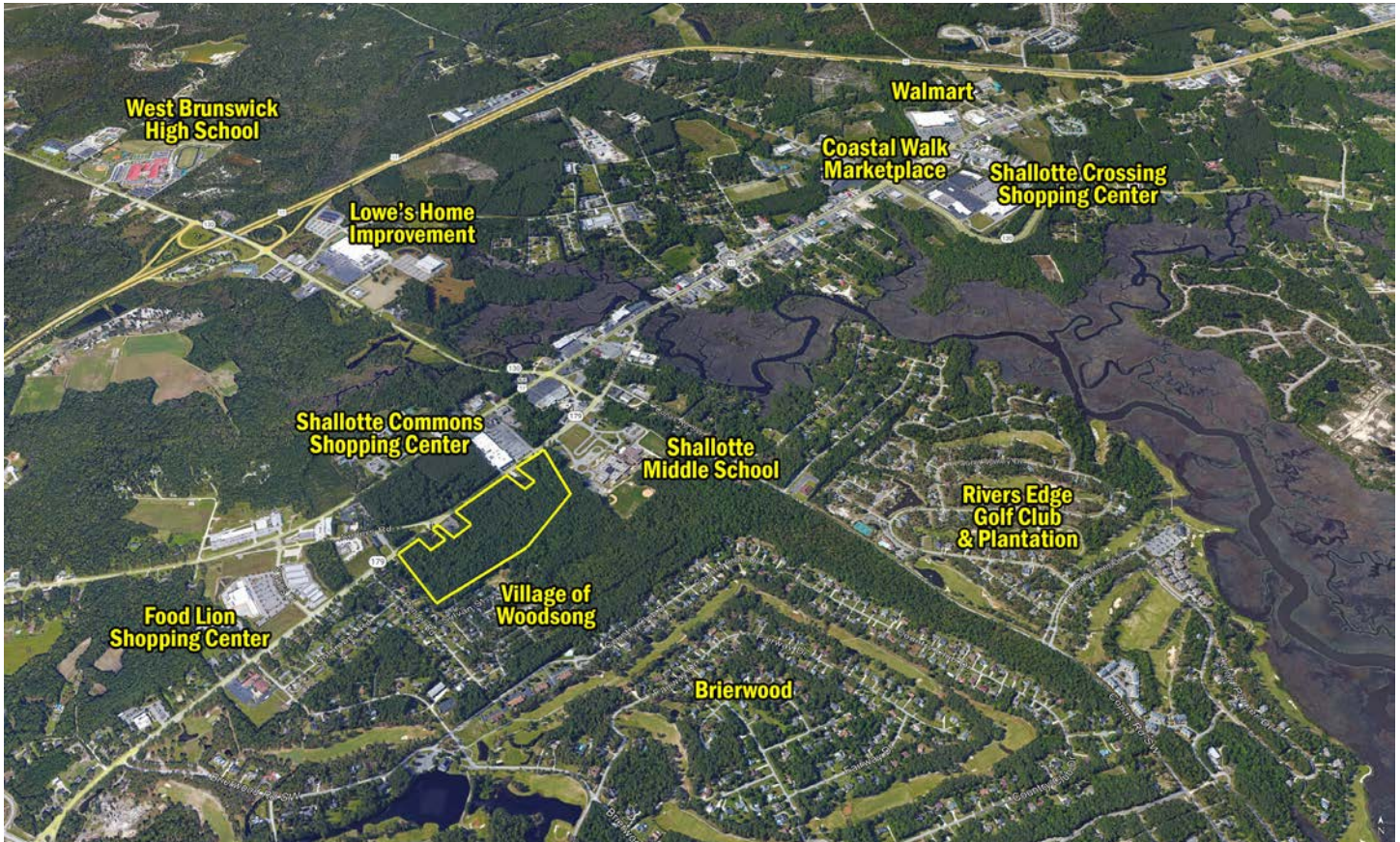


PRIME 33-ACRE DEVELOPMENT OPPORTUNITY ON VILLAGE ROAD IN SHALLOTTE, NC



33 ACRES ON VILLAGE ROAD IN SHALLOTTE, NC, THE CORRIDOR FROM OCEAN ISLE BEACH TO MAIN STREET SHALLOTTE. IDEAL FOR SINGLE-FAMILY OR MULTI-FAMILY HOUSING, RETAIL, OFFICE OR PROFESSIONAL SERVICES SPACE, OR MIXED-USE DEVELOPMENT

Located adjacent to Shallotte Middle School and directly across from Shallotte Commons Shopping Center this property offers 1,900 feet frontage on Village Road SW which sees approximately 16,500 vehicles per day

0.2 MILES FROM HIGHWAY 130 AND 0.5 MILES FROM THE VILLAGE ROAD/MAIN STREET INTERSECTION IN SHALLOTTE

Presented By:

KELLY L. STUART

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Sunset Beach, NC 28468
910.393.7275 Mobile
Kelly@CarolinasCommercial.com
CATYLIST LISTING # 42061708



