

# Surf City Outparcel For Sale

OUTPARCEL | HWY 210 | TOPSAIL, NC 28445





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# Property *Dashboard*

\$775,000

Sale Price

2.2

*Total Acreage*

Vacant Land

*Use*

Commercial

*Land Subtype*

MBC

*Zoning*

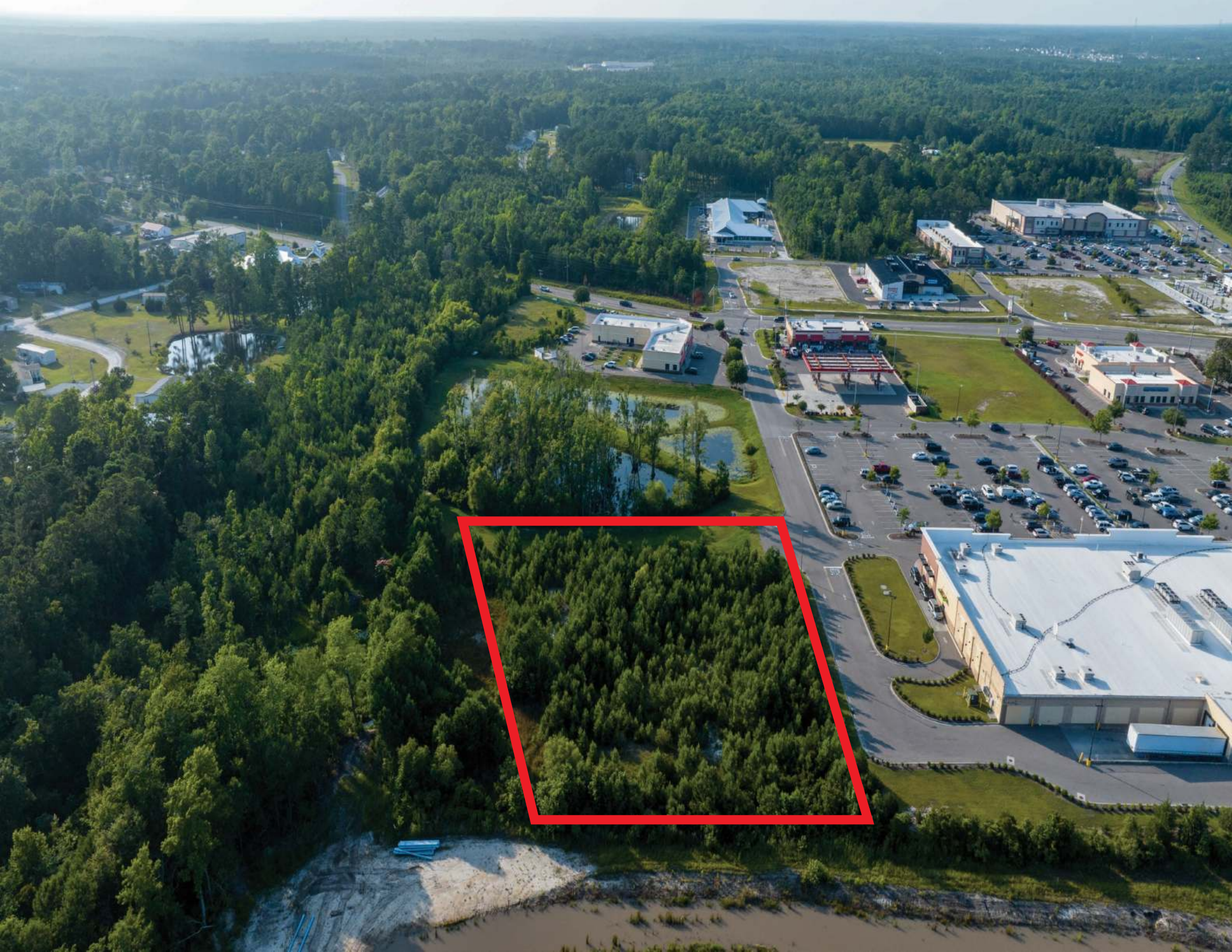
## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<u>2022 POPULATION</u>	1,221	7,057	14,441
<u>2022 AVERAGE HOUSE HOLD INCOME</u>	\$73,680	\$95,271	\$104,615

