

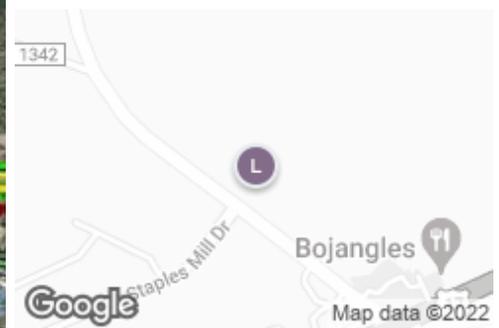
25 +/- Acres Commercial CLD HWY 211 & H...

94 Green Swamp Rd NW, Supply, NC, 28462

Land: Multi-Family For Sale

Prepared on November 14, 2022

1 of 1 Listings



Listing Details | Land For Sale

Secondary Uses	Retail	Available Date	Now
Total Available Space	25 Acres	Days On Market	562 days
Asking Price	\$2,475,000	Date Listed	5/01/2021
Listing Price Per SF	\$2.27	Last Modified	11/11/2022
List Price Per Acre	\$99,000	Listing ID	28248684
Cap Rate	-	Parking Spaces	-
Investment	Yes	Electrical	-
Signage	Free-Standing	Water	Yes, County
Free & Clear	Yes	Sanitary Sewer	Yes, County

Description

25+/- Acres of Commercial Low Density Acreage available for sale with Highway 211 frontage.

Offering is part of 3 parcel assemblage with possibility to acquire up to 50+/- acres.

NCDOT plans call for an interchange at Highway 17 S and Highway 211 placing an off-ramp at the southern edge of this property.

Multiple QSR and convenience operators located at the existing intersection will be forced to relocate following NCDOT right of way acquisitions making this the perfect place to create a new commercial hub.

CLD permitted uses include regional shopping center, retail strip, multifamily, offices, etc.

Parcel A) 16800072 is 23.37 Acres. Parcel B) 16800073 is 17.57 Acres. Parcel C) 16800074 is 9.85 Acres. Total Acreage is 50.79 Acres.

Brunswick County has consistently ranked in the top 10 fastest growing counties in the nation.

Property Features

Location Details

Address	94 Green Swamp Rd NW, Supply, NC 2...
Zoning	CLD
County	Brunswick
Parcels	16800073, 16800072, 16800074

In Opportunity Zone	Yes
Name	50.83 Commercial Acres
Cross Street	Hwy 17
Nearest MSA	Myrtle Beach-Conway-North Myrtle B...

Building Details

Sub Type	Multi-Family
Building Status	Proposed
Land Size	50.83 Acres / 2,214,284 SF
Occupancy Type	Single Tenant
Electrical	-

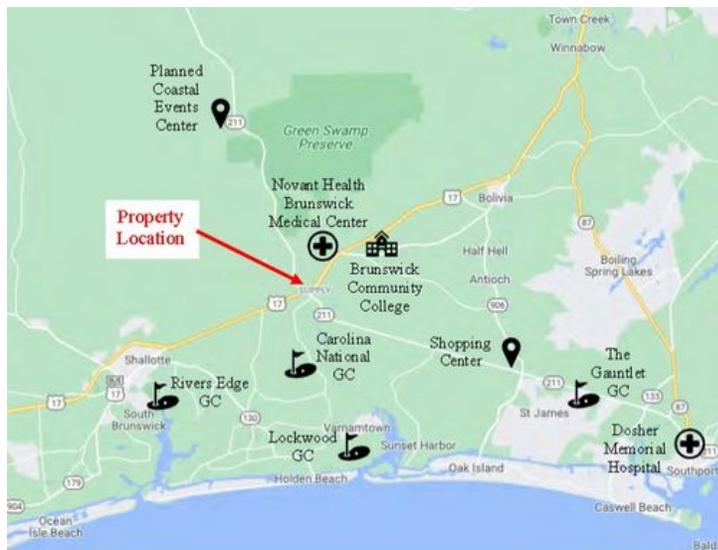
Water	Yes, County
Sanitary Sewer	Yes, County
In Opportunity Zone	Yes
Topography Desc.	Flat open field

