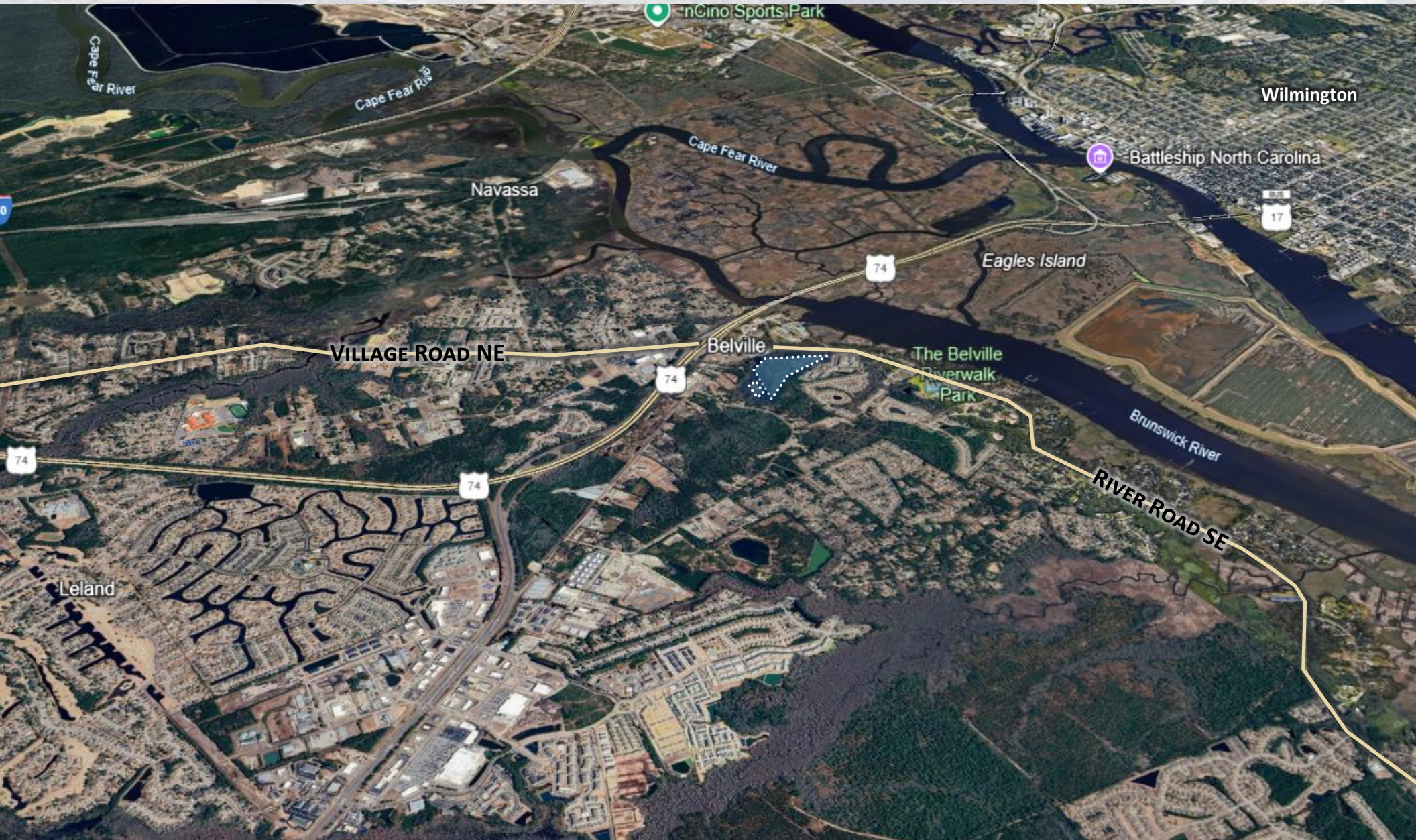


FOR SALE: ± 14.10 ACRE MULTIFAMILY DEVELOPMENT SITE

PREVIOUSLY APPROVED FOR 160 UNITS

245 RIVER ROAD, BELVILLE, NORTH CAROLINA



CONTACTS

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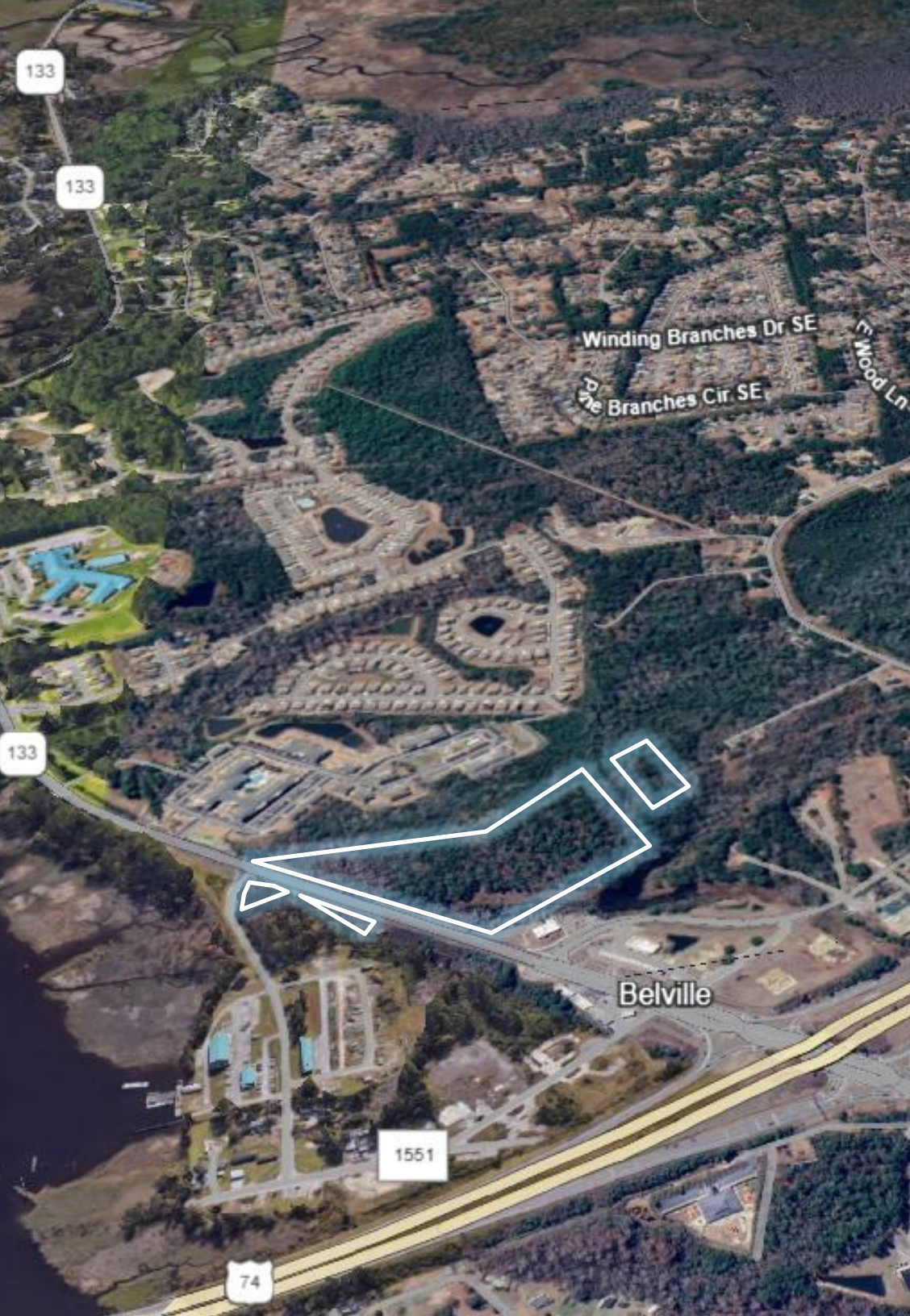


SUMMARY

14.1-acre multifamily development site located in the riverfront town of Belville, NC, neighboring the rapidly growing coastal communities of Wilmington and Leland. This well-positioned site offers convenient access to historic downtown Wilmington, local beaches, major retail and business corridors, and regional destinations.

The property was previously approved for 160 multifamily units, comprised of a mix of one- and two-bedroom apartments. Its desirable location places it in close proximity to Belville Riverwalk Park and Belville Elementary School, further enhancing long-term residential appeal and development potential.

