

## LAND FOR SALE

### 2.42 ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY

5031 Carolina Beach Rd, Wilmington, NC 28412



SALE PRICE:	\$1,300,000
LOT SIZE:	2.42 Acres
APN #:	R07100-003-029-000
ZONING:	Office & Institution (O&I)
MARKET:	Wilmington, NC
SUB MARKET:	Monkey Junction

#### PROPERTY OVERVIEW

Excellent O&I development opportunity

#### PROPERTY FEATURES

- O&I Zoning in place, approved in 2016
- 1.89 buildable acres for commercial development + .53 acres for shared stormwater included. Pond complete and certified July 2019
- Deceleration turn lane from Carolina Beach Rd. Completed July 2019
- Access to water, sewer, and gas provided including easements
- 39,541 Cars Per Day 8/1/2018 Data WMPO

**KW COMMERCIAL**  
1001 Military Cutoff Rd,  
Suite 101  
Wilmington, NC 28405

**ADAM NICHOLAS**  
Broker  
O: 910.249.4000  
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anicholas@kwcommercial.com  
NC #275271

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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## LAND FOR SALE

# 2.42 ACRES FOR COMMERCIAL DEVELOPMENT

Site Photos



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Aerial Photo Timeline



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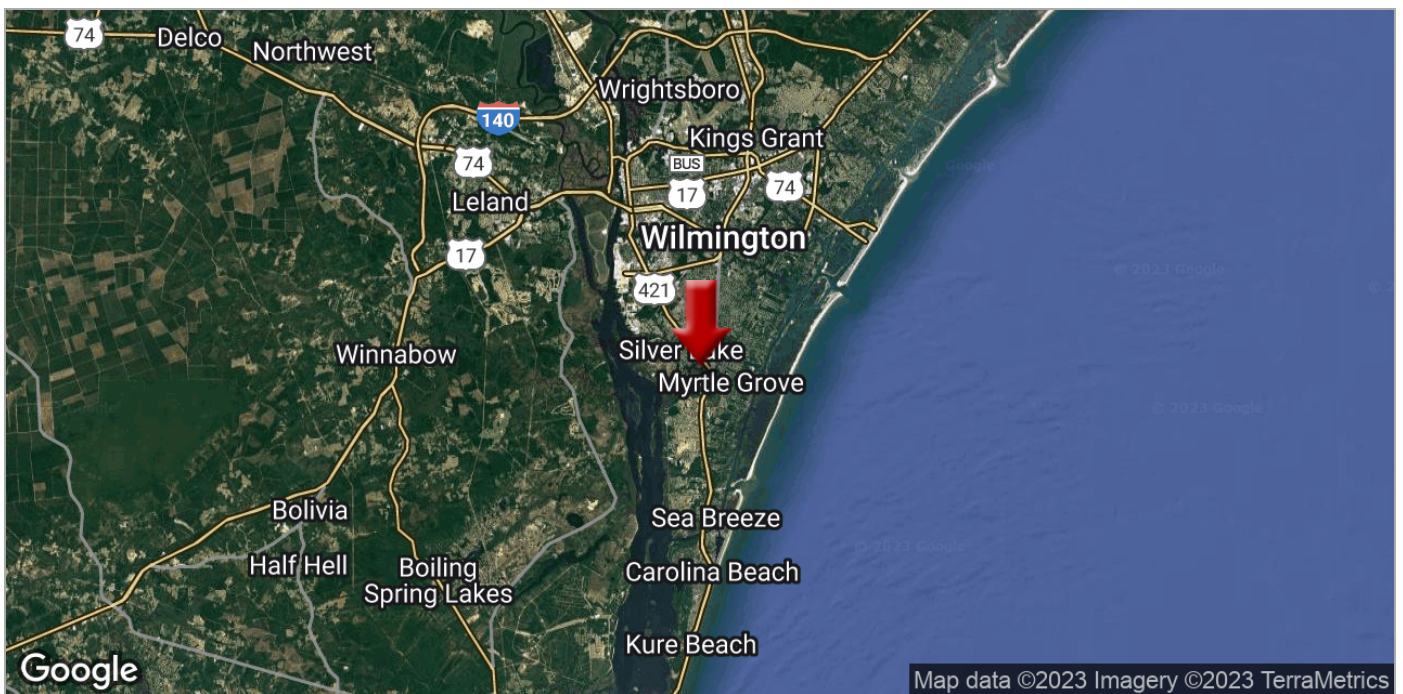
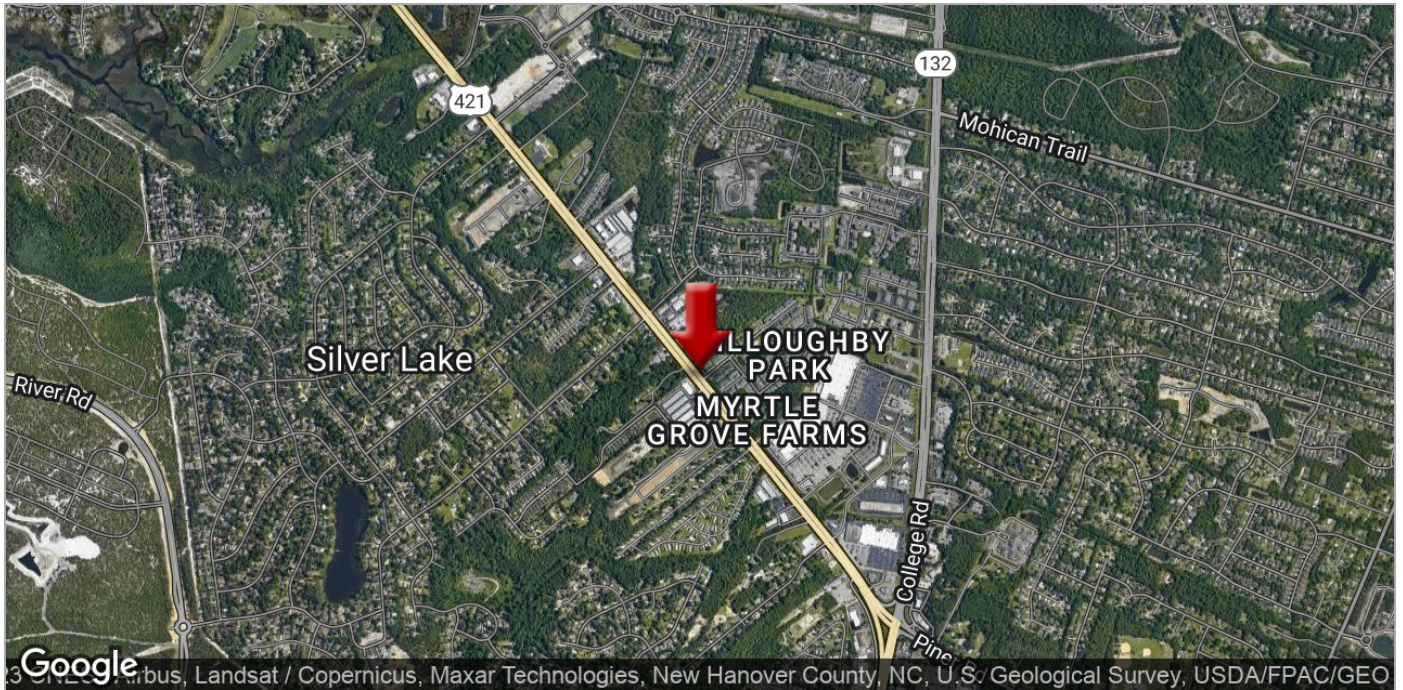
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# 2.42 ACRES FOR COMMERCIAL DEVELOPMENT

