

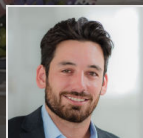
SURF CITY, NC
**SOUNDSIDE
COMMERCIAL**
±3.40 AC · US HWY 17

OFFERED AT \$2,600,000 (\$17.56 / SF)



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CADENCE
REALTY

CONFIDENTIAL OFFERING MEMORANDUM

EXECUTIVE SUMMARY

Cadence Realty is pleased to present Soundside Commercial, a ±3.40-acre commercial site on US Hwy 17 in Surf City, NC, just north of the NC 210 turnoff to Topsail Island. The site is the front commercial parcel of Evolve Soundside, a 264-unit apartment community under construction.

HIGHLIGHTS

- » ±384' of direct frontage on US Hwy 17 (26,500 VPD)
- » Directly in front of 264 new apartment units
- » <0.5 mi to Harris Teeter & Lowe's; ~5 mi to Topsail Island beaches
- » Zoned CZ-5: retail, restaurant, service & office
- » Concept plan: two 10,500 SF retail buildings + 2,000 SF restaurant pad
- » 5-mile population up 34% since 2020; \$110K+ avg. household income



\$2,600,000

SALE PRICE

±3.40

ACRES

\$17.56

PRICE / SF

CZ-5

ZONING

26,500 VPD

US 17 TRAFFIC

PROPERTY DETAILS



17 US Hwy 17
ADDRESS



Surf City, NC
CITY/STATE



\$2,600,000
SALE PRICE



±3.40
ACRES



CZ-5
ZONING



±384 LF
US 17 FRONTAGE



Commercial Land
TYPE

Address:	17 US Hwy 17, Surf City, NC 28445
Jurisdiction:	Town of Surf City, Pender County
Parcel ID:	4225-09-7982-0000
Size:	±3.40 AC (±148,104 SF)
Zoning:	CZ-5
Frontage:	±384 LF on US Hwy 17
Traffic Count:	26,500 VPD on US 17 (NCDOT 2025)
Flood Zone:	FEMA Zone X
Access:	Shared access to US 17 and full-movement access to NC 210 via the Evolve apartment drives (NCDOT Driveway Permit D031-071-25-00034, rev. 9/10/2026).
Utilities:	Water – Town of Surf City; Sewer – Town of Surf City (allocation to be confirmed)
Stormwater:	Common offsite
Delivery Condition:	Cleared
Seller:	Evolve Soundside Commercial LLC

Acreage and frontage from county and Town GIS; confirm by survey.



