

Signalized Corner Lot

4125 Echo Farms Blvd. Wilmington, NC 28412

FOR SALE

Land

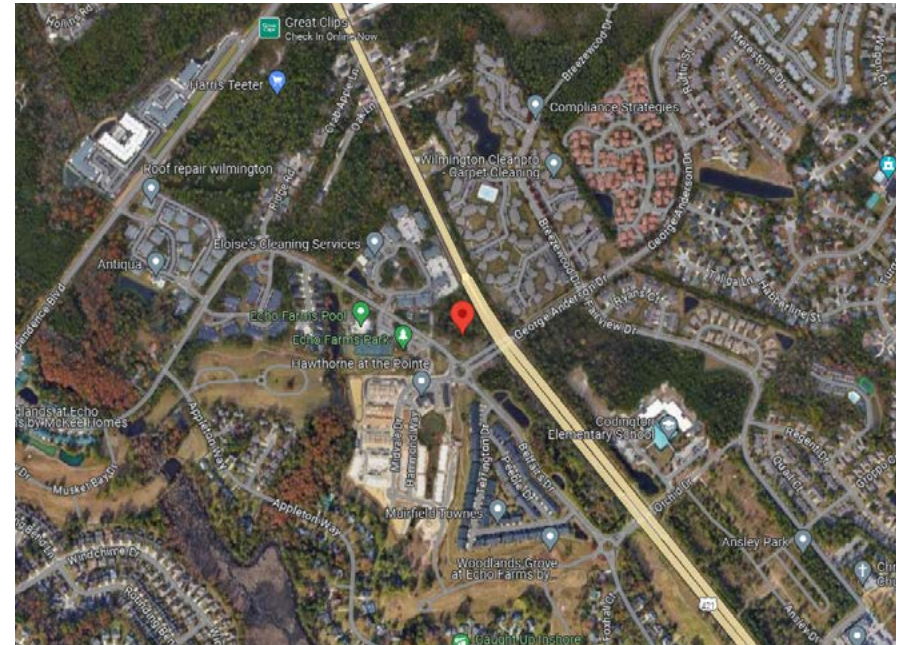


2524 Independence Blvd. Wilmington NC 28412
O: 910-791-0400
www.mwmrealestate.com

This signalized corner property located at the Carolina Beach Road intersection with Echo Farms Blvd., with direct frontage on US 421 and one block from Independence Blvd. Being located at the foot of George Anderson Drive, it accesses Barclays at the Pointe shopping and theatre. Echo Farms public park with tennis courts and pool are on the adjacent property. Highly visible tract with over 300' of frontage on Carolina Beach Road with approximately 30,000 traffic count daily. The property is bounded by 3 paved roads, and all major utilities are to the site-ready to develop road frontage.

This property has an exceptional household roof count in proximity, and an additional major development has been approved on the opposite diagonal corner of this site, which will further increase exposure.

The O & I zoning allows for business services, medical/dental services, personal services, offices, hotel, and many more uses as well as up to 4600 ft.² of retail allowed by this zoning and residential housing up to 80% of the total build out.



Land Size:	2.42 Acres
Asking Price:	\$1,595,000
Zoning:	O-I
County:	New Hanover
Cross Street:	George Anderson
Space Use:	Land
Available:	Now

PROPERTY DETAILS

Listing ID: 39818980
Status: For Sale
Property Uses: Land
Land Size: 2.42 Acres/ 105,415 SF
Asking Price: \$1,595,000
Listing Price/SF: \$15.13
Listing Price/Acre: \$659,091
Available Date: Now
Zoning: O-I

County: New Hanover
Parcels: 3125-64-1053-000
Cross Street: George Anderson
Nearest MSA: Wilmington
Occupancy Type: Single Tenant
Natural Gas: Yes
Water: Yes
Sanitary Sewer: Yes