## PROPERTY HIGHLIGHTS

- Prime 2.2 acre outparcel located in Walmart Neighborhood Market Shopping Center
- Excellent location at intersection of Hwy 50 and Hwy 210 in bustling Surf City
- Ready and serviced with water and sewer onsite
- Outstanding investment opportunity with high ROI potential
- Surrounded by dense residential population and growing retail scene
- Flexible zoning allows for a variety of potential uses and development opportunities
- Competitive pricing structure for commercial and residential developers alike
- Exceptional visibility and accessibility for maximum exposure and traffic flow







*Topsail Island*

*Future  
Residential  
Development*

*HWY 210*

*2.2 Acres*







2.2 Acres

Walmart

TSUNAMI  
SURF SHOP

McDonald's

Fantastic  
Sams

Godfather's  
Pizza

Handy Mart

DUNKIN'  
DONUTS

Jersey  
Mike's  
SUBS

CVS  
pharmacy

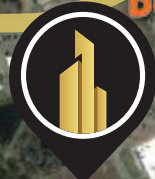
HWY 210

BELT RD.





BANKS RD.



HWY 210

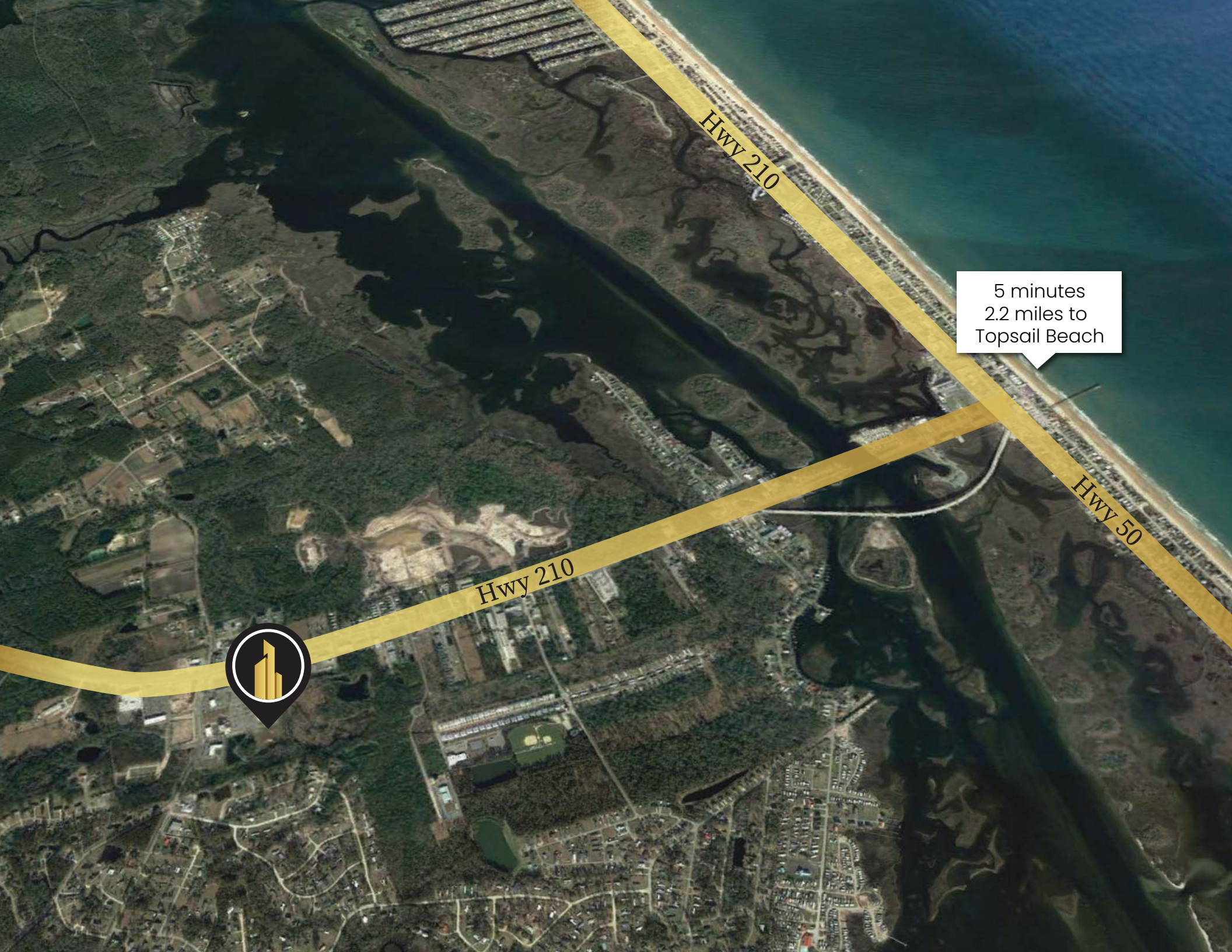


SHUCKIN' SHACK OYSTER BAR



DOLLAR GENERAL





Hwy 210

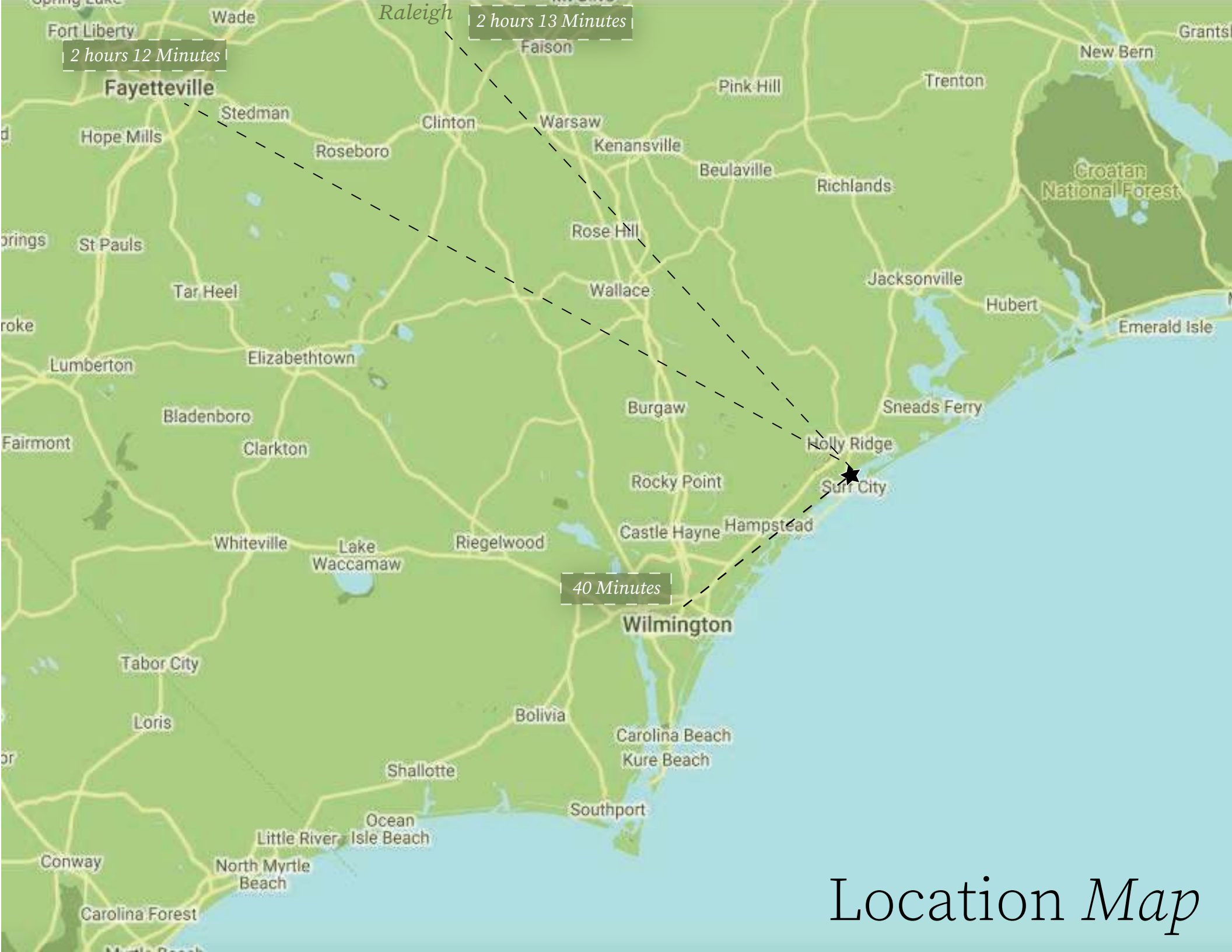
5 minutes  
2.2 miles to  
Topsail Beach

