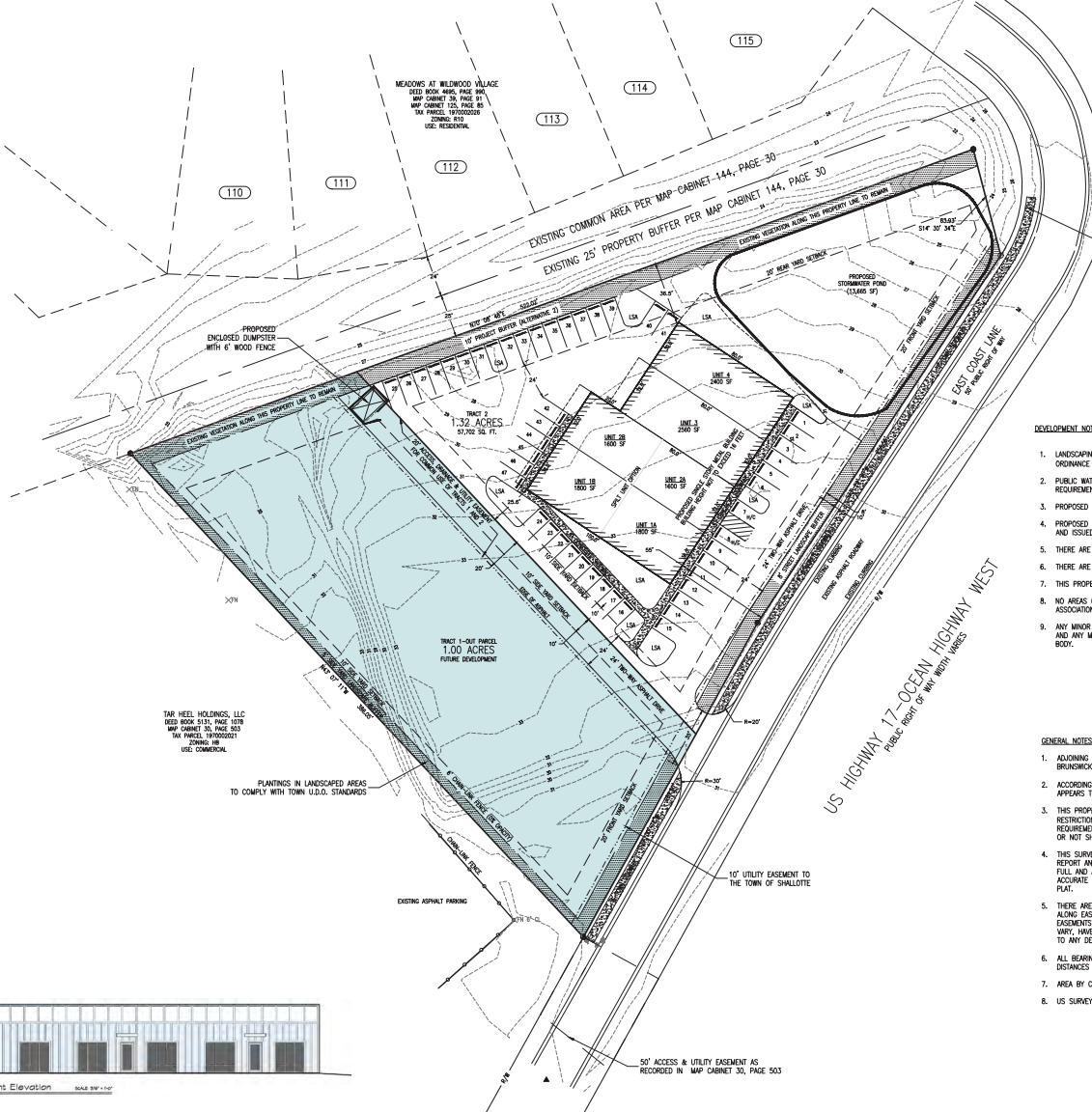
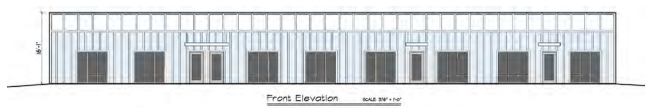
BUILDING SETBACKS:
 FRONT=20', REAR=20', SIDES=10'
 MAXIMUM BUILDING HEIGHT=40'

TRAFFIC & PARKING:
 TRACT 1: FUTURE DEVELOPMENT

TRACT 2:
 TOTAL PARKING SPACES PROVIDED=47 (INCLUDING 2 HANDICAP)
 MIN REQUIRED SPACES: 1 PER 375 SF OF GROSS FLOOR AREA= 32
 MAX REQUIRED SPACES: 1.5 PER 375 OF GROSS FLOOR AREA=47
 ALL SPACES ARE 8' WIDE BY 18' DEEP
 NO CONCRETE CURB & GUTTER ON DRIVEWAYS

