



GOODMAN RD NE

OCEAN HIGHWAY EAST/Hwy 17

HEWITT-BURTON RD SE

3.93 ACRES  
AVAILABLE

**SE CORNER OF**  
**OCEAN HWY E &**  
**HEWITT BURTON RD SE**

LELAND, NC



# KEY HIGHLIGHTS

The property is situated along Ocean Hwy E / Hwy 17 near the intersection of Hewett-Burton Rd SE. Excellent visibility with frontage along major traffic corridor of NC Hwy 17. Total acreage available is 3.93 acres. The property is positioned in a high-growth residential area and offers excellent visibility. Less than half a mile from the I-140 exit. 3 miles to major retail thoroughfare that includes Walmart, Lowes Foods, Harris Teeter and Holiday Inn Express.

## CURRENT USE

The property is currently undeveloped excess land owned by a national brand convenience store.

## LEGAL INFORMATION

TAX PARCEL ID	057000831
2023 RE TAXES	\$4,906.44
ZONING	CLD



# PROPERTY DETAILS

<b>BUILDING SF</b>	<b>N/A</b>
<b>LAND SF</b>	<b>171,190.8</b>
<b>YEAR BUILT</b>	<b>N/A</b>
<b>PARKING</b>	<b>N/A</b>
<b>TRAFFIC COUNTS</b>	<b>29,500 VPD</b>
<b>SIGNAGE TYPE</b>	<b>N/A</b>
<b>1-MILE (POP.)</b>	<b>1,317</b>
<b>3-MILE (POP.)</b>	<b>12,635</b>
<b>MED. INCOME</b>	<b>\$75,160</b>
<b>SPACE USE</b>	<b>QSR/Retail</b>

## RESTRICTIONS

Property will be restricted against uses competitive with convenience stores.

## OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield.

## DEMOGRAPHICS



Population is 12,635



5,324 Households



Average Income is \$75,160



Average age is 49.7



In 2023 Brunswick County was the fastest-growing county in NC and 13th nationally



The image is a detailed site plan for a 3.93-acre property, identified as Eya Mae Knox Parcel #0870008611. The plan shows the property's location relative to U.S. Highway 17 and Hazel's Branch Road. Key features include a large building with a flat roof, a smaller building, and a large open area labeled 'BMP'. The plan also shows various roads, including a '22' BUILDING SETBACK' and a '22' LANDSCAPE BUFFER'. Survey data is provided, including bearings and distances for the property boundaries. The plan is dated 11/1/2023 and is a preliminary survey. The property is owned by Eya Mae Knox and is located in the Eya Mae Knox area. The plan is a preliminary survey and is not a final survey. The plan is a preliminary survey and is not a final survey. The plan is a preliminary survey and is not a final survey.



## CONTACT

**JEFF SCHEIDEGGER**

Account Manager

+1 314 384 8662

[jeff.scheidegger@cushwake.com](mailto:jeff.scheidegger@cushwake.com)

**JORDAN HOLT**

Senior Associate

+1 919 205 2359

[jordan.holt@cushwake.com](mailto:jordan.holt@cushwake.com)

**JAMES LEWIS**

Transaction Manager

+1 314 391 2757

[james.lewis@cushwake.com](mailto:james.lewis@cushwake.com)