Area Maps



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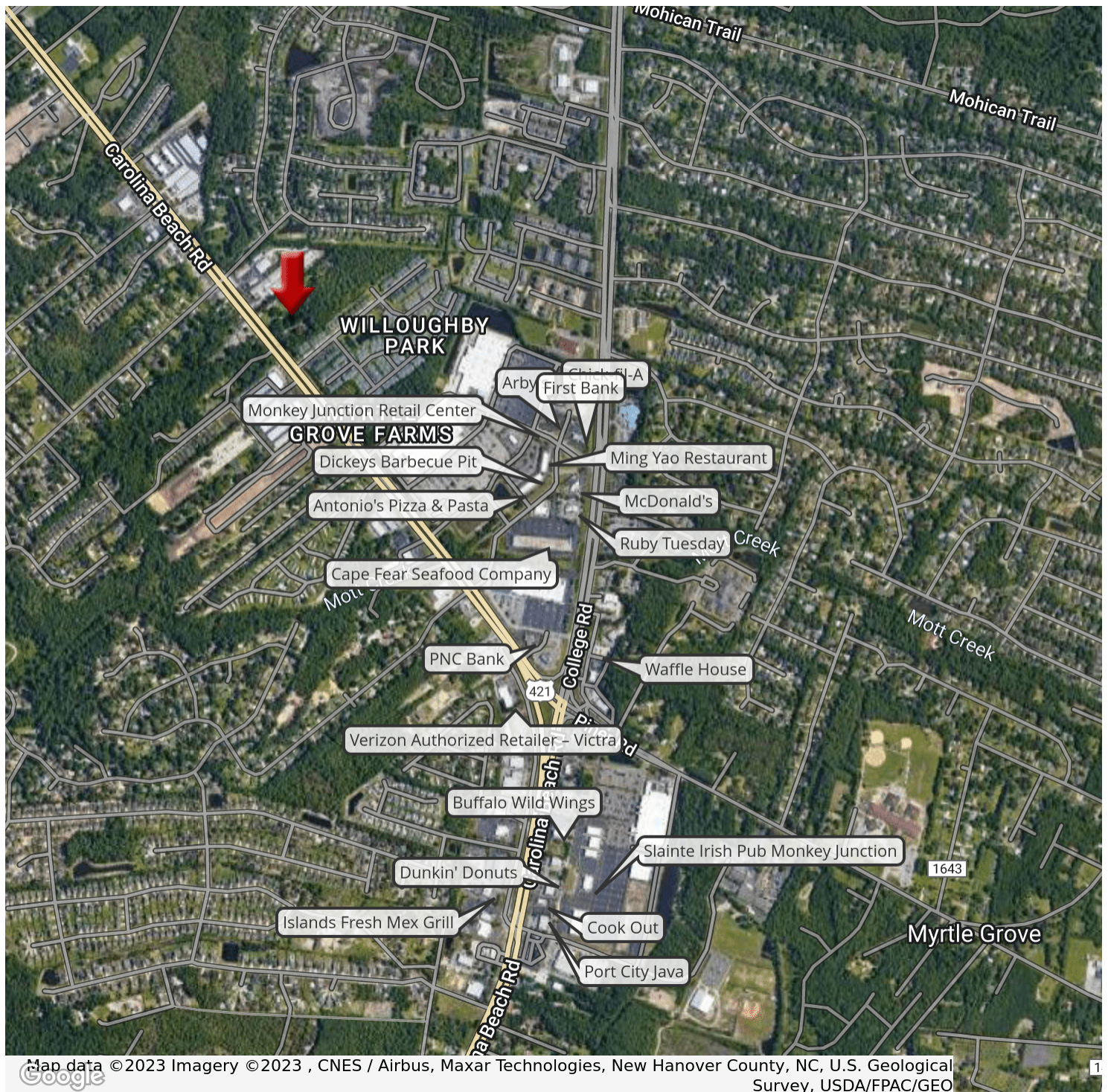
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Nearby Retail



