

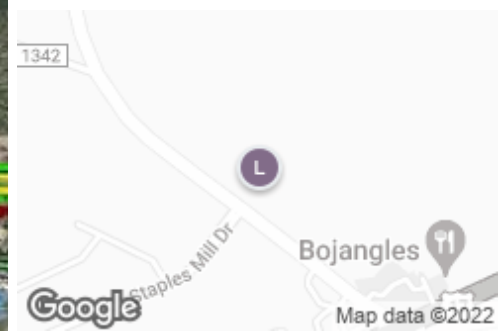
## 25.79 +/- Acres CLD Located off Hwy 210

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        | <b>Multi-Family, Office</b> | Date Listed    | <b>11/10/2023</b>  |
| Total Available Space | <b>25.79 Acres</b>          | Last Modified  | <b>11/11/2022</b>  |
| Asking Price          | <b>\$2,063,200</b>          | Listing ID     | <b>33064046</b>    |
| Listing Price Per SF  | <b>\$1.84</b>               | Parking Spaces | -                  |
| List Price Per Acre   | <b>\$80,000</b>             | Electrical     | -                  |
| Cap Rate              | -                           | Water          | <b>Yes, County</b> |
| Available Date        | <b>Now</b>                  | Sanitary Sewer | <b>Yes, County</b> |

### Description

This offering is currently part of a 3 parcel assemblage along Highway 211 in Supply.

Property recently rezoned to Commercial Low Density with the intent of creating a new commercial hub in the area.

NCDOT plans for interchange at Highway 17 S & Highway 211 with off-ramp landing just south of this property.

With retail planned for frontage along Highway 211 this acreage is perfect for multifamily as allowable density exceeds 13 units per acre.

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

### Property Features

#### Location Details

|         |   |                     |  |
|---------|---|---------------------|--|
| Address | <b>94 Green Swamp Rd NW, Supply, NC 28462</b> | In Opportunity Zone | <b>Yes</b>                                   |
| Zoning  | <b>CLD</b>                                    | Name                | <b>50.83 Commercial Acres</b>                |
| County  | <b>Brunswick</b>                              | Cross Street        | <b>Hwy 17</b>                                |
| Parcels | <b>16800073, 16800072, 16800074</b>           | Nearest MSA         | <b>Myrtle Beach-Conway-North Myrtle B...</b> |

## Building Details

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

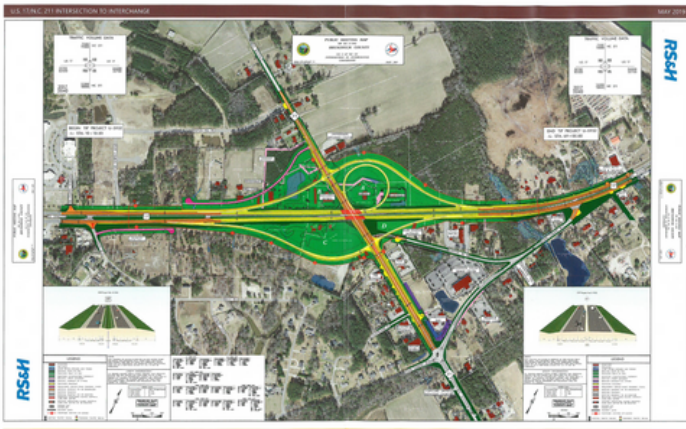
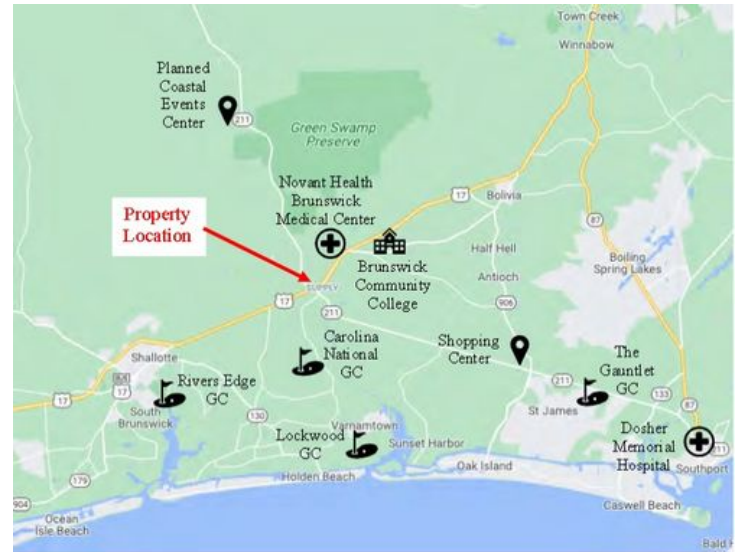
|                     |                        |
|---------------------|------------------------|
| Water               | <b>Yes, County</b>     |
| Sanitary Sewer      | <b>Yes, County</b>     |
| In Opportunity Zone | <b>Yes</b>             |
| Topography Desc.    | <b>Flat open field</b> |