Hwy 50

Hwy 210





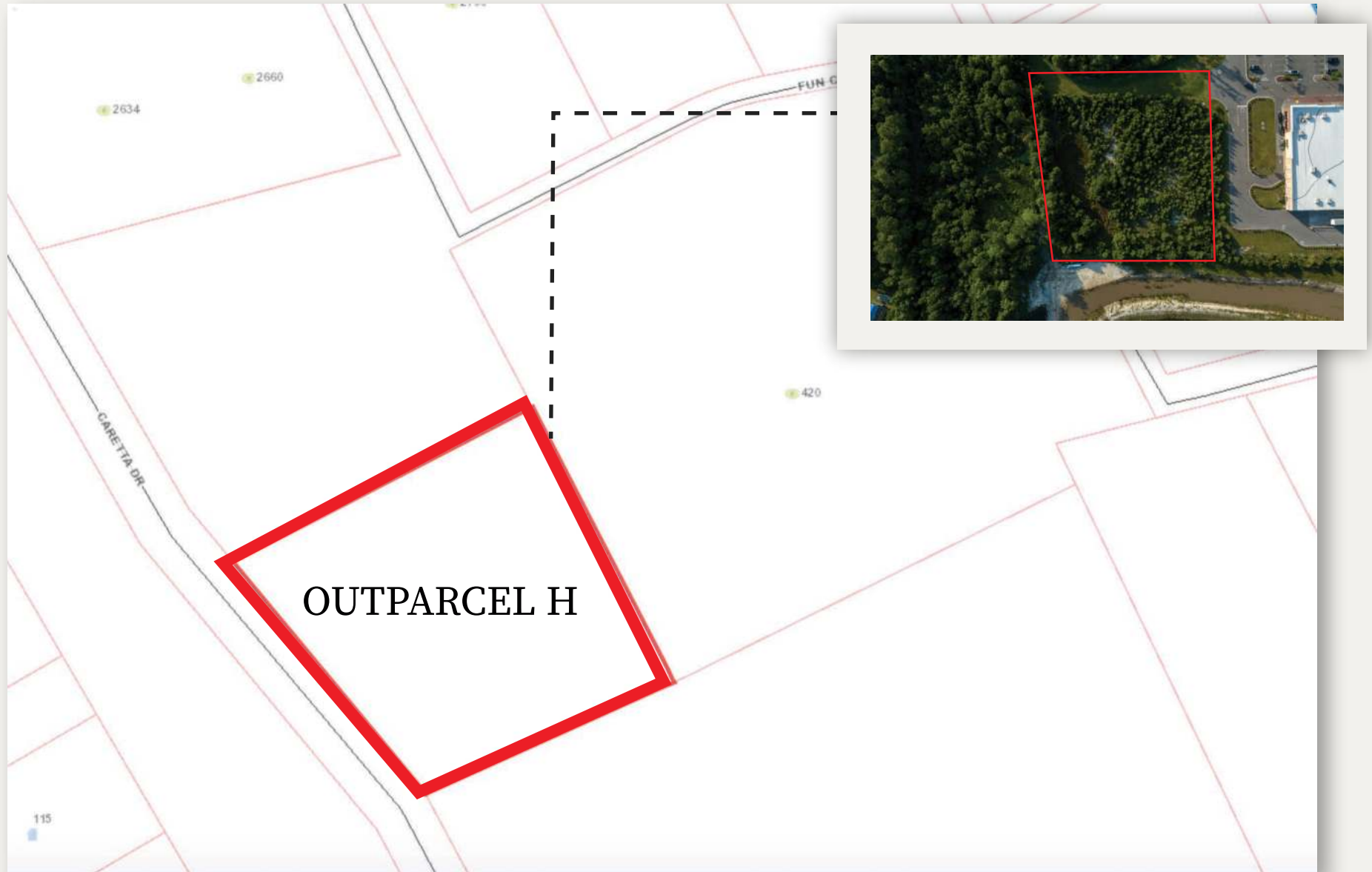


Location Map



# Parcel Map

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# Market Overview - *Topsail, NC*



Topsail Beach is a town in Pender County, North Carolina. Local folklore claims the name, Topsail (pronounced Tops'l), originated during the 1700s when pirate ships roamed the coastal waters. Historians explain that marauding pirates hid their ships in the channel behind the island and waited for passing merchant ships loaded with goods. The pirates would pursue and attack the merchants, claiming the cargoes as their own. Eventually the merchants became aware of this infamous hiding place and began to watch for the tops of the pirates' sails showing over the rolling dunes -hence the name Topsail Island.

Prior to World War II, the only access to Topsail Island was by boat. Area residents frequently made this short trip to picnic and search for the pirate Blackbeard's rumored buried treasure. During World War II, the U.S. Navy took over the island and began a joint venture with Johns Hopkins University known as Operation Bumblebee. The waterway was dredged, roads were built, and fresh water was piped onto the island. Operation Bumblebee was the beginning of the space program for the United States Government. An arsenal center for the assembly and storage of rockets was built on the sound side of the island, and launching pads were constructed on the ocean-front. Concrete observation towers were built throughout the island to monitor the experimental

launchings. Over 200 rocket launchings took place on the island between 1946 and 1948. When the testing program was dismantled, the government sold the island to the public. The Town of Topsail Beach was incorporated in 1963. Many of the original military structures still exist today, and several of the concrete observation towers have since been converted into private residences and places of business.

The Cape Fear Civil War Shipwreck Discontiguous District, US Naval Ordnance Testing Facility Assembly Building, US Naval Ordnance Testing Facility Control Tower, and US Naval Ordnance Testing Facility Observation Tower No. 2 are listed on the National Register of Historic Places.