ADDRESS:	245 River Road Belville, NC 28451 Brunswick County
PARCEL ID:	038KA005 & 038KA00501 &
LAND SIZE:	3 Parcels totaling 14.1 Acres (614,196 SF)
ZONING:	BE—CBD & BE— MF (Brunswick County)
PRICING:	\$2,500,000
PROPOSED USE:	Multifamily
PROPOSED # of UNITS:	160
ENTITLEMENTS:	Major Development Site Plan Approved 11/2022
UTILITIES	Water and Sewer: Brunswick H2Go Power: Duke Energy



DEMOGRAPHICS



75,974
POPULATION
WITHIN A 5-MILE RADIUS



\$101,171
AVERAGE HOUSEHOLD INCOME
WITHIN A 3-MILE RADIUS



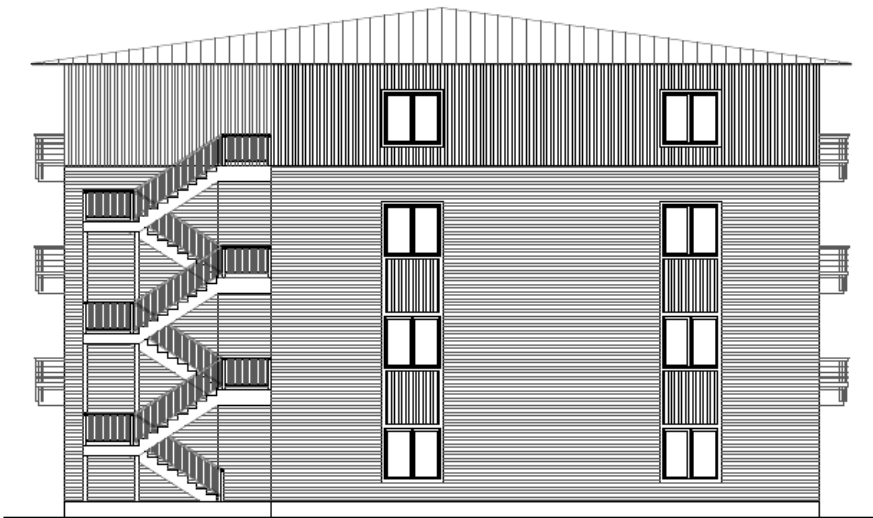
4.95%
EXPECTED POPULATION GROWTH BY 2030
WITHIN A 1-MILE RADIUS

[illegible]

CONCEPTUAL ELEVATIONS AND SITE PLAN



1/A3.0 FRONT ELEVATION
3/16" = 1'-0"