Carolinas Commercial

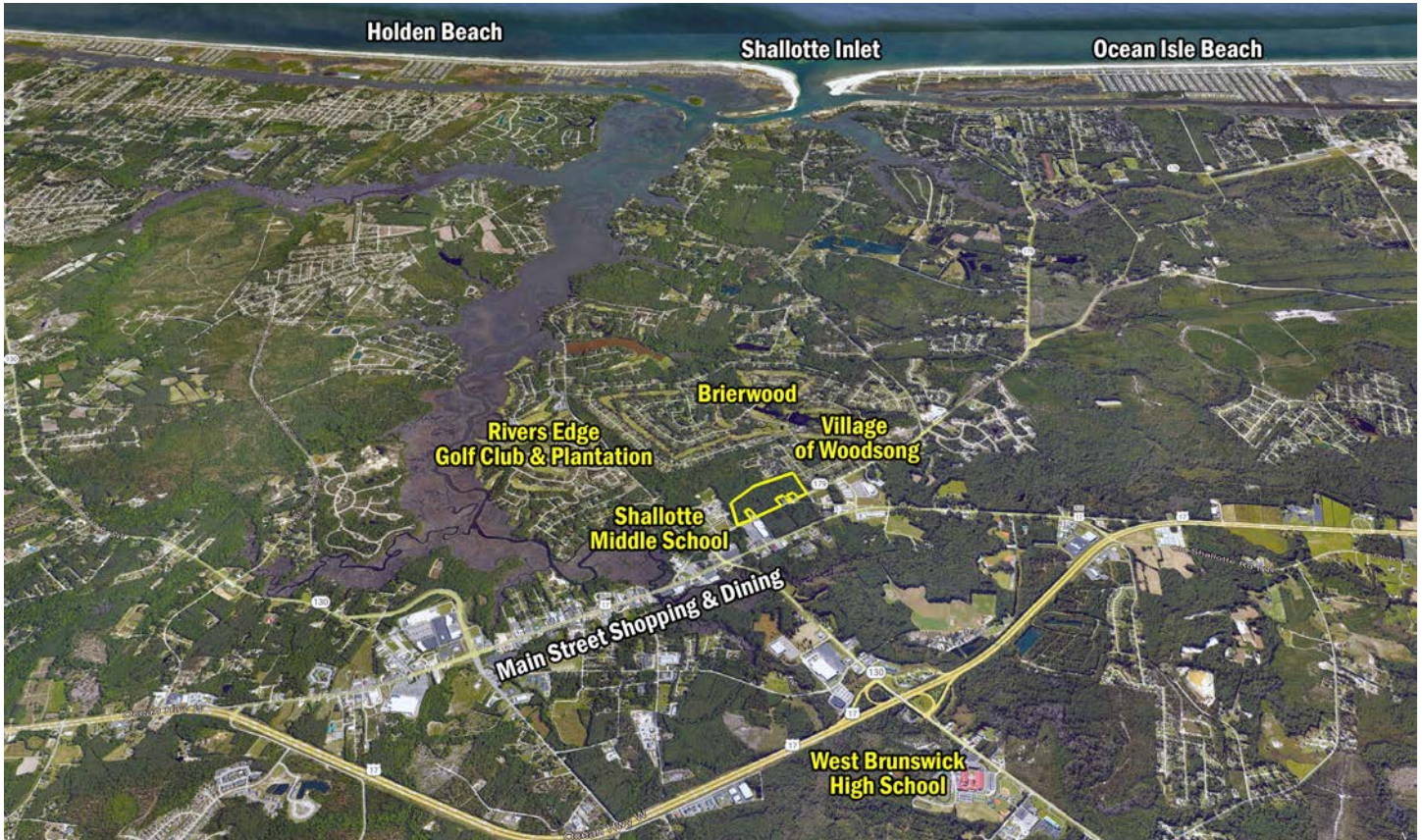
RETAIL • OFFICE • INDUSTRIAL • LAND



**Sun Coast
Partners**
COMMERCIAL

CAROLINAS COMMERCIAL WITH SUN COAST PARTNERS COMMERCIAL

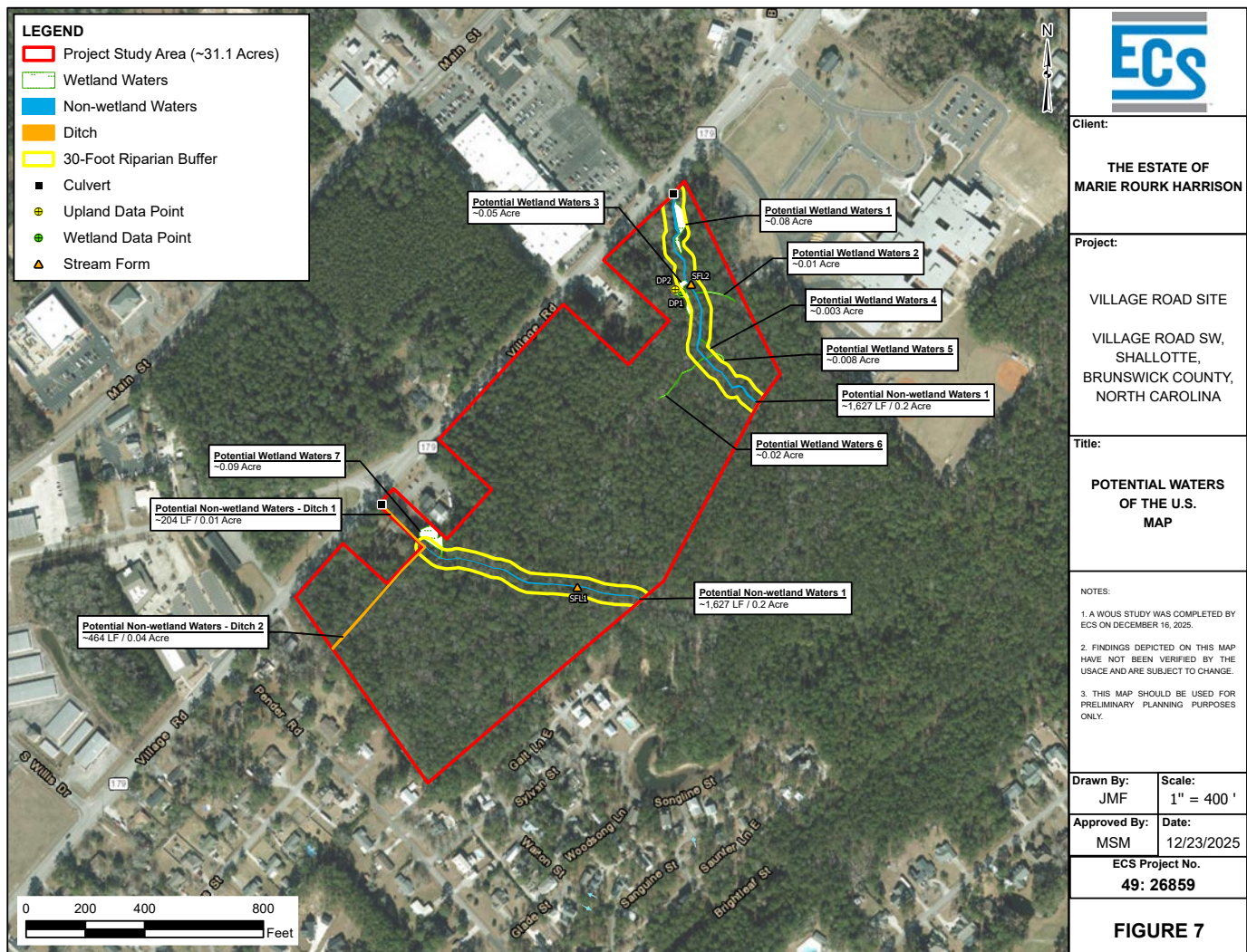
Specializing in Marketing and Managing Commercial Real Estate from Wilmington, NC to Myrtle Beach, SC