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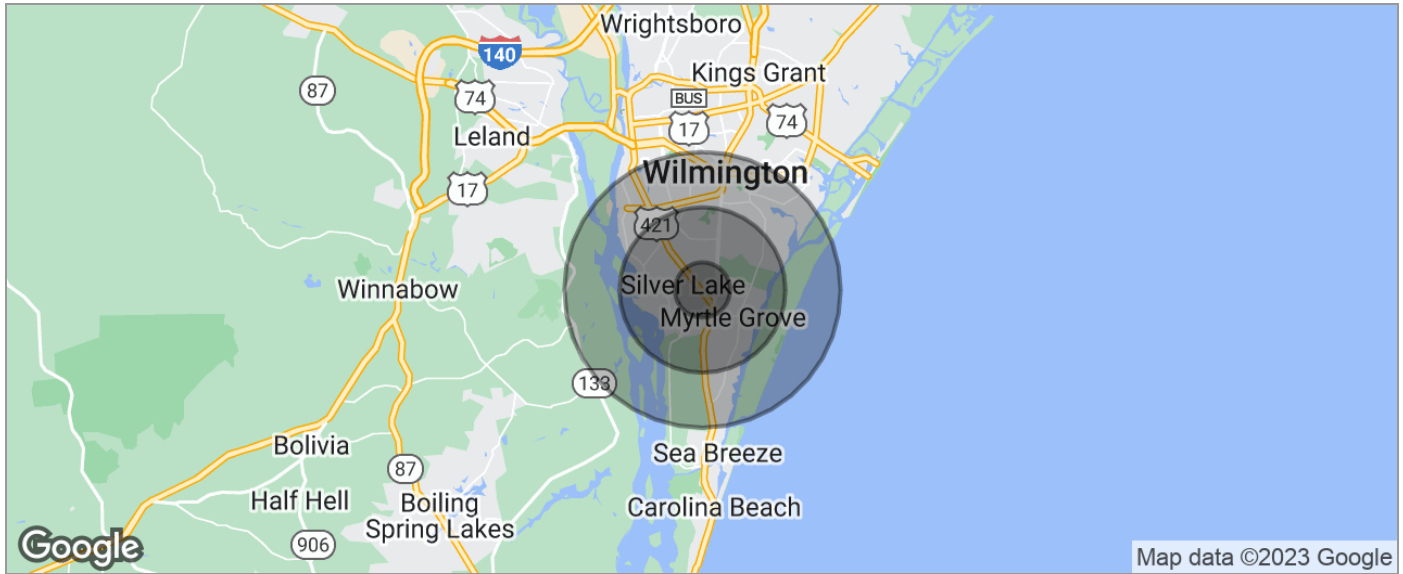
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# 2.42 ACRES FOR COMMERCIAL DEVELOPMENT

Demographic Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,267	43,254	88,194
MEDIAN AGE	33.4	39.6	39.2
MEDIAN AGE (MALE)	31.4	38.1	37.8
MEDIAN AGE (FEMALE)	35.3	41.3	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,754	18,556	37,092
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$68,328	\$73,998	\$74,439
AVERAGE HOUSE VALUE	\$276,699	\$261,834	\$280,371
RACE	1 MILE	3 MILES	5 MILES
% WHITE	80.4%	88.0%	84.1%
% BLACK	8.5%	6.0%	8.8%
% ASIAN	0.9%	0.9%	1.1%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.0%	0.3%	0.3%
% OTHER	4.8%	2.6%	3.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	9.0%	4.9%	5.9%

\* Demographic data derived from 2020 ACS - US Census

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- [illegible]

#### CERTIFICATE OF ACCURACY AND WIDTH

I CERTIFY THAT A CHANGE, ENTRY THAT THE PLAN WAS DISCONTINUED BY  
SUSPENSION FROM AN ACTUAL SERVICE THAT UNDER INFORMATION COPIED  
DISCLOSURES INCURRED IN THE INFORMATION NOTED ON THIS DOCUMENT THAT  
DISCONTINUED NOT SURVEYED AND THE PERSONS CARRIED WITH AS UNKNOWN FROM  
INFORMATION NOTED THAT THE RATIO OF PRECISION IS 1.0002 AND THAT THE PLAN  
WAS PREPARED BY ACCORDANCE WITH 5. 4712 AS A MEMBER, WHETHER OR NOT  
SPECIAL, REGISTRATION AND BIRTH THIS 1 DAY OF 5008  
2007. A.D.

all right. Thanks. PLS

1. CHRISTOPHER J. GAGNE, CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY.

EXCEPT THE RECONSTRUCTION OF EXISTING AND  
OTHER EXCEPTION TO THE DEFINITION OF SUBS

106

Scott Ball... 910 791-6707

1730-1911

**PARAMOUNT**  
ENGINEERING, INC.  
122 Cinema Drive  
Wilmington, North Carolina 28403  
(910) 791-6707 (O) (910) 791-6760 (F)

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**CLIENT INFORMATION**

WOODRIDGE POINTE, LP  
125 OLD CHAPIN ROAD  
LEXINGTON, SC 29072

REVISION OF UTILITY EASEMENT'S PLAT  
WOODRIDGE POINTE MB 63, PG 34  
CAROLINA BEACH RD-HWY 421  
MASONBORO TOWNSHIP  
NEW HANOVER COUNTY, NC

### PROJECT STATUS

### DRAWING INFORMATION

REVISIONS:
