



FOR SALE

CBCSUNCOAST.COM

HIGHLAND FOREST - PHASE 5

Shallotte, NC 28470

16.3± Acres - Inclusive of Recreation Pond
Highlands Glen Dr, Shallotte, NC 28470

PURCHASE PRICE: \$2,500,000

ZONING: MF 14 by the Town of Shallotte
Permits 228 units

CONTACT INFO

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**COLDWELL BANKER COMMERCIAL
SUN COAST PARTNERS**
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Wilmington, NC 28403
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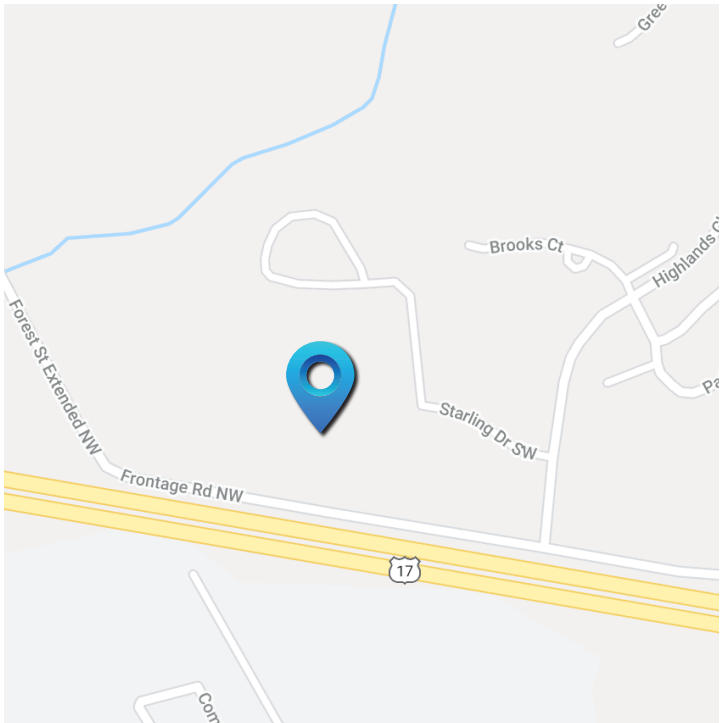
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PROPERTY OVERVIEW

Highland Forest: Phase 5 - 16.30 acres* of land available for sale. This site is located at the entrance to The Highlands development and boasts appx. 1,500' of frontage along Frontage Rd., which runs parallels to US HWY 17 S. The property is zoned MF-14 by the Town of Shallotte which permits 228 Units via a conditional use permit. A 2.8± recreational pond sits on the property. The property is located in direct proximity to many retailers, food and entertainment including but not limited to: Chic-Fil-A, Walmart, Home Depot, Belk, Marshalls, Food Lion. Excellent ingress/egress from Hwy 17 S. and just a short drive from many area beaches and Myrtle Beach.

OFFERING SUMMARY

Net Land Area:	16.3 Acres*
List Price:	\$2,500,000
Unit Price:	\$10,965 Per Unit
Tax ID:	1820004209
Zoning:	MF-14
Water:	On Site
Sewer:	Lift Station Provided by Buyer