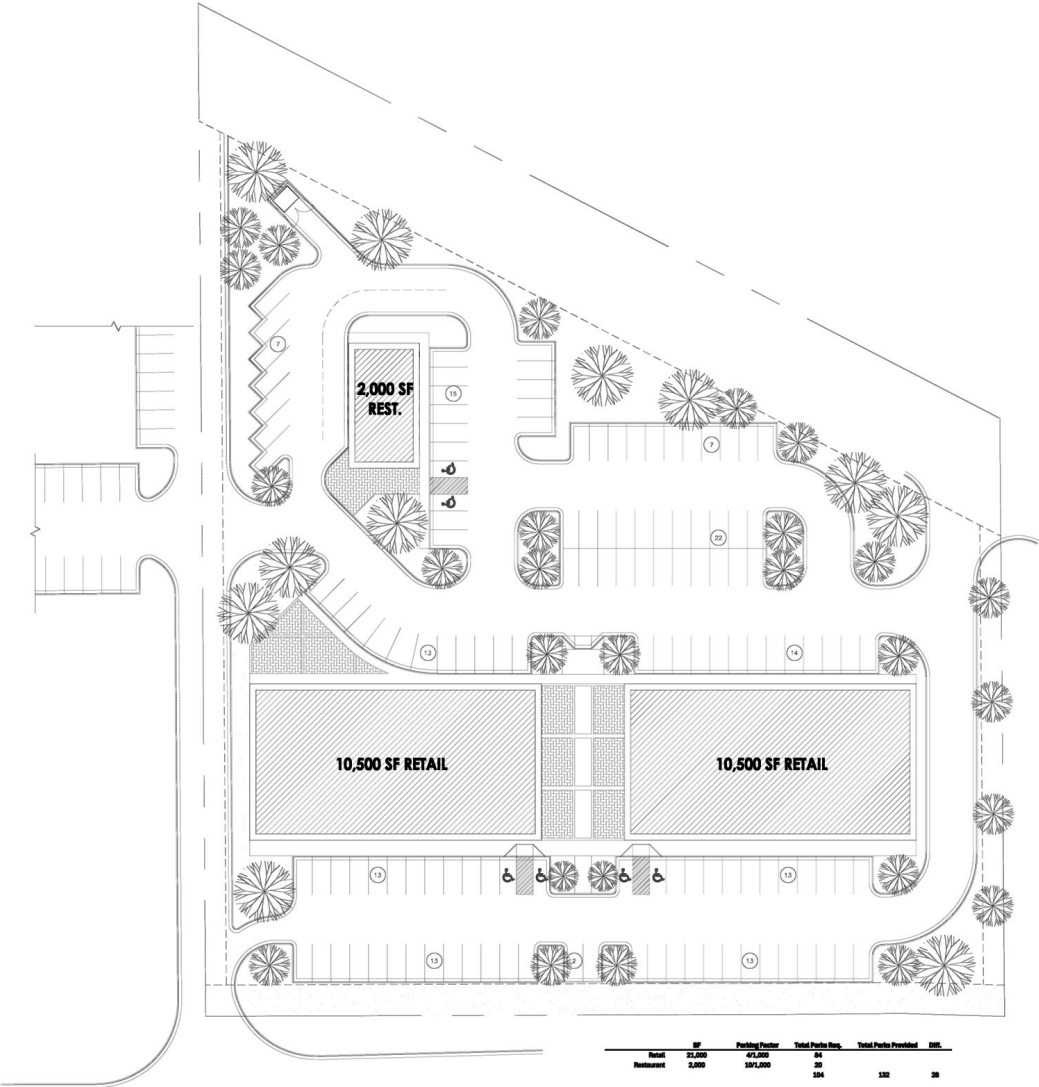
PROPERTY AERIAL



AREA RETAIL



SITE PLAN



A1 **SITE PLAN**

Scale: 1" = 50'-0"

Mark Loudermilk Architecture · Concept site plan A1 (3/15/2026): two 10,500 SF retail buildings, 2,000 SF restaurant pad, 132 parking spaces. Not for construction.

