

615 & 629 SEASIDE ROAD (NC 904), OCEAN ISLE BEACH, NC 28469

OVERVIEW

- **Property Description:** Lots 1 and 2 of Meadow Ridge at the corner of Seaside Rd and Meadow Summit Drive
- **Brunswick County Tax Parcel ID:** 2270001005 and 2270001006
- **Acreage:** Each lot is approx. 1.4 acres with a total of 2.84 acres ready for development
- **Purchase Price:** \$539K – Both Lots Together - Priced to Sell
- **Utilities and Infrastructure:**
Lots are ready for development with all infrastructure and utilities onsite, including:
 - stormwater drainage and detention facilities
 - water and sewer
 - electric
 - cable and fiber optic
- **Zoning – Brunswick County: C-LD (Commercial-Low Density)**
Permitted Uses under C-LD zoning include, but are not limited to:
 - Hotel and Motel, including extended-stay facility
 - Retail Sales and Service, including sale of auto parts
 - Restaurants, including fast-food restaurants and restaurants with alcohol sales
 - Professional Offices, including urgent care centers and medical and dental offices
- **Development: Generous Buildable Areas:** Lot 1 – 51,078 sq. feet; Lot 2 – 50,365 square feet
- **Accessibility:** Centrally located between Sunset Beach and Ocean Isle Beach
 - Located at corner of Seaside Road and Meadow Summit Drive
 - Each lot has over 175 feet of road frontage on Seaside Road (NC 904)
 - Seaside Road is a well-traveled thoroughfare and evacuation route connecting U.S. Hwy 17 and Beach Road (N.C. 179)

SUMMARY

Recently, **National Geographic** ranked Sunset Beach #4 on its list of the "**21 Best Beaches in the World.**" You may access the list via the following link: <http://www.nationalgeographic.com/travel/top-10/top-beaches-world/>

The property is conveniently located only minutes from many of the nationally acclaimed golf courses in Brunswick County - known as **North Carolina's "Golf Coast."**

The 2015 U.S. Census Bureau population estimates place Brunswick County as the 2nd fastest growing county in North Carolina and 38th in the nation, with a population increase in the coastal area of Brunswick County by 14.3% between 2010 and 2015.

If you would like additional information, please contact Allison Amer at 704-245-4394 or allisonamer@gmail.com.

