



FOR SALE

CBCSUNCOAST.COM

HIGHLAND FOREST - PHASE 5

Shallotte, NC 28470

20.30+ Acres - Inclusive of Recreation Pond
Highlands Glen Dr, Shallotte, NC 28470
\$1,800,000

CONTACT INFO

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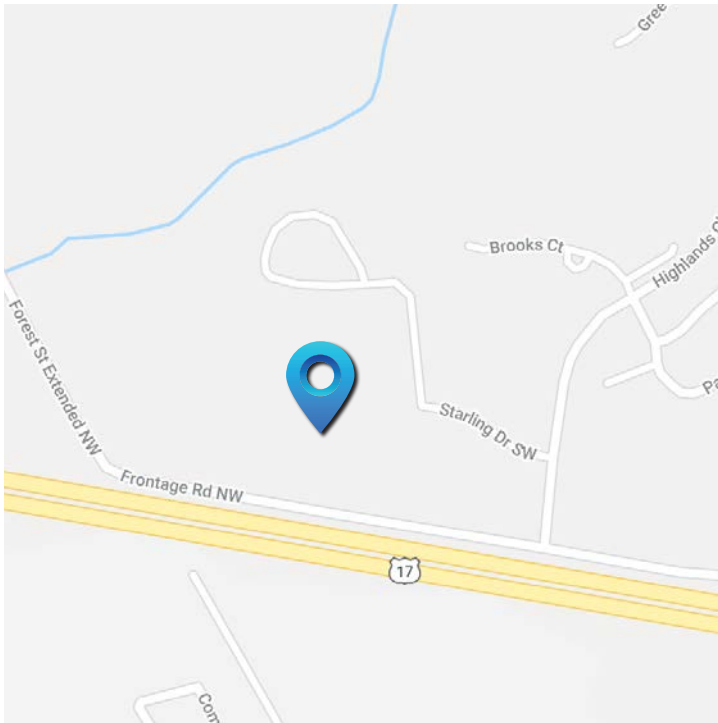
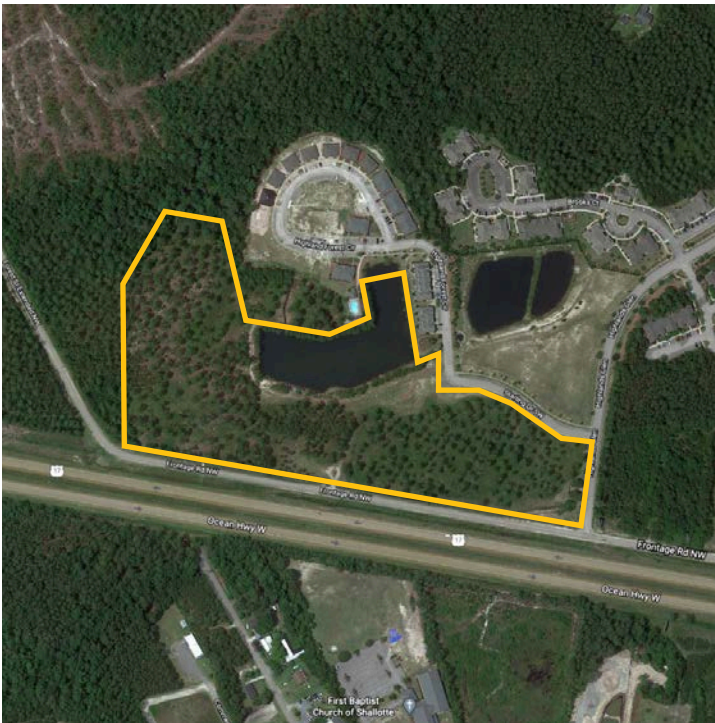


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PROPERTY OVERVIEW

Highland Forest: Phase 5 - 20.30 acres* of land available for sale. This site is located at the entrance to The Highlands development and boasts appx 1,500 ft of frontage along Frontage Rd. which runs parallels to US HWY 17 S. Property is zoned MF-14 by the Town of Shallotte which permits 14 units to the acre. A 3 +/- acre 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