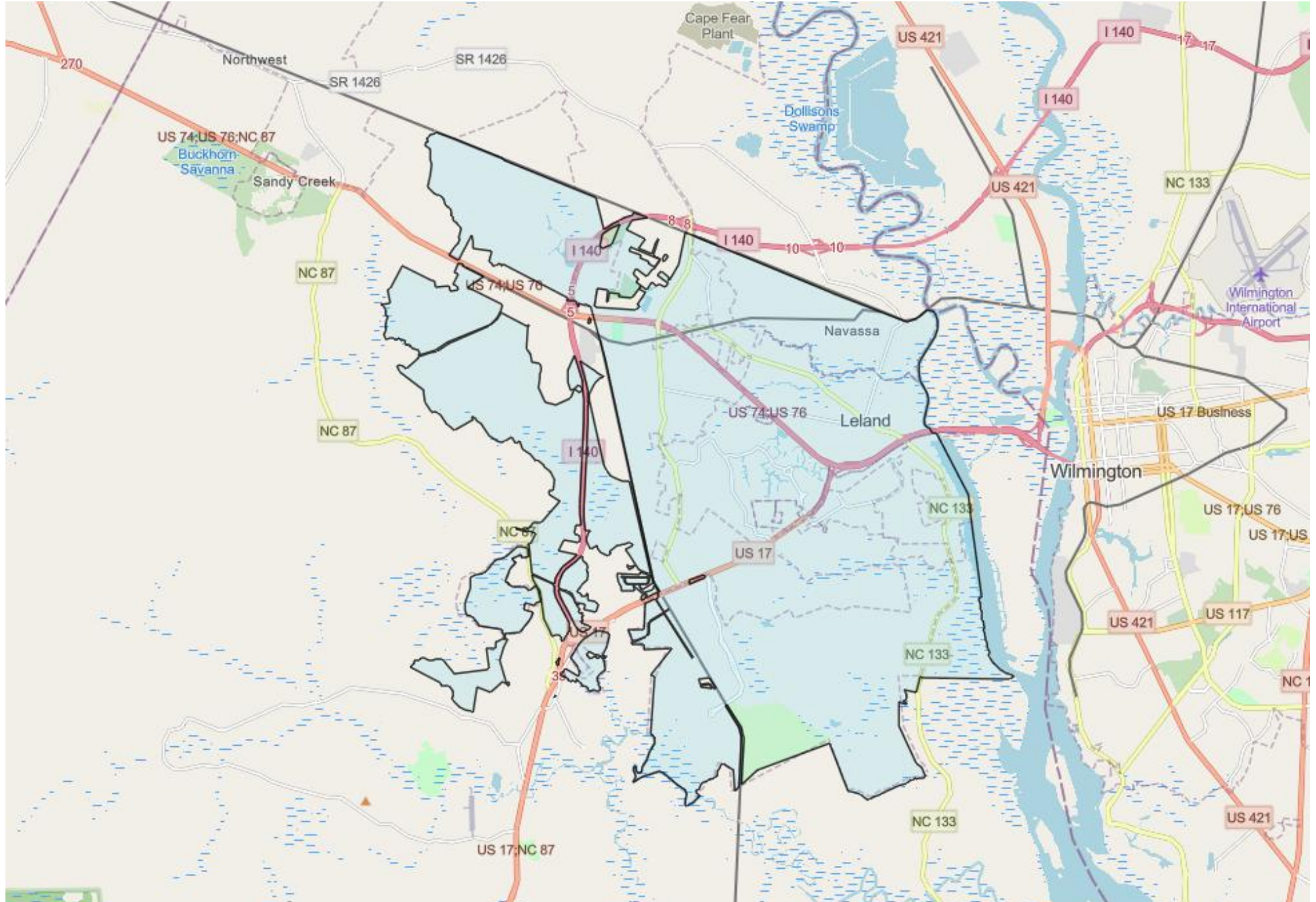
1/A3.0 FRONT ELEVATION
3/16" = 1'-0"