PRIME DEVELOPMENT OPPORTUNITY SURROUNDED BY GROWTH & AMENITIES AND HIGH-INCOME MARKET DEMAND

Located near grocery stores, retail, medical, and essential services on the heavily traveled corridor of Village Road in Shallotte, this property offers seamless connectivity to Shallotte's key commercial and residential hubs. Surrounded by established residential communities, including Rivers Edge, Wildwood, and Brierwood, and with carveouts on Village Road for Tideline Fabrics & Home Decor and Kozo Salon & Spa, and the site is ideally positioned to meet the growing demand for housing, retail, and commercial services in one of Brunswick County's fastest-growing areas.





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This property is designed as Mixed-Use in the Town of Shallotte Future Land Use plan, which allows for Commercial/Retail, Office, Institutional, Residential including Multi-Family, Townhome and Single-Family Dwellings and Water-oriented Retail & Recreational Uses. It does not allow for Auto-Oriented (Drive-Through, Gas Stations and Establishments requiring large surface-parking), Single-Family Residential Uses and Industrial Uses.

DESIRED DENSITY FOR RESIDENTIAL USES IS 14 DWELLING UNITS PER ACRE. THERE IS NO MINIMUM LOT SIZE FOR NON-RESIDENTIAL USES.

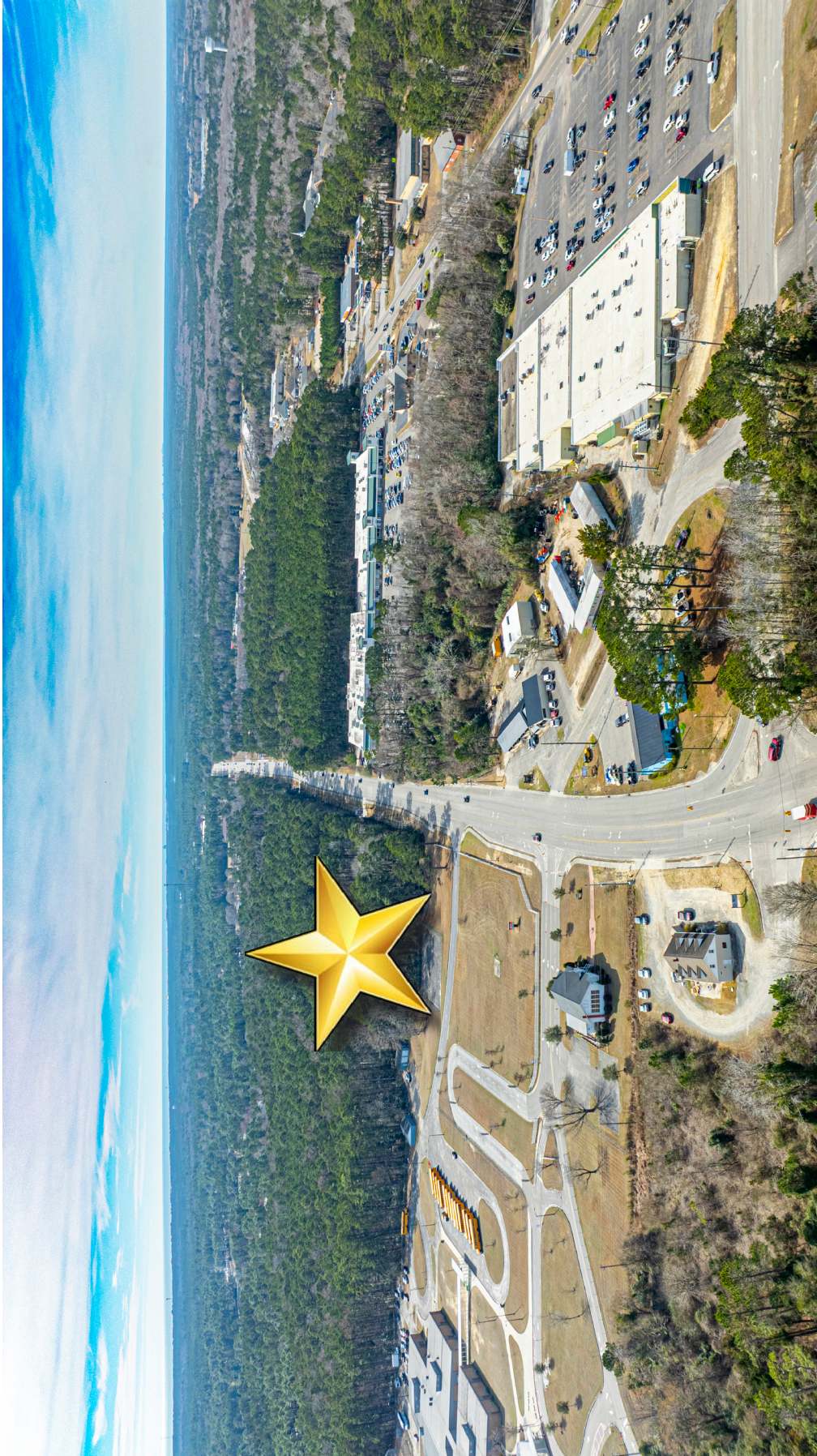
The Town of Shallotte, NC, is a thriving coastal community in Brunswick County, positioned between Wilmington and Myrtle Beach. As a growing commercial and residential hub, Shallotte serves as the economic center of the region, offering a mix of retail, dining, and essential services. With its proximity to stunning beaches, recreational amenities, and a business-friendly environment, the town continues to attract new residents, businesses, and investors. Its strategic location, strong infrastructure, and small-town charm make Shallotte an ideal place to live, work, and grow.

