

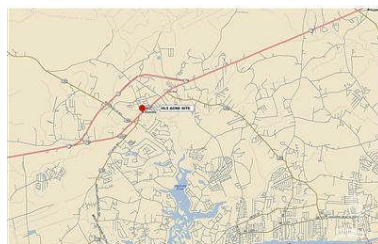
## Client Detail with Addl Pics Report

Listings as of 07/07/11 at 9:45am

**Active 05/30/11**      **Listing # 657815**      **10 Mulberry St Shallotte, NC 28470**      **Listing Price: \$649,000**  
**County: Brunswick**



<b>Prop Type</b>	Commercial	<b>Prop Subtype(s)</b>	Land
<b>MLS Areas</b>	Shallotte		
<b>Year Built</b>	NONE Land		
<b>PID</b>	197DB008	<b>Lot Sq Ft (approx)</b>	448668 ((Tax Data))
<b>DOM/CDOM</b>	38/38	<b>Lot Acres (approx)</b>	10.300



**Directions** From Highway 17 exit on business 17 (Main Street). Turn onto Mulberry Street beside Coastal Drug Store. Property on right.  
**Marketing Remark** Commercial land in heart of Shallotte, NC business district. 10.3 Acres zoned Highway Business (HB)suitable for mixed use office, retail, shopping center or big box use. Town of Shallotte anxious for many types of positive development. Owner must sell quickly and will consider any offers.

<b>Ground Lease</b>	No	<b>Net Lease Investment</b>	No
<b>On Site Management</b>	No	<b>Buyer Contact Mgmt</b>	No
<b>Stipulation of Sale</b>	Potential Short Sale	<b>Comm Sched Attached</b>	No
<b>Sign on Property</b>	Yes	<b>Description of Use</b>	Auto Related, Bank, Business, Commercial, General, Medical, Mini Storage, Mixed Use, Multi - Family, Multiple, Restaurant/Bar, Retail, Shopping Center, Other
<b>Lot Size/Access</b>		<b>Frontage</b>	447 feet
<b>Highway Access</b>	Yes	<b>Access</b>	City Street, Paved Road
<b>Size/Shape</b>	pentagonal	<b>Miscellaneous Items</b>	Other/See Remarks
<b>Square Footage Availability</b>			
<b>Existing Utilities</b>	Cable TV, Electricity, Telephone, Well, High Speed Internet, Municipal Sewer, Other/See Remarks, Municipal Water		
<b>Location</b>	Central Business, Corner, Freestanding, Other/See Remarks		

<b>Presented By:</b>	<b>David Stuart</b>	<b>Coldwell Banker Sloane</b>
	Cellular: 910-368-1187	790-2 Sunset Blvd. North Sunset Beach, NC 28468 910-579-1808 Fax : 910-579-1815
July 2011	E-mail: david@dstuart.com Web Page: http://www.dstuart.com	<b>See our listings online:</b> <a href="http://www.cbsloane.com">http://www.cbsloane.com</a>

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 U.S. Patent 6,910,045