PROPOSED IMPERVIOUS AREA:
 TRACT 1: FUTURE DEVELOPMENT
 TRACT 2:
 BUILDINGS= 11,760 SF
 ASPHALT PARKING AREA= 25,306 SF
 CONCRETE SIDEWALK= 3,808 SF (INCLUDING WITHIN R/W)
 TOTAL PROPOSED IMPERVIOUS= 40,874 SF (40.4%)

LABEL	SYMBOL	DESCRIPTION
BY/DB	●	BORN POINT FOUND
BS	○	1/2" BENCH SET
HP	▲	USE NAIL FOUND
HP	▲	P.X. NAIL FOUND
LA	▲	LANDSCAPED AREA
R/W	—	RIGHT OF WAY



- DEVELOPMENT NOTES:**
- LANDSCAPING PLANTINGS TO COMPLY WITH ARTICLE 17 OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO).
 - PUBLIC WATER & SEWER LINES TO BE PERMITTED AND INSTALLED PER SHALLOTTE UDO REQUIREMENTS.
 - PROPOSED SIDEWALKS TO BE INSTALLED PER TOWN OF SHALLOTTE DESIGN STANDARDS.
 - PROPOSED SIGN TO BE INSTALLED PER SHALLOTTE UDO. SIGN PERMIT WILL BE REVIEWED AND ISSUED SEPARATELY.
 - THERE ARE NO HERITAGE TREES LOCATED ON THIS SITE.
 - THERE ARE NO WETLANDS LOCATED ON THIS SITE.
 - THIS PROPERTY IS NOT LOCATED IN A F.E.M.A. SPECIAL FLOOD HAZARD ZONE.
 - NO AREAS ON THIS SITE WILL BE DEDICATED TO THE PUBLIC OR PROPERTY OWNERS ASSOCIATION.
 - ANY MINOR DEVIATION IN THIS PLAN SHALL REQUIRE APPROVAL OF THE ADMINISTRATOR AND ANY MAJOR DEVIATION SHALL REQUIRE APPROVAL OF THE PROPER GOVERNING BODY.

- GENERAL NOTES:**
- ADJOINING DEED REFERENCES BASED ON CURRENT INFORMATION FOUND IN THE BRUNSWICK COUNTY TAX OFFICE.
 - ACCORDING TO CURRENT FEMA FLOOD MAP # 3720107700K, THIS PARCEL APPEARS TO BE LOCATED IN THE FOLLOWING ZONE: X
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, RESTRICTIONS, RIGHT-OF-WAYS OF RECORD, GOVERNMENTAL ORDINANCES AND/OR REQUIREMENTS WHICH MAY LIMIT THE USE OF THIS PROPERTY, WHETHER SHOWN OR NOT SHOWN ON THIS SURVEY MAP.
 - THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS THEREBY SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. USERS OF THIS PLAN SHOULD OBTAIN AN ACCURATE LEGAL OPINION AS TO OWNERSHIP WITHIN THE BOUNDARIES OF THIS PLAN.
 - THERE ARE EXISTING POWER, COMMUNICATION AND OTHER PUBLIC UTILITY LINES ALONG EAST COAST LANE & US HIGHWAY 17 THAT ARE SUBJECT TO UTILITY EASEMENTS IN FAVOR OF THIRD PARTY ENTITIES. EASEMENT WIDTHS, WHICH MAY VARY, HAVE NOT BEEN DETERMINED AT THIS TIME AND SHALL BE VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION ACTIVITIES.
 - ALL BEARINGS ARE BASED ON NC GRID NORTH (NAD83-NRS 2011); ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 - AREA BY COORDINATE METHOD.
 - US SURVEY FEET.

SCALE: 1" = 30'
 0 15 30 60 90

Revisions

COASTALGEOMETRICS
 LAND SURVEYING • MAPPING • PLANNING
 1224 N. 17th Street, Suite 100, Shallotte, NC 28459
 P.O. Box 100, Shallotte, NC 28459
 Telephone: 910-336-1800 • www.coastalgeometrics.com

STANLEY INVESTMENT 1, LLC
 4638 EAST COAST LANE, SHALLOTTE, NORTH CAROLINA

COMMERCIAL SITE PLAN:
 SHEET NO. 1 OF 1
 DATE: 06/20/2024
 SCALE: 1"=30'
 DRAWN BY: CJS
 CHECKED BY: CJS

TOWNSHIP: SHALLOTTE
 COUNTY: BRUNSWICK
 STATE: NC

PRELIMINARY DRAWING
 NOT CERTIFIED FOR RECORDING,
 SALES OR CONVEYANCE
 WITHOUT ORIGINAL SEAL & SIGNATURE

SITE PLAN-OPTION #11

PROJECT NO. 2212-33

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