Between 2021 and 2022, out-of-state newcomers to Brunswick County had an average household income of \$130,000, compared to \$97,000 in neighboring New Hanover County. The average net worth of South Brunswick Islands residents has also surged to over \$2.2 million, creating demand for goods and services that exceed current supply.



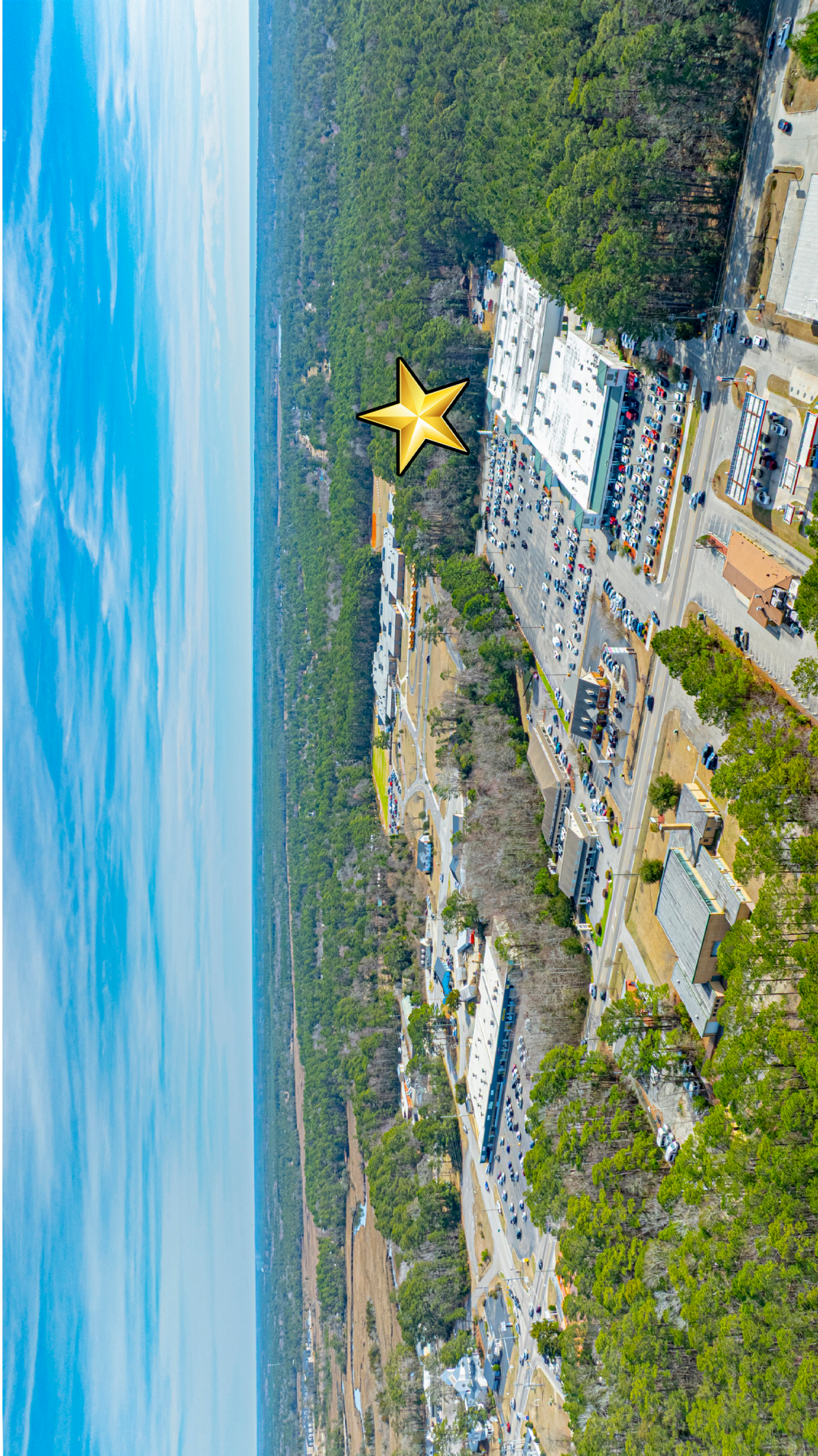
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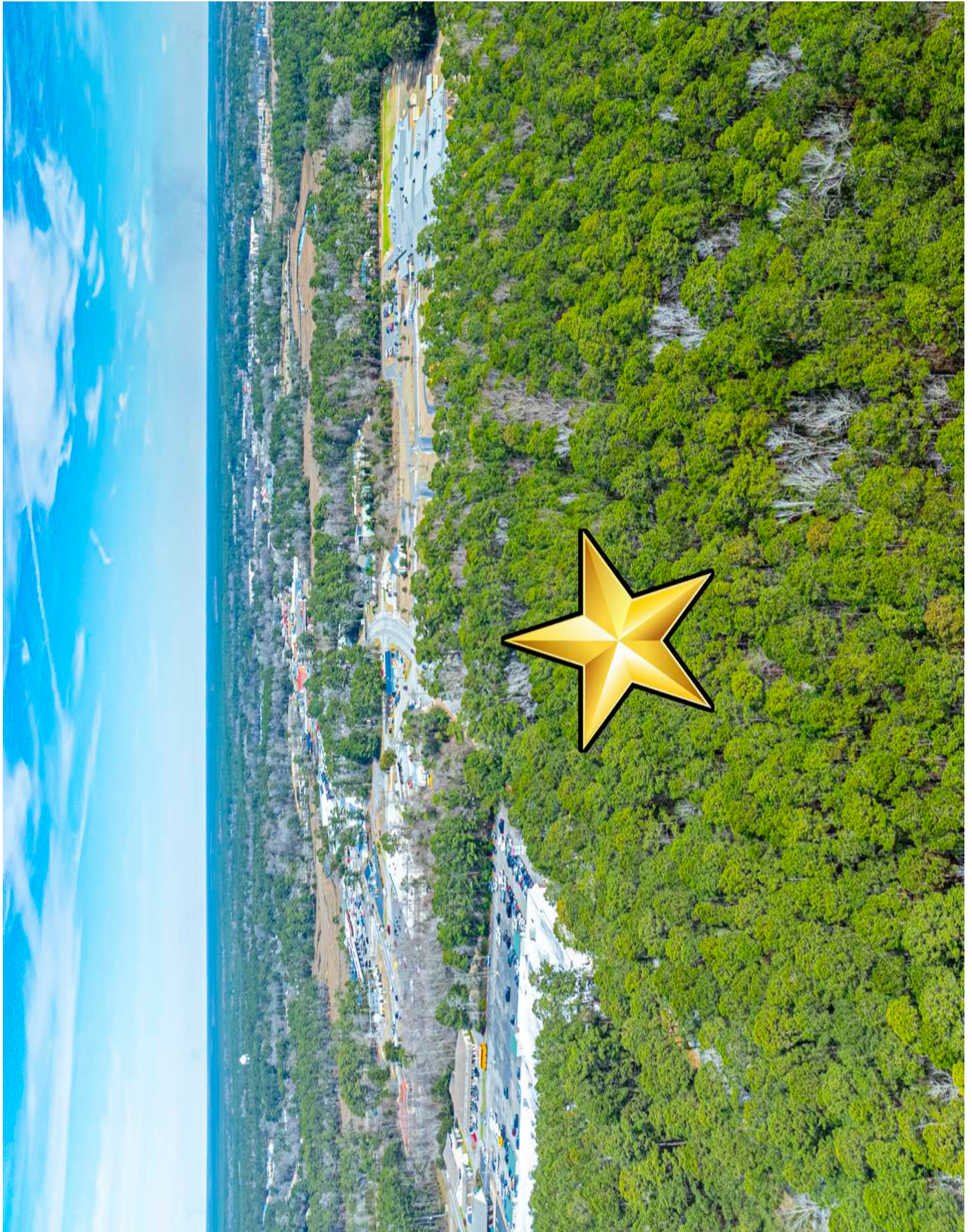
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KEY DEMOGRAPHICS WITHIN A 10 MINUTE DRIVETIME OF THE SITE