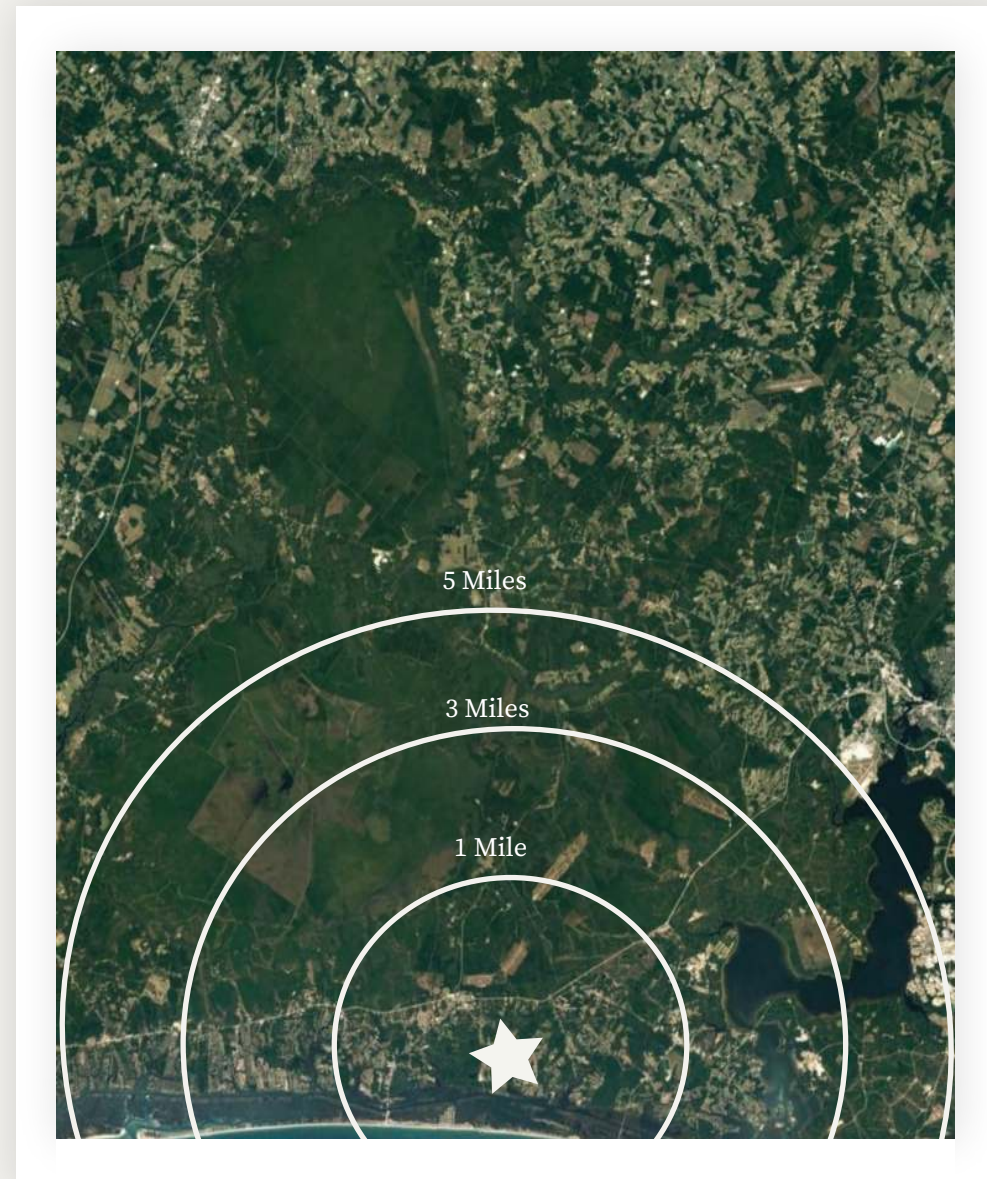
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# Surrounding *Demographics*

2021 Summary	1 Mile	3 Miles	5 Miles
Population	1,221	7,057	14,441
Households	515	2,992	5,791
Families	330	1,874	3,862
Average Household Size	2.37	2.36	2.48
Owner Occupied Housing Units	385	2,103	4,345
Renter Occupied Housing Units	130	888	1,445
Median Age	46.6	42.4	42.7
Median Household Income	\$57,341	\$66,867	\$71,861
Average Household Income	\$67,999	\$85,209	\$92,737

2026 Summary	1 Mile	3 Mile	5 Mile
Population	1,351	8,046	16,708
Households	563	3,369	6,633
Families	356	2,102	4,413
Average Household Size	2.40	2.39	2.51
Owner Occupied Housing Units	425	2,303	4,771
Renter Occupied Housing Units	139	1,066	1,862
Median Age	47.8	43.7	44.0
Median Household Income	\$60,380	\$76,918	\$80,249
Average Household Income	\$73,680	\$95,271	\$104,615





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