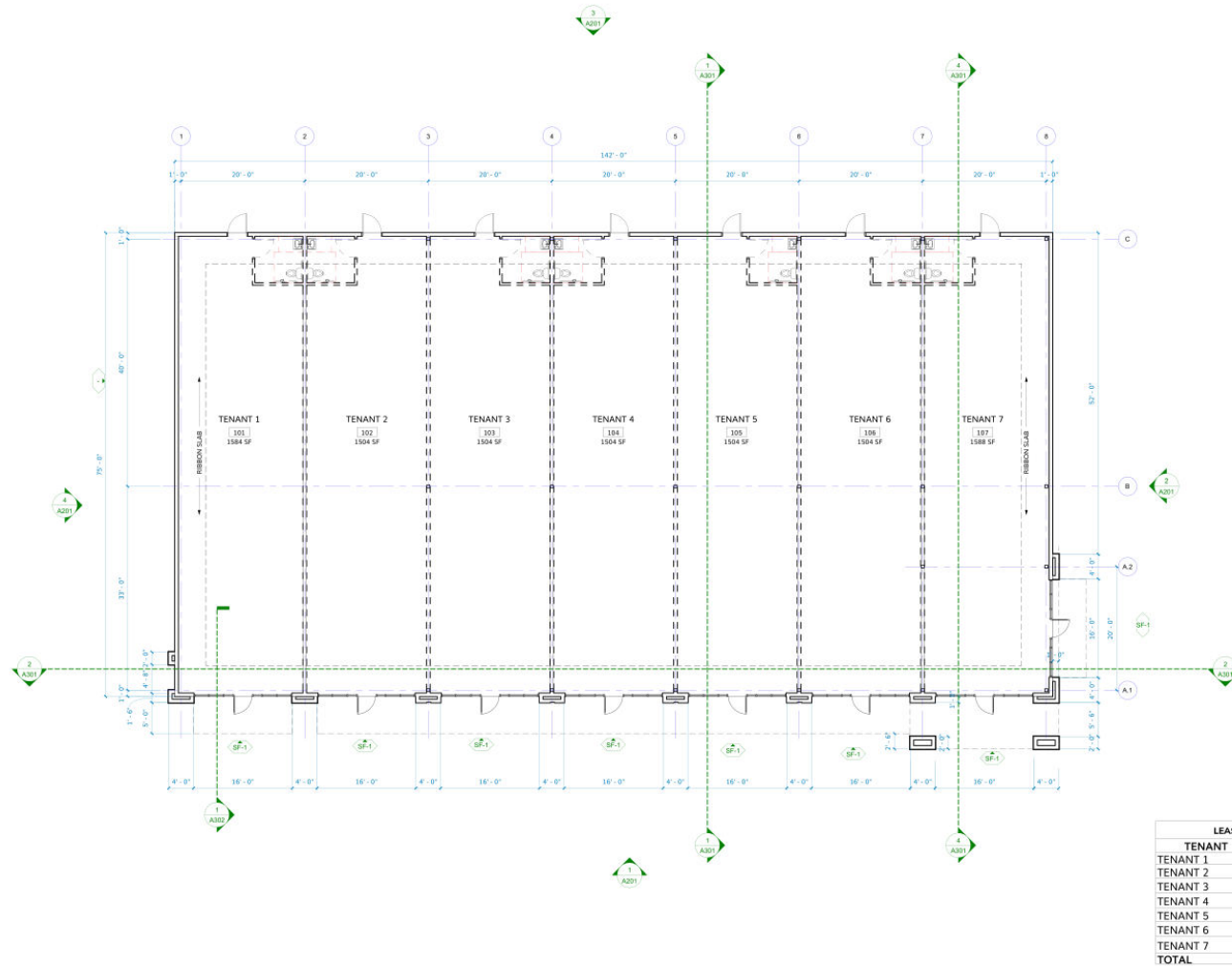
BUILDING PLAN



NOT FOR CONSTRUCTION

SOUNDSIDE

17 US 17 HWY.



FIRST FLOOR PLAN
1/8" = 1'-0"

A101B

CONCEPTUAL RENDERING



LOCATION

RETAIL & TRAFFIC COUNTS



Traffic: NCDOT 2025 AADT. Retail locations: OpenStreetMap.

AREA DEMOGRAPHICS

The trade area is growing fast. Population within 5 miles rose 34% from 2020 to 2025, to 22,564 residents, and CoStar projects another 15% by 2030. Households in the 5-mile ring earn an average of \$110,737, 81% own their homes, and together they spend \$309.5 million a year on retail goods and services, including \$34.1 million dining out.

1, 3 & 5 Mile Radius

	1 MILE	3 MILES	5 MILES
2025 Population	1,347	10,962	22,564
2030 Projected Population	1,542	12,580	25,904
Population Growth, 2020–2025	22.9%	33.4%	34.1%
Projected Growth, 2025–2030	14.5%	14.8%	14.8%
2025 Households	502	4,204	8,922
Average Household Income	\$111,317	\$100,887	\$110,737
Median Household Income	\$92,017	\$81,384	\$85,845
Median Home Value	\$426,923	\$364,711	\$412,937
Owner-Occupied Housing	84.8%	80.2%	80.8%
Median Age	41.2	39.6	41.4
Bachelor's Degree or Higher	34.4%	31.0%	36.1%
Annual Consumer Spending	\$18.2M	\$141.1M	\$309.5M
Annual Spending, Food Away From Home	\$2.0M	\$15.5M	\$34.1M

Source: CoStar Demographic Detail and Consumer Spending Reports (2025 estimates, 2030 projections), radii centered on 400 Spike Way, adjacent to the site. © 2026 CoStar Group.