Southern Satellites

Dominant Tapestry Segment

KEY FACTS



13,071

Total Population



\$341,660

Median Home Value



824

Businesses



15,761

Daytime Population



54.1

Median Age



3.25%

2024-2029
Pop Growth
Rate



\$42,249

Per Capita
Income



2.3

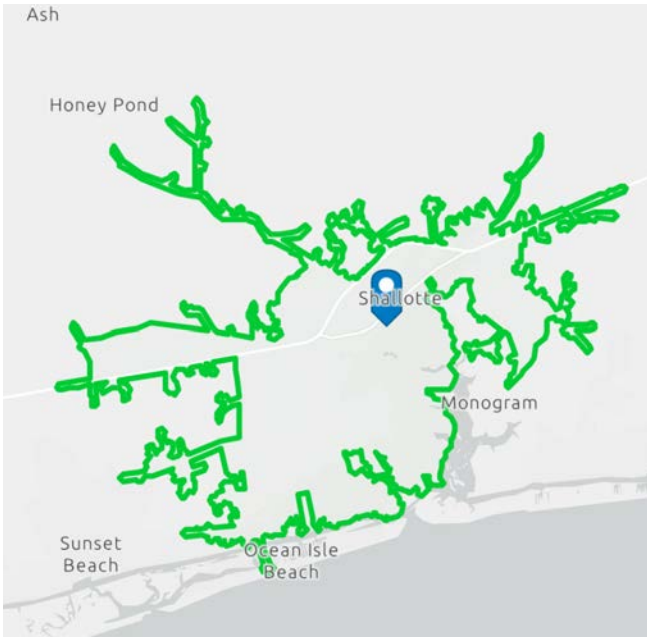
Avg Household
Size



\$69,739

Median Household
Income

POPULATION TRENDS AND KEY INDICATORS IN 10 MINUTE DRIVETIME FROM THE SITE



13,071

Population

5,701

Households

2.26

Avg Size Household

54.1

Median Age

\$69,739

Median Household Income

\$341,660

Median Home Value

99

Wealth Index

84

Housing Affordability

42

Diversity Index

MORTGAGE INDICATORS



\$11,565

Avg Spent on Mortgage & Basics



30.7%

Percent of Income for Mortgage

POPULATION BY GENERATION



8.1%

Greatest Gen:
Born 1945/Earlier



33.8%

Baby Boomer:
Born 1946 to 1964



19.3%

Generation X:
Born 1965 to 1981



16.1%

Millennial:
Born 1981 to 1998



16.0%

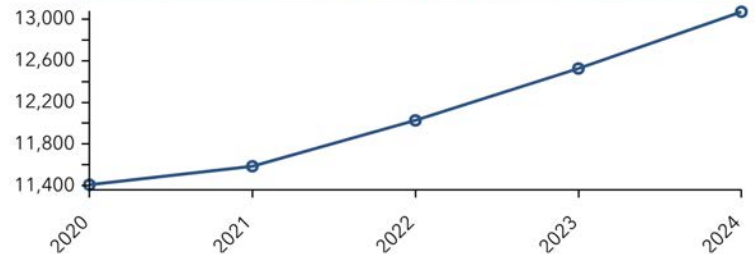
Generation Z:
Born 1999 to 2016



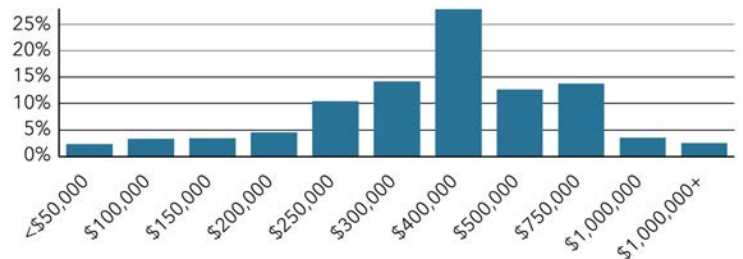
6.7%

Alpha: Born
2017 to Present

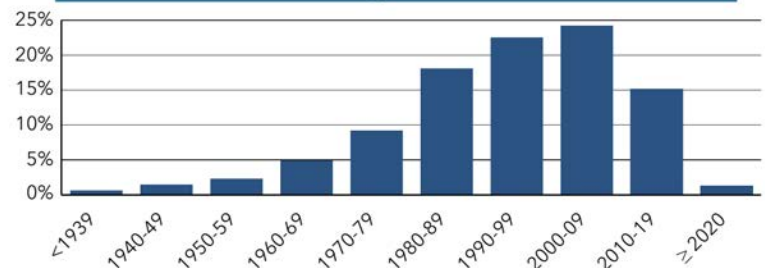
Historical Trends: Population



Home Value



Housing: Year Built



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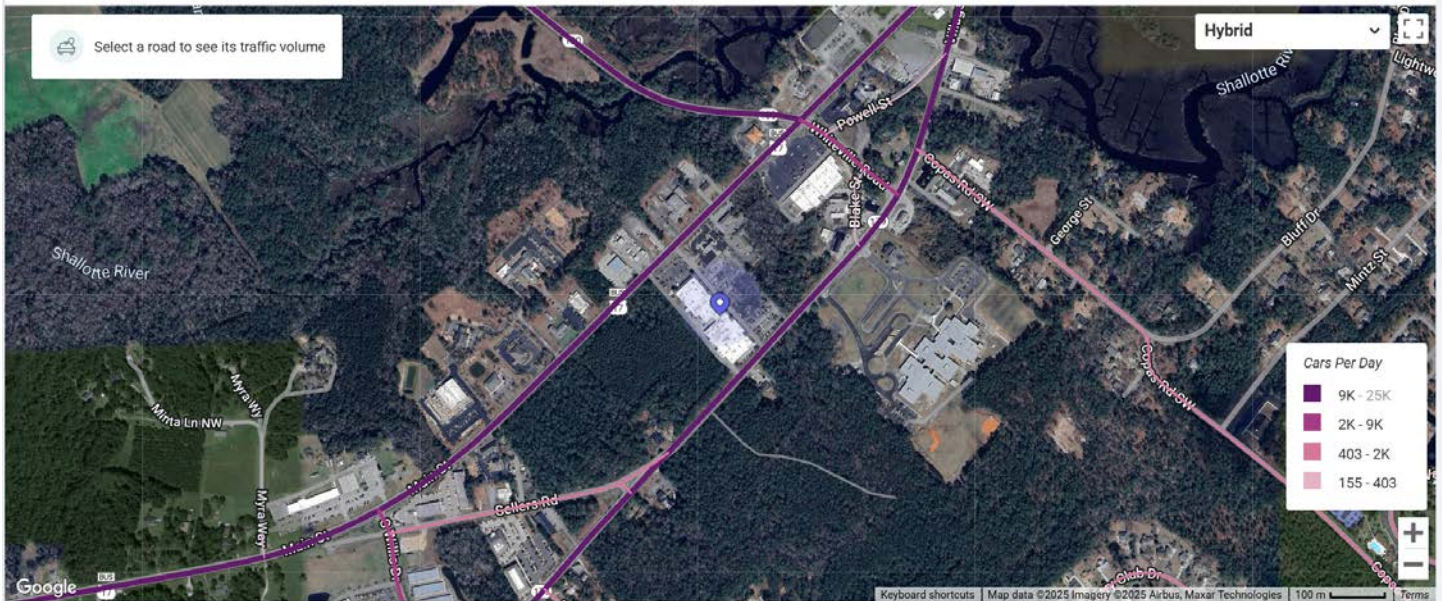
Vehicle Traffic Volume ?

Properties:

Shallotte Commons Shopping...

