

# COMMERCIAL LAND FOR SALE 17.7 +/- AC. WATER AND SEWER

## 0 Calabash Road NW, Calabash, NC 28467

Listing ID: 30325217  
Status: Active  
Property Type: Vacant Land For Sale  
(also listed as Multi-Family)  
Possible Uses: Office, Retail  
Gross Land Area: 17.70 Acres  
Sale Price: \$3,097,500  
Unit Price: \$175,000 Per Acre  
Sale Terms: Cash to Seller



### Overview/Comments

17.7 +/- Acres for sale zoned commercial situated along the corner of US 17 S and Calabash Road NW. In 2017 approximately 19,200 Cars Per Day pass by along US 17. The land is adjacent to CVS Pharmacy and Carolina Commons Shopping Center anchored by Food Lion in addition to numerous residential neighborhoods and championship golf courses close by. This site is less than 1 mile from the South Carolina border towards (North) Myrtle Beach where the population exceeds 48,272. Myrtle Beach is known as the "Golf Capital of the World". There are over 100 courses from the North Strand to the South Strand, Calabash to Georgetown, and it's estimated that an average of 3 million rounds of golf are played each year along the Grand Strand.

Neighborhood Business Zoning this land is a combination of (4) parcels equal to 17.7 +/- Acres and to be sold as an assemblage. For all tracts, water is available and there is a force main for sewer.

Lot Dimensions 17.7 +/- Acres:

Frontage: 466 Feet

Depth: 2,415 Feet

Width: 338 Feet

### General Information

Taxing Authority: Brunswick County  
Tax ID/APN: 240000213, 2400000214, 2400000201 and 2400000202

Possible Uses: Office, Retail, Self Storage, Other  
Zoning: NB- NEIGHBORHOOD BUSINESS  
Sale Terms: Cash to Seller

### Area & Location

Property Located Between: Ocean Hwy W & Calabash Rd NW  
Property Visibility: Excellent  
Legal Description: 11.0 AC TRACT 3 TR-D .55 AC 3658/293  
CALABASH TRACT TR-D-1 2.08 AC 3658/293  
CALABASH TRACT TR-CALABASH 2.35-AC 3658/293.

Largest Nearby Street: Ocean Hwy West  
Feet of Frontage: 466  
Traffic/Vehicle Count: 19,200  
Highway Access: US 17 South  
Airports: Wilmington International Airport

Site Description Sale of (4) Lots to be sold as a combined assemblage. Soils consist of Goldsboro Fine Sandy Loam (GOA) approximately 8.95 Acres +/- starting from the hard corner to Northeast Drive NW. The remaining acres towards the back consist of Tidal Marsh (TM). This land has opportunity to be timbered. Land is not in a flood plain.



**Eastern Carolinas  
Commercial**  
REAL ESTATE

LANDMARK DRIVE, UNIT 4 WILMINGTON, NC 28412

WWW.ECCRENC.COM

O: 910.399.4602

F: 910.399.4675

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

**Land Related**

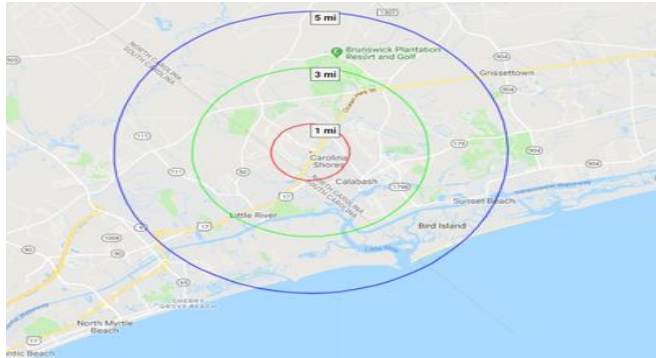
Lot Frontage: 466.9'  
Lot Depth: 2415  
Topography: Level  
Easements: Utilities

Soil Type: Sandy  
Available Utilities: Water, Sewer  
Water Service: Municipal  
Sewer Type: Municipal

Zoning Description (NB) Neighborhood Business District Zoning: This district is established for business development serving the business needs of the rural community.

**Location**

Address: 0 Calabash Road NW, Calabash, NC 28467  
County: Brunswick  
MSA: Myrtle Beach-Conway-North Myrtle Beach



Aerial



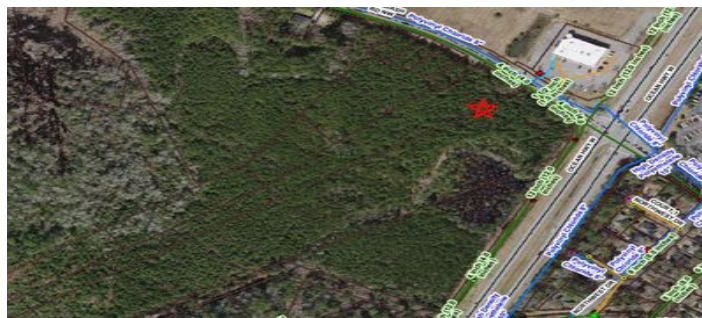
SC BORDER



Photo of Property



Highlighted Land



Water Available/Force Main for Sewer

**FOR MORE INFORMATION PLEASE CONTACT**

**JULIE STEPHENSON**  
910.471.9411  
Julie@eccrenc.com



**Eastern Carolinas  
Commercial**  
REAL ESTATE

432 LANDMARK DRIVE, UNIT 4 WILMINGTON, NC 28412  
WWW.ECCRENC.COM  
O: 910.399.4602  
F: 910.399.4675

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.