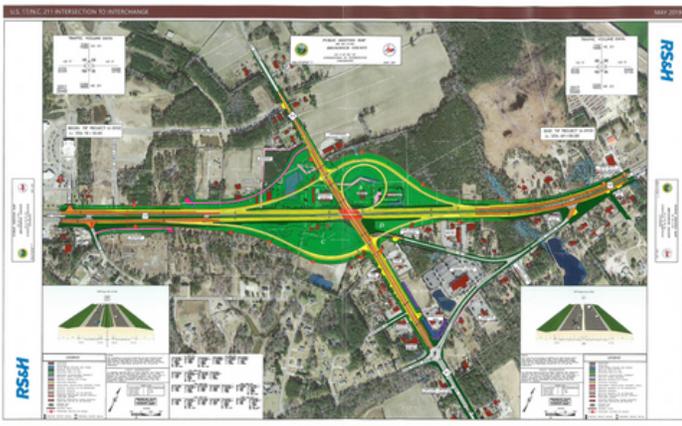
Property Listings

2 Listings | 25 - 25.79 Acres | \$2,063,200 - \$2,475,000

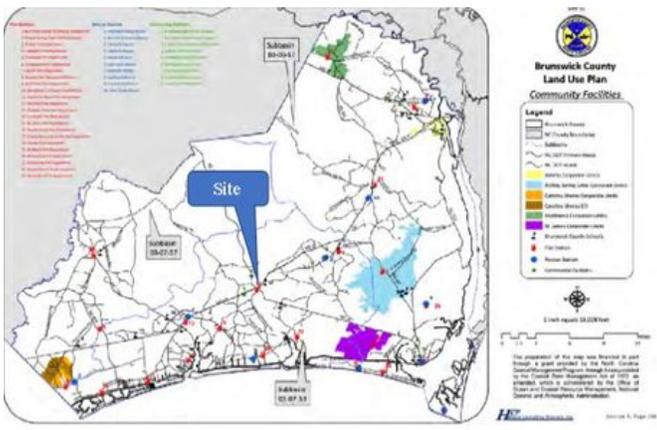
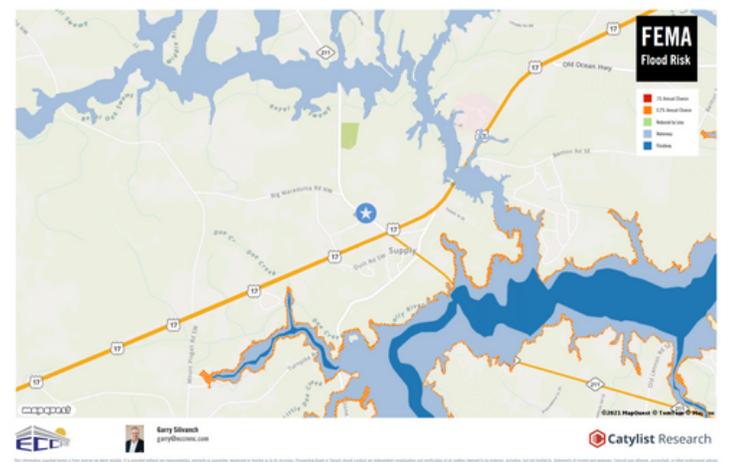
Type	Space Use	Suite	Available Space	Rate	Price Per Acre	Available
For Sale	Raw land	-	25 Acre	\$2,475,000	\$48,688.87	Now
For Sale	Land	-	25.79 Acre	\$2,063,200	\$40,587.83	Now

Additional Photos

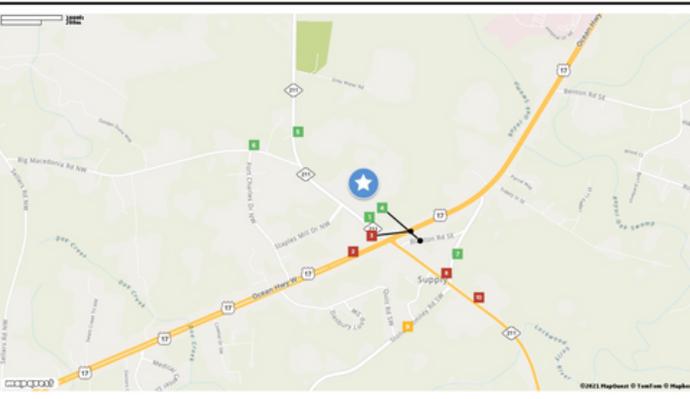




94 Green Swamp Rd NW



Traffic Counts



NC 211 W OF US 17 Year: 2019	1 6,200	US 17 W OF NC 211 Year: 2019	2 34,500	US 17 N OF NC 211 Year: 2019	3 23,000	SR 1355 W OF SR 1115 Year: 2019	4 426	NC 211 N OF SR 1342 Year: 2019	5 4,900
SR 1342 W OF NC 211 Year: 2019	6 1,000	SR 1115 S OF SR 1355 Year: 2019	7 5,100	NC 211 W OF SR 1115 Year: 2019	8 14,500	SR 1115 W OF NC 211 Year: 2019	9 6,700	NC 211 E OF SR 1115 Year: 2019	10 17,000

Contact

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Eastern Carolinas Commercial Real Estate