Year of Traffic Volume:

2023



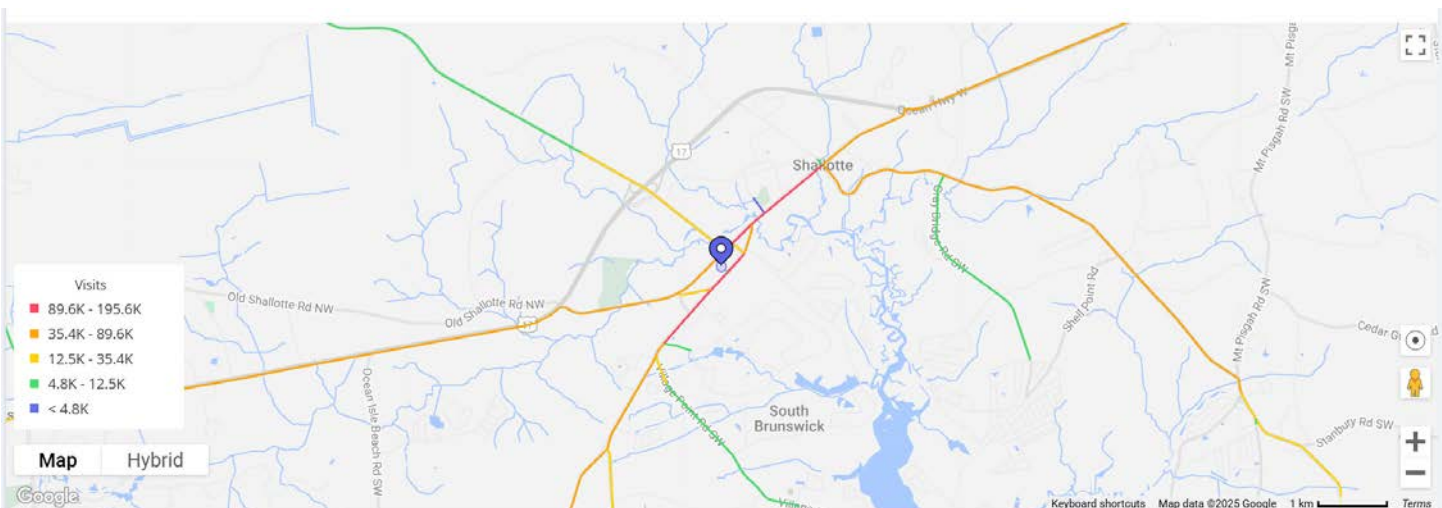
Metrics ?

Property:

Shallotte Commons Shopping...



Visits	448.4K	Visits YoY	+57.3%
Visitors	75.4K	Visits Yo2Y	+67.2%
Visit Frequency	5.95	Visits Yo3Y	+214.8%
Avg. Dwell Time	45 min		



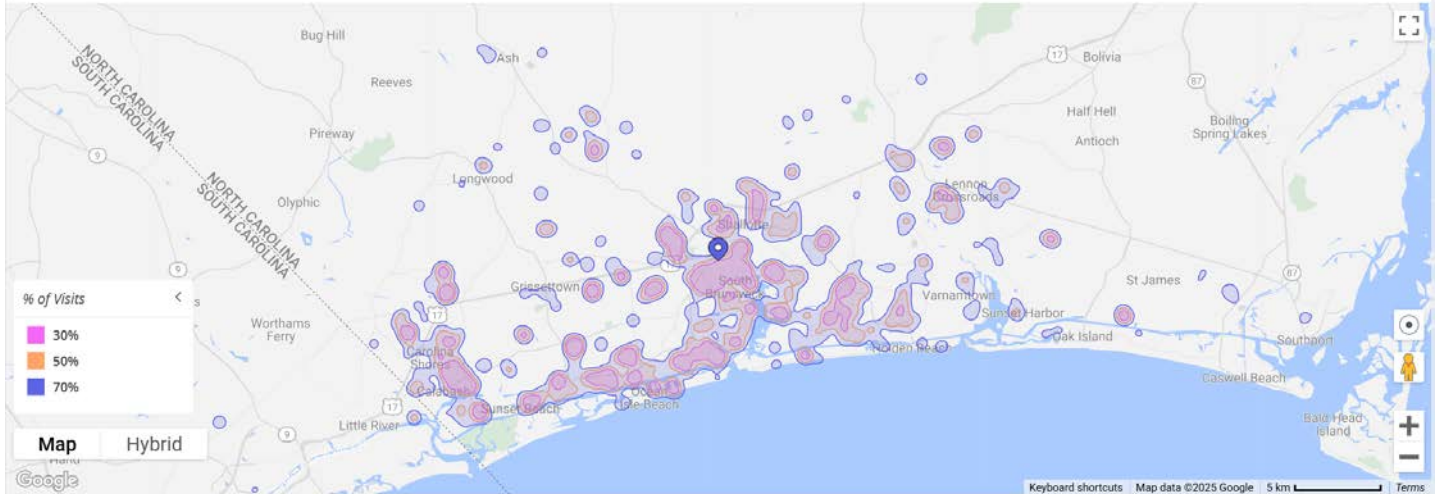
To protect individual privacy, the beginning points shown for each route are approximations and do not represent actual home locations. [Learn more](#)

CAROLINAS COMMERCIAL WITH SUN COAST PARTNERS COMMERCIAL

Specializing in Marketing and Managing Commercial Real Estate from Wilmington, NC to Myrtle Beach, SC

Audience Profile ?

Venues: View: Potential Market Based On: True Trade Area Boundary: Polygon % of Visits: 30 % 50 % 70 % Within: 50 mi



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. [Learn more](#)

Dataset: STI: Popstats Benchmark with: Nationwide State

2024 2029 Projection 2034 Projection

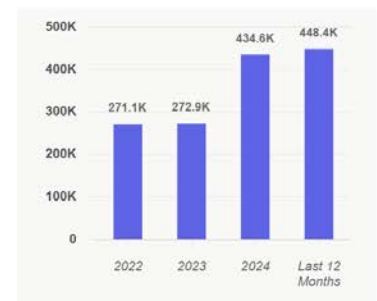
Search Group or Attribute 30 % of Visits 50 % of Visits 70 % of Visits

Overview

Population	12,259	22,587	34,625
Households	5,980	10,981	16,580
Persons per Household	2.05	2.06	2.08
Household Median Income	\$72,559.01	\$71,334.68	\$70,846.16

Visits Trend ?

Property: Metric: Visits Aggregation: Daily Annual Summary: Outlier Indicators:





What's in My Community?