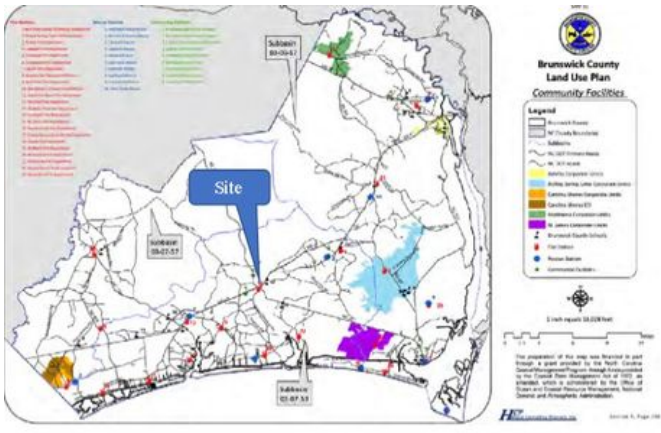
## Property Listings

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

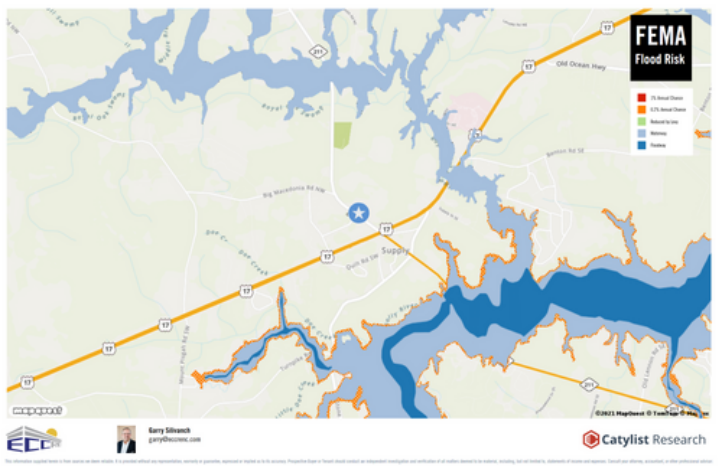
| Type     | Space Use | Suite | Available Space | Rate        | Price Per Acre | Available |
|----------|-----------|-------|-----------------|-------------|----------------|-----------|
| For Sale | Raw land  | -     | 25 Acre         | \$2,475,000 | \$48,688.87    | Now       |
| For Sale | Land 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

## Additional Photos

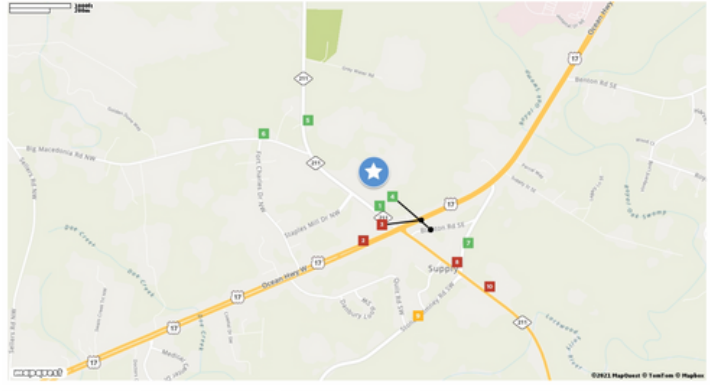




94 Green Swamp Rd NW



Traffic Counts



|                                      |            |                                       |             |                                      |             |                                       |            |                                      |              |
|--------------------------------------|------------|---------------------------------------|-------------|--------------------------------------|-------------|---------------------------------------|------------|--------------------------------------|--------------|
| NC 211<br>W OF US 17<br>Year: 2019   | 1<br>6,200 | US 17<br>W OF NC 211<br>Year: 2019    | 2<br>34,500 | US 17<br>N OF NC 211<br>Year: 2019   | 3<br>23,000 | SR 1555<br>W OF SR 1115<br>Year: 2019 | 4<br>426   | NC 211<br>N OF SR 1342<br>Year: 2019 | 5<br>4,900   |
| SR 1342<br>W OF NC 211<br>Year: 2019 | 6<br>1,000 | SR 1115<br>S OF SR 1555<br>Year: 2019 | 7<br>5,100  | NC 211<br>W OF SR 1115<br>Year: 2019 | 8<br>14,500 | SR 1115<br>W OF NC 211<br>Year: 2019  | 9<br>6,700 | NC 211<br>E OF SR 1115<br>Year: 2019 | 10<br>17,000 |

Contact



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Eastern Carolinas Commercial Real Estate