MARKET COMPARABLES

COMPARABLE LAND SALES

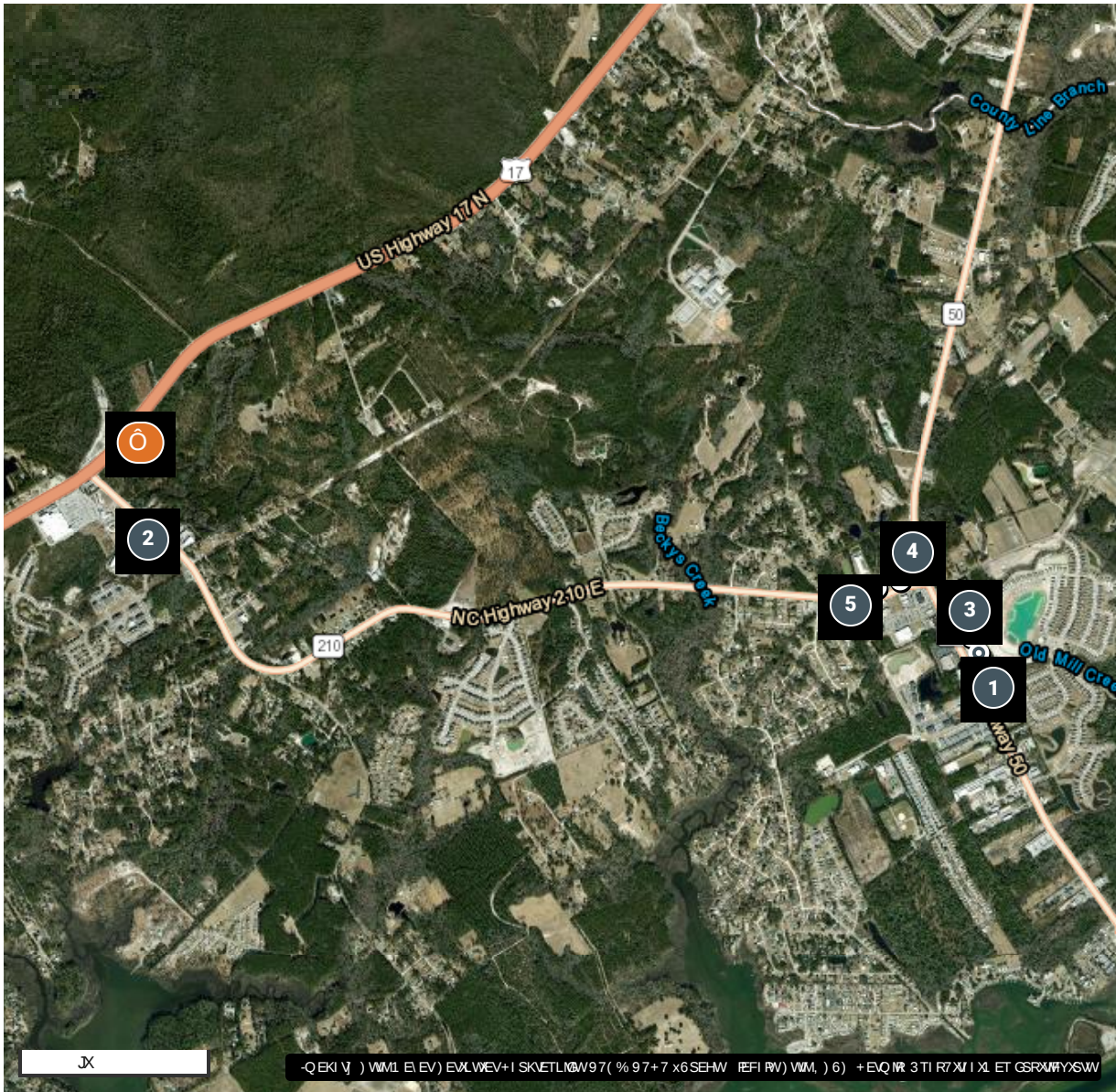
	PARCEL ID	ADDRESS	ZONING	ACRES	SALE PRICE	\$/ACRE	\$/SF	SALE DATE
#1	4235-36-9873-0000	NC Hwy 50 (Lot 74A, PB 62/148)	C3	1.16	\$825,000	\$711,207	\$16.33	Dec 2025
#2	4225-08-9413-0000	NC Hwy 210 (Surf City Crossing Lot 1)	C3	1.62	\$750,000	\$462,963	\$10.63	Oct 2025
#3	4235-37-8038-0000	NC Hwy 50 (Lot 72, PB 62/148)	C3	1.18	\$832,000	\$705,085	\$16.19	Mar 2025
#4	4235-27-7938-0000	2769 NC Hwy 210 E	C3	0.69	\$741,500	\$1,074,638	\$24.67	Mar 2025
#5	4235-27-3853-0000	NC 210 Hwy (Tract 2, PB 70/27)	C3	1.07	\$850,000	\$794,393	\$18.24	Jun 2023
Averages						\$749,657	\$17.21	

Notes:
Source: Pender County tax cards (recorded deeds). \$/SF = price ÷ (acres × 43,560).

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6	S · 17 US H 17	r	%	x'	>
1	NC H 50 (L 74A, P 6214)	(I G	x	%	x x 7*
2	NC H 210 (S C C L 1)	3 G	x	%	x x 7*
3	NC H 50 (L 72, P 6214)	1 EV	x	%	x x 7*
4	276 NC H 210 E	1 EV	x	%	x x 7*
5	NC 210 H (T 2, P 7027)	. Y R	x	%	x x 7*

OFFERING DETAILS

Cadence Realty Corp. has been engaged as the exclusive listing Broker representative of the Owner for the sale of this property. No contact shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties.

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The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. No oral representation(s), express or implied, shall be binding upon the Owner or Cadence Realty Corp. All information contained herein is confidential in nature, and recipient agrees not to photocopy, duplicate, forward, distribute, or solicit third party interest without written permission and consent from Owner or Cadence Realty Corp.

Neither Cadence Realty Corp. nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

PROPERTY TOURS

By appointment only. Contact brokerage team to schedule a private tour of the property.

ASKING PRICE & TERMS

Asking Price: \$2,600,000 (\$17.56 / SF).

Terms: Cash at closing.

Cadence Realty Corp.

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Website: www.cadencerealty.com

Office: 910.239.7697

Firm License: C26881



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