Places that make your life richer and community better

Harrison Sites Village Rd Shallotte
10 minutes



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

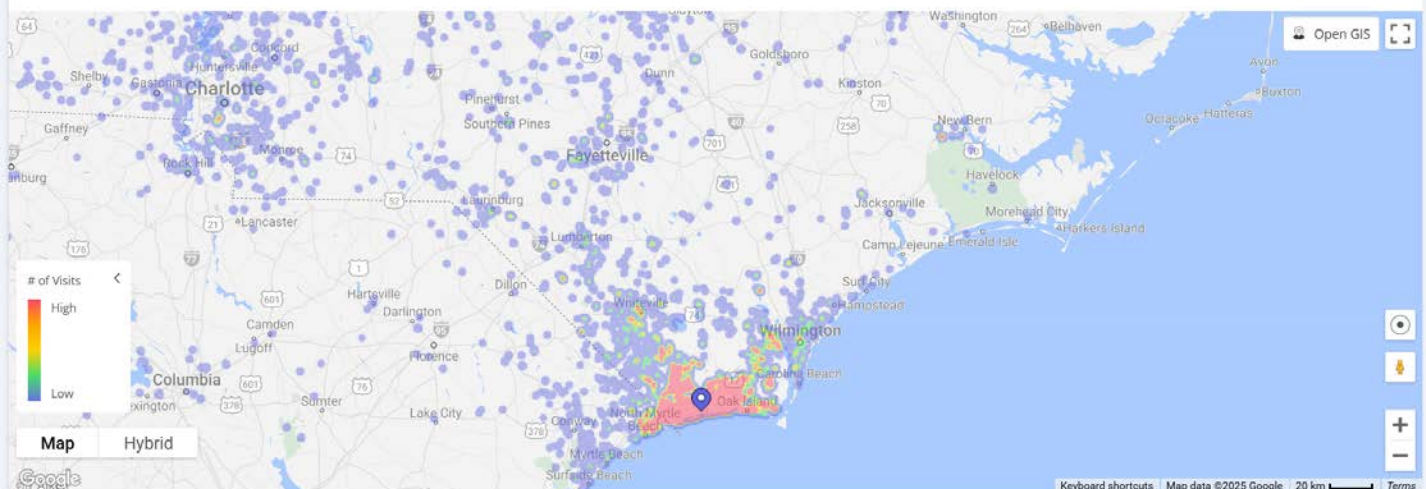
Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). * Indicates the number of locations has reached the maximum. © 2025 Esri

Trade Area ?

Venues: [Shallotte Commons Shopping...](#) By: [Home Location](#) Metric: [Visits](#) Min. Visits: [1](#) Visualization: [Gradient](#)

Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. [Learn more](#)

Dismiss



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses. [Learn more](#)



SOUTH BRUNSWICK ISLANDS COMMUNITY INFORMATION

Brunswick County, North Carolina is ideally situated within the Wilmington NC MSA, nestled between the vibrant Myrtle Beach, SC, and the historic charm of Wilmington, NC. It offers a wide range of resources, amenities, and an exceptional quality of life, making it an appealing destination for individuals at every stage of life and career.

Brunswick County has undergone rapid, transformative growth over the last decade. More than half of the county's population reside in the South Brunswick Islands, which consists of Calabash, Carolina Shores, Sunset Beach, Ocean Isle Beach, Shallotte, Holden Beach, Southport and Oak Island. The exceptional and affordable quality of life in our region has long attracted visitors from major metro areas across North Carolina and beyond. Our extended tourist season brings in travelers from neighboring states for the mild winters, expansive beaches and more than 100 Grand Strand golf courses, many of whom become second homeowners and ultimately permanent residents.

Between 2021 and 2022, out-of-state newcomers to Brunswick County had an average household income of \$130,000, compared to \$97,000 in neighboring New Hanover County. The average net worth of South Brunswick Islands residents has also surged to over \$2.2 million, creating demand for goods and services that exceeds current supply.

In 2022, Brunswick County had a population of 153,064, a remarkable 41.6% increase from 2010. By comparison, the U.S. population grew by 7.7%, and North Carolina saw an 11.7% rise

4,643 single family permits were issued in Brunswick County in 2023, an increase of 13.9% from 2022, representing 69% of the Wilmington MSA total permits

Sunset Beach is ranked number 4 on National Geographic's "21 Best Beaches in the World"

Ocean Isle Beach was voted 'The South's Best Tiny Town' by Southern Living Magazine

Golf Advisor declared Brunswick County one of the undiscovered gems of the Grand Strand and truly North Carolina's "Golf Coast."



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**MORE THAN 40% OF
THE 67,000 HOUSING
UNITS IN THE SOUTH
BRUNSWICK ISLANDS
ARE EITHER SECOND
HOMES OR VACATION
RENTAL PROPERTIES**

According to an annual study commissioned by Visit North Carolina, domestic visitors spent a record \$35.63 billion statewide in 2023, a nearly 78% increase from 2020. Visitor expenditures directly supported more than 227,000 jobs and generated more than \$2 billion in state and local tax revenues across North Carolina. In Brunswick County, visitors spent \$1.17 billion, #6 in tourist spending, generating \$232 million in payroll income and \$84 million in state and local tax receipts, a savings of \$525 per resident.



Golf Magazine wrote "if you want to experience 'Grand Strand' golf in its purest --and arguably best-- incarnation, along with a laid-back restful vacation away from those secondary facets of the region, consider Brunswick County" as it "contains five islands, boasting some of the prettiest, most pristine beaches on Grand Strand, along with resorts, restaurants and attractions ideally suited for serious golfers"



\$1.17 BILLION

in visitor spending in 2023 in Brunswick County, a 6.9% increase from 2022 and 78% from 2020, #6 in tourist spending in the state

\$97.6 MILLION

North Carolina welcomed \$97.6 Million in visitor spending per day, generating \$7.1 Million in visitor-related taxes per day

NC TOURISM IMPACT BY SECTOR