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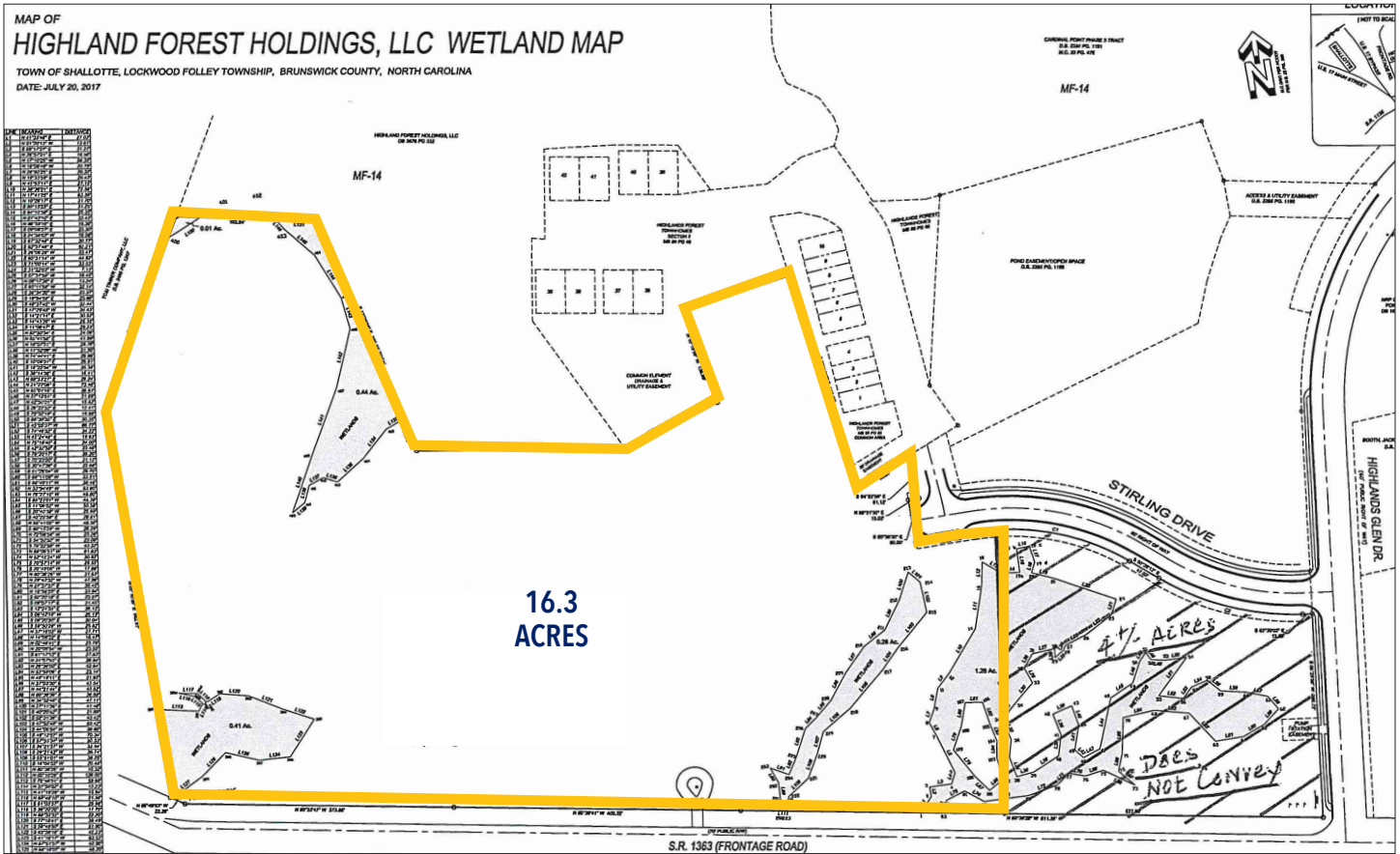
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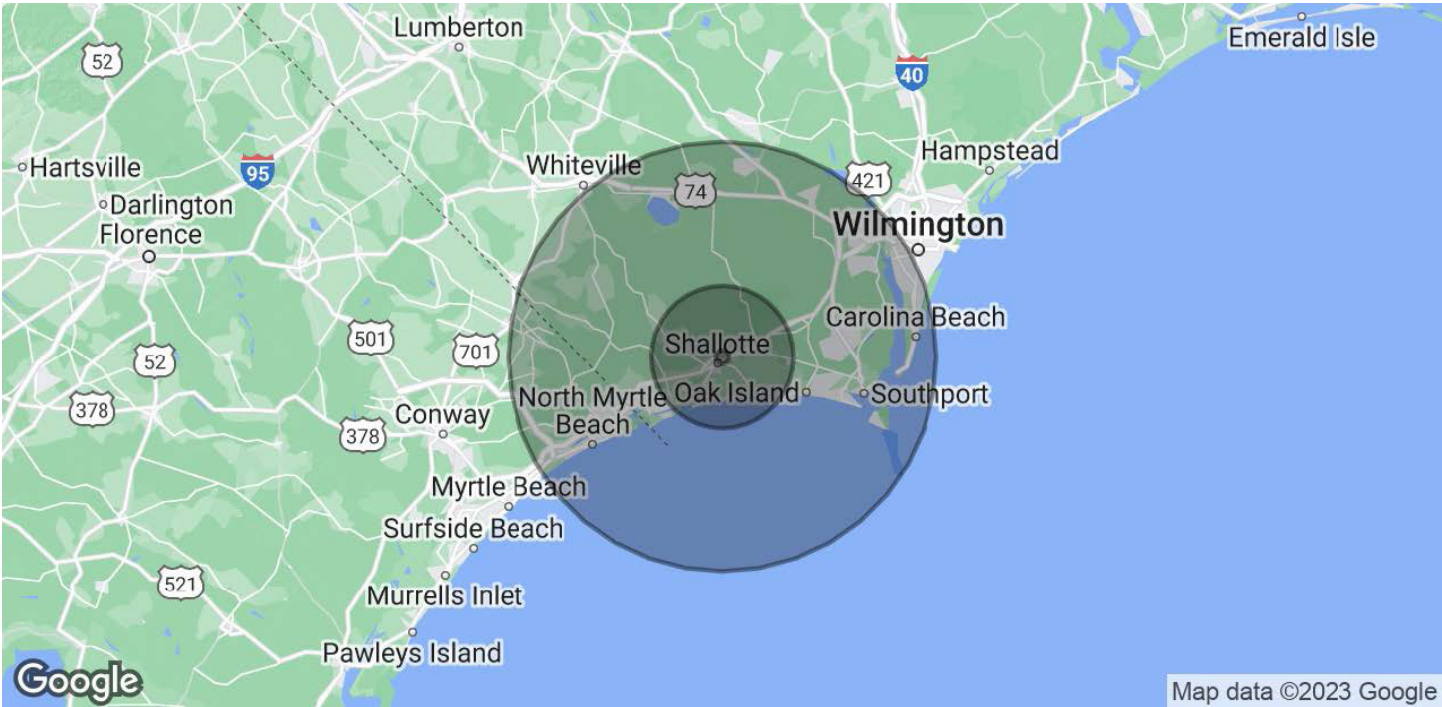
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	245	33,590	187,689
Average age	42.5	47.1	46.2
Average age (Male)	36.9	46.9	45.4
Average age (Female)	44.1	47.5	46.9

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	109	15,396	83,638
# of persons per HH	2.2	2.2	2.2
Average HH income	\$45,780	\$53,340	\$59,516
Average house value	\$151,304	\$192,210	\$238,689

* Demographic data derived from 2020 ACS - US Census