Gross Land Area:	20.30 Acres*
List Price:	\$1,800,000
Unit Price:	\$88,669 Per Acre
Tax ID:	1820004209
Zoning:	MF-14

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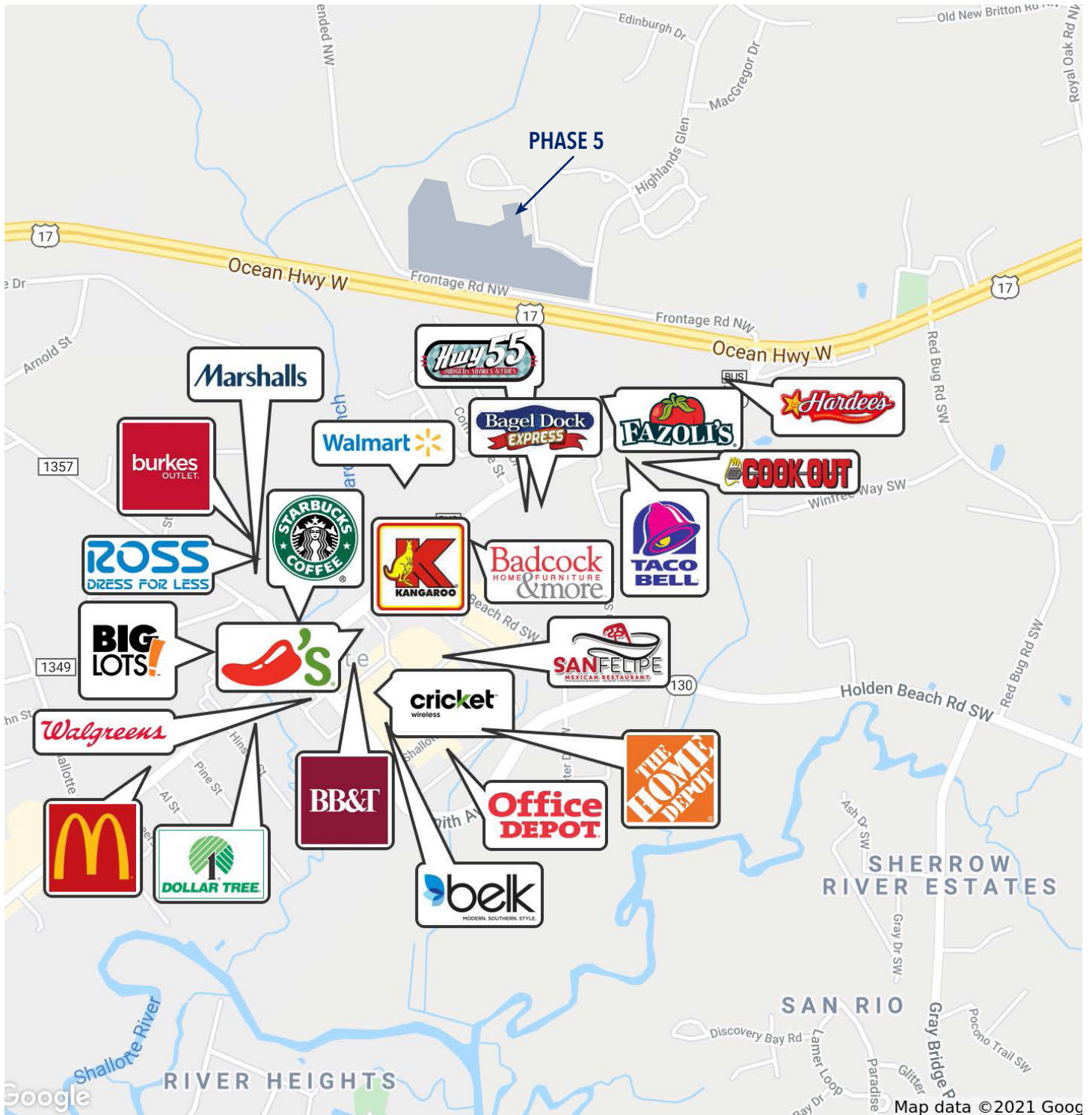
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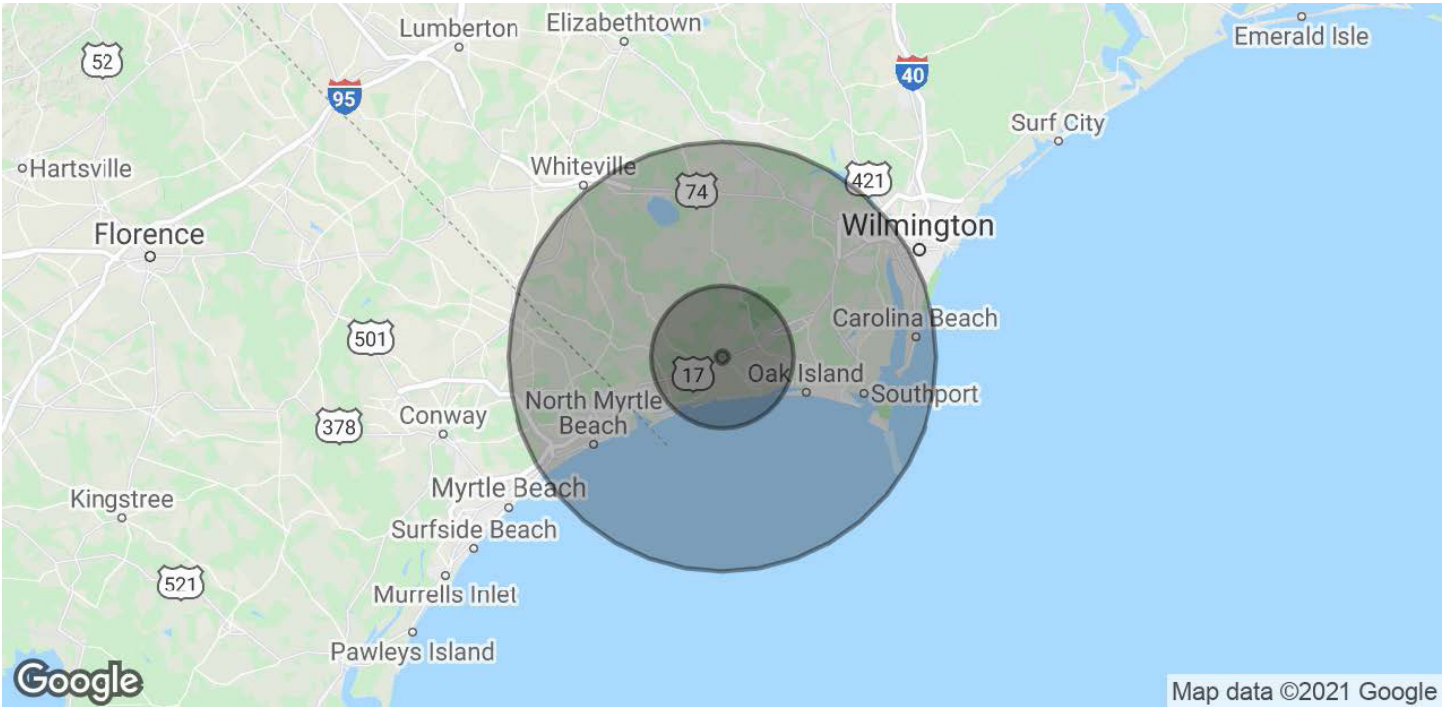
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	245	33,590	187,689
Average age	42.5	47.1	46.2
Average age (Male)	36.9	46.9	45.4
Average age (Female)	44.1	47.5	46.9

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 2010 US Census

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*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.