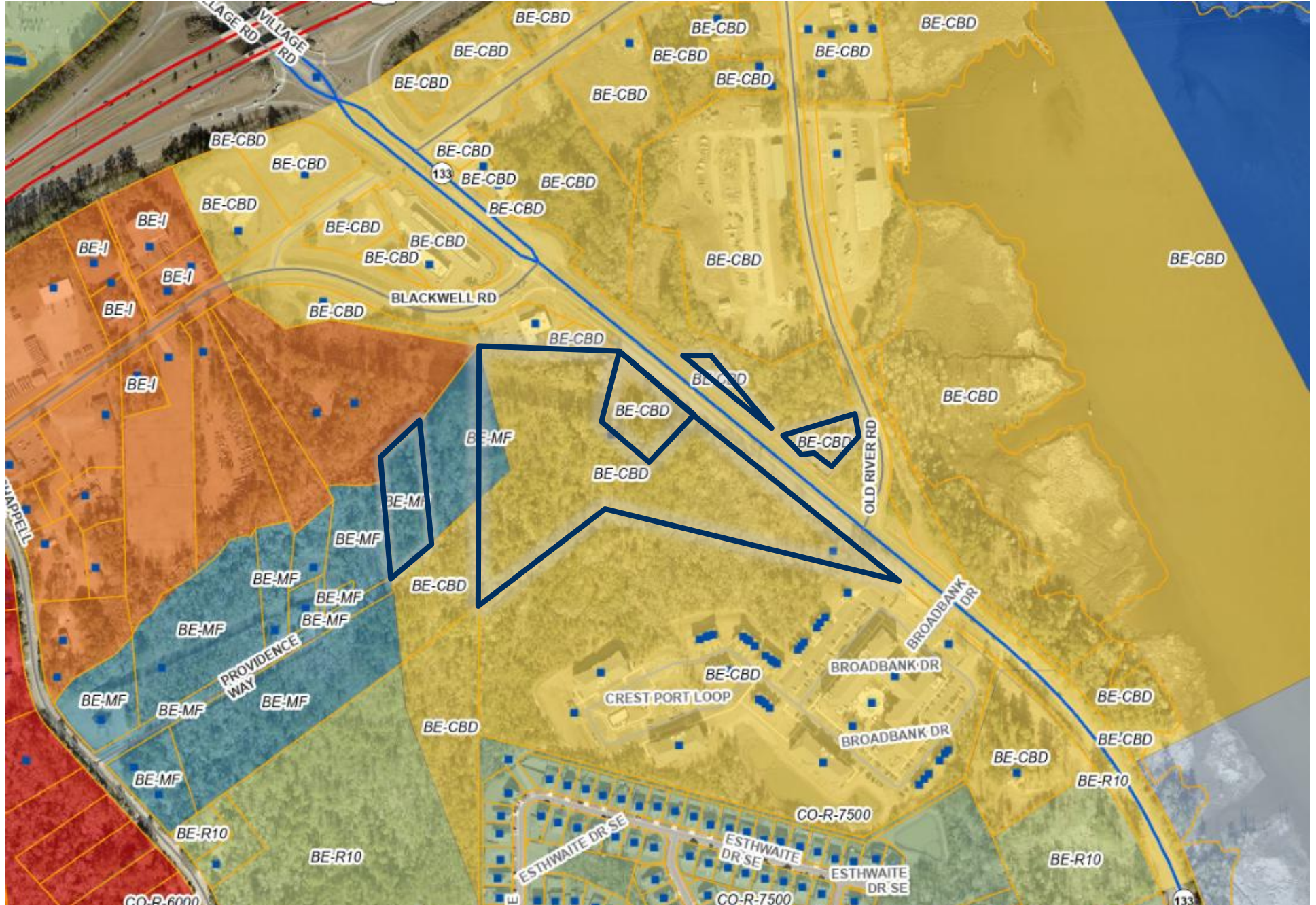
GIS AERIAL



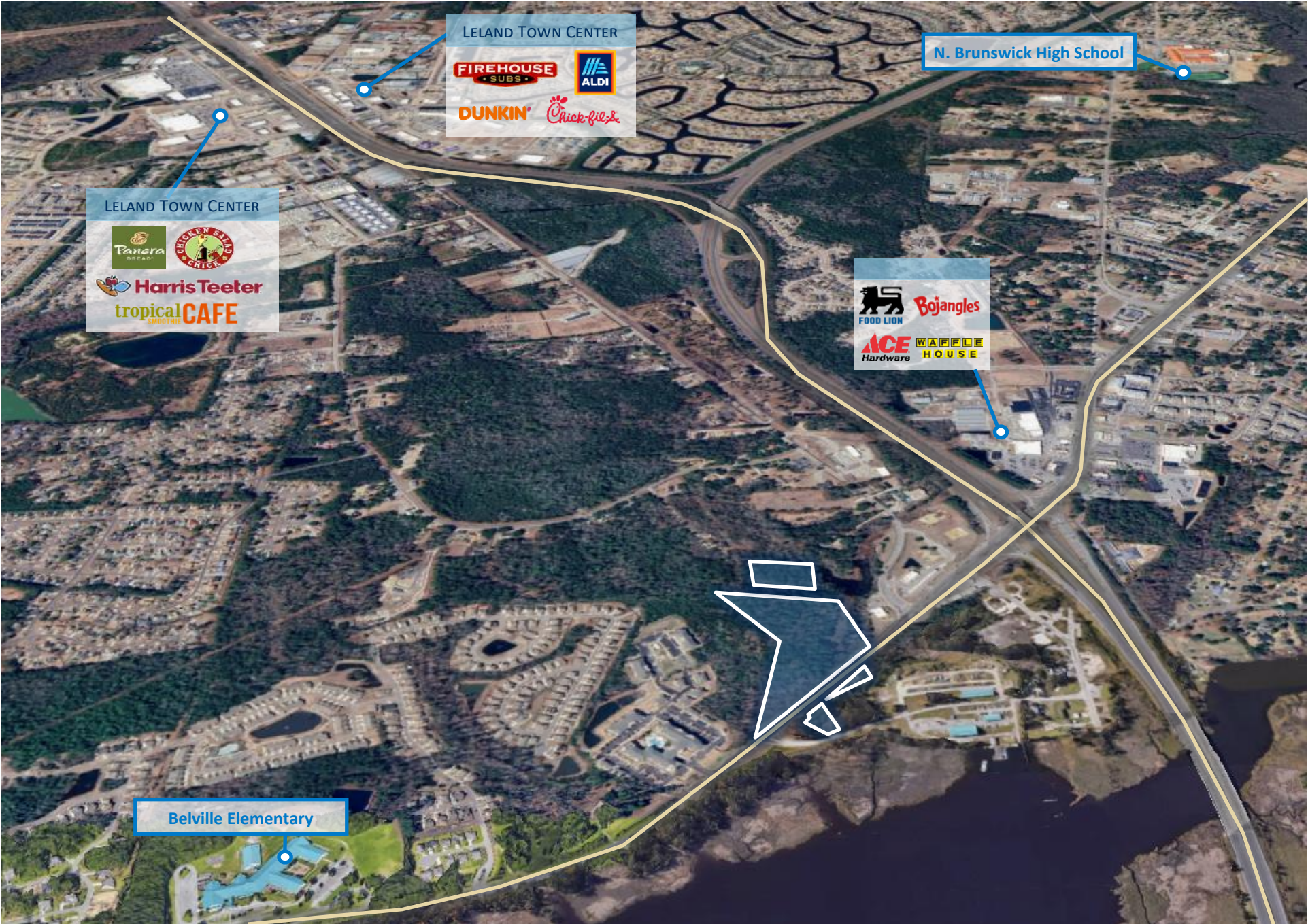
BRUNSWICK REGIONAL H2GO SERVICE MAP



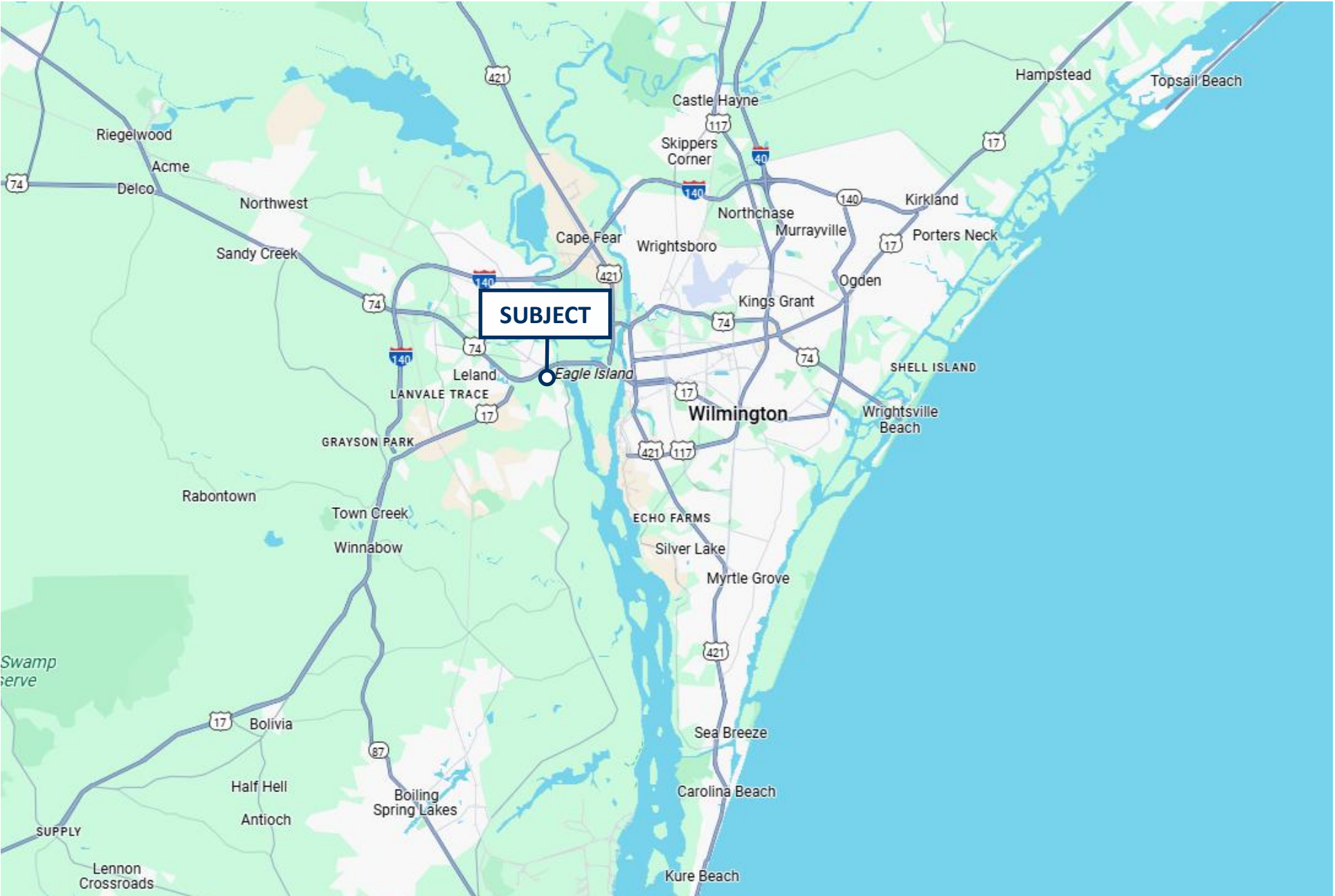
GIS ZONING MAP



AERIAL MAP



LOCATION MAP



MARKET OVERVIEW

Wilmington, North Carolina



Wilmington, North Carolina

Wilmington is a dynamic and thriving coastal community situated between the Cape Fear River and Atlantic Ocean in New Hanover County, North Carolina. It is the largest city in southeastern North Carolina and the eighth largest city in the state, as well as the principal city in the Wilmington Metropolitan Statistical Area (MSA).

As the cultural and business center of southeastern North Carolina, Wilmington boasts a charming historic district and lively arts scene. Points of interest include the Cape Fear Museum, the Cameron Arts Museum, Thalian Hall Center for the Performing Arts, Cape Fear Community College's Wilson Center, World War II Memorial Battleship USS North Carolina and the Bellamy Mansion, one of North Carolina's