



VERY STRONG RAW-LAND-ASSET | HIGHWAY 17 (OCEAN HWY) IN BRUNSWICK COUNTY

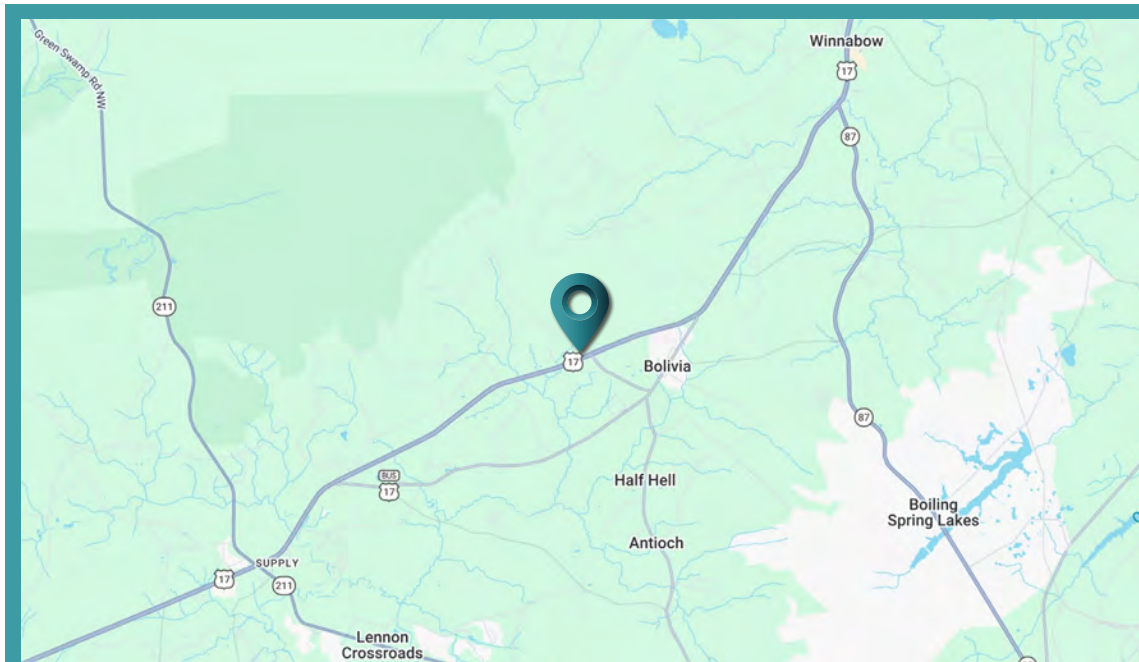
PHILLIP WINSOR
DAVID SUMMERLIN, III

FOR SALE

SUN COAST PARTNERS COMMERCIAL
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**Sun Coast
Partners**
COMMERCIAL



Ocean Highway (HWY 17) & Galloway Road Bolivia, NC 28422

ACREAGE*	48 ± Acres
SALE PRICE	\$4,000,000
ZONING	CO-CLD
TRAFFIC COUNTS	2024 - 27,500 VPD on HWY 17

*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.

Very strong raw-land-asset situated on a corner tract along Highway 17(Ocean HWY) in Brunswick County. This site is approximately 48 acres, all of which is zoned CO-CLD, which allows for a wide variety of commercial uses, and it allows for 13.6 units per acre for multi-family development. Site has over 3,000 feet of frontage along Highway 17 and over 1,600 feet of frontage along Galloway Rd. This property appears to contain mostly uplands, with the exception of a hardwood-bottom in the southwest corner of the property. However, buyer will be required to verify uplands with their own environmental professional. 2024 data reads that this section of Highway 17 sees 27,500 VPD, attributing to strong visibility. Corner parcels of this size, with CO-CLD zoning are rare to come to market. Gate is locked. Do not enter without listing broker.

There is one known small graveyard on the southwest corner of the property.

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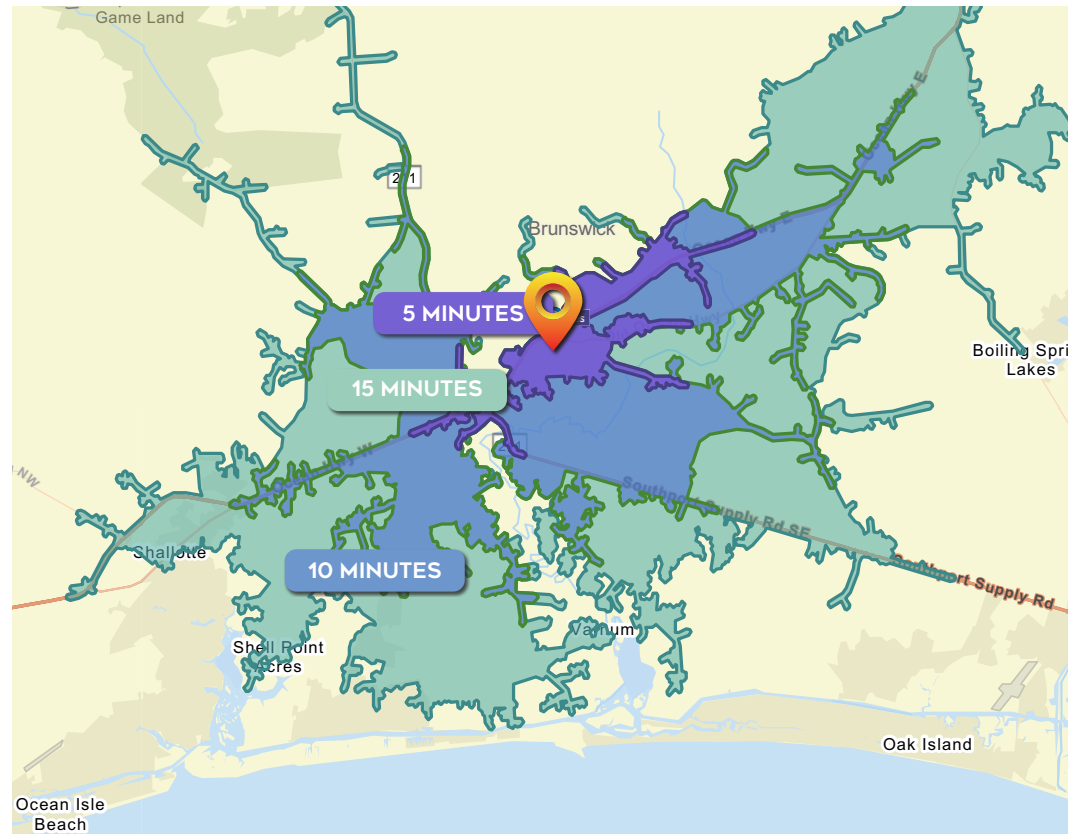
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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	1,572	9,275	27,766
Average Age	44.7	49.5	49.9
Households	591	3,776	11,854
Average HH Size	2.46	2.38	2.31
Median HH Income	\$59,386	\$73,804	\$70,750
Average HH Income	\$77,937	\$94,968	\$90,314
Per Capita Income	\$30,680	\$39,329	\$38,780

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

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