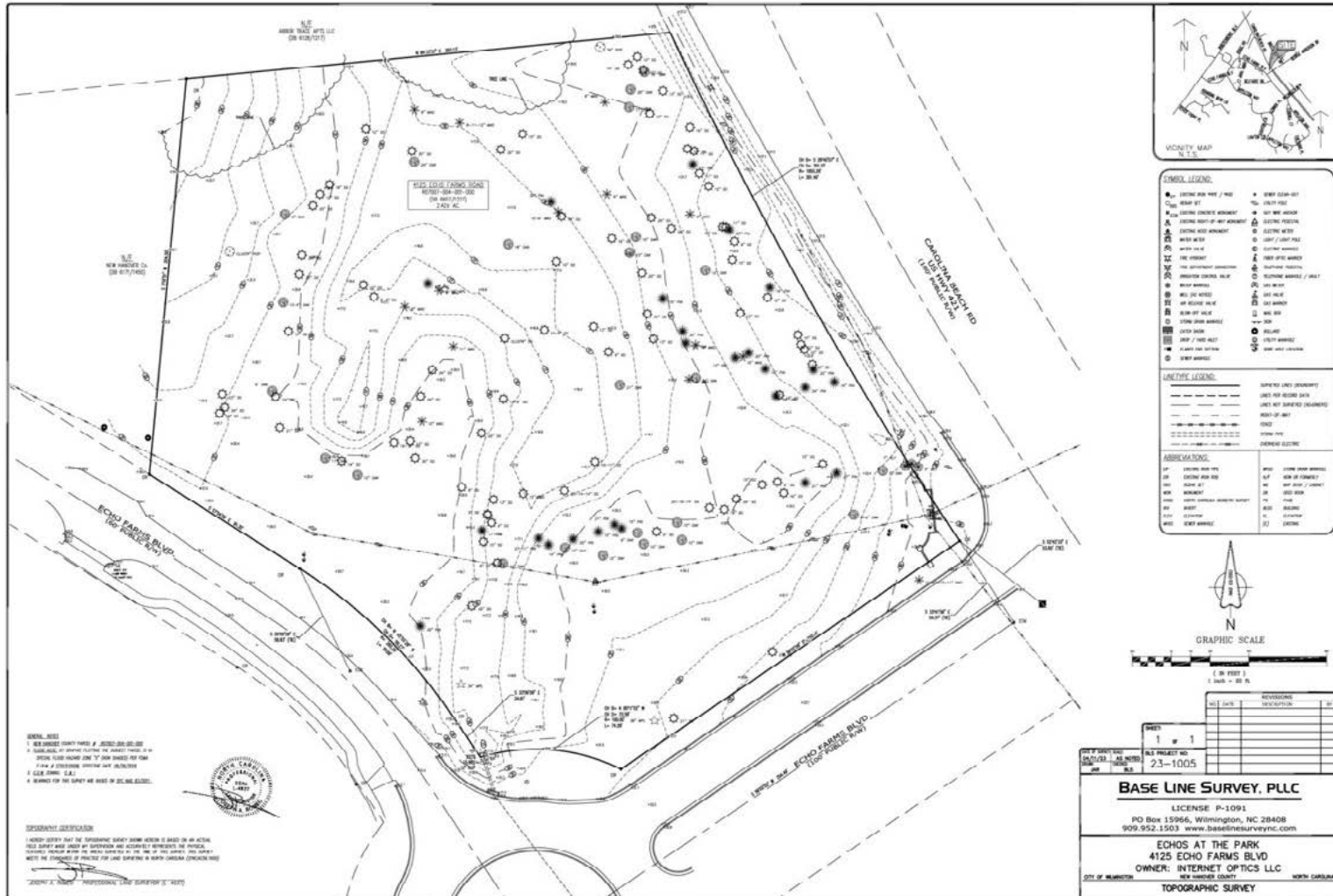
Steve Warwick

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SUBMARKET OVERVIEW



SITE PLANS



PROPERTY PHOTOS





Steve Warwick

Maus, Warwick, Matthews & Co.

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