finest examples of historic antebellum architecture. The city plays host to one of the largest domestic television and movie production facilities outside of California and has an inviting business climate, which has attracted major employers such as GE-Hitachi Nuclear Energy, GE Aviation Corning, MegaCorp and Thermo Fisher Scientific. Furthermore, as North Carolina's largest port city, Wilmington serves as the backbone of state international trade.

With a beautiful riverfront, miles of unspoiled beaches and great local seafood restaurants, Wilmington offers the best of a casual, coastal lifestyle. It also boasts the appeal of a small, contemporary city with its global business opportunities and newly revitalized downtown. Top-notch medical facilities, award-winning institutions of higher learning and various entertainment/recreation options also make Wilmington an attractive choice for residents and visitors alike.

Wilmington MSA by The Numbers

Population	467,031
Median Age	46.4
Households	203,962
Average Household Size	2.25
Housing Units	257,560
Average Household Income	\$103,982
Median Household Income	\$75,596
Median Net Worth	\$274,166
Median Disposable Income	\$60,445
Education	40.5% Bachelor's/Grad/Prof Degree 30.2% Some College/Associate's Degree 23.6 High School Degree 5.7% No Diploma
Total Businesses	19,541
Total Employees	191,325
Employment	62.3% White Collar 19.3% Blue Collar 18.3% Services
Unemployment Rate	3.6%

Source:

ESRI forecasts for 2024 and 2029. Census Bureau 2020 decennial Census in 2020 geographies.



AWARDS & ACCOLADES

America's Best Riverfront Town

USA Today

#8 Best City For Tourists

ValuePenguin

#7 Most Fun, Affordable City

Bloomberg Business Week

#1 Best Place To Retire in North Carolina

Expedia.com

#32 On List of Best Places For Business & Careers

Forbes

America's 13 Hottest Up-and-Coming Coffee Cultures

Expedia.com

#25 Best Small Town Honeymoon Destinations in the U.S.

VacationIdea Dream Vacation Magazine

#3 Top Destinations on the Rise

Trip Advisor

#2 Best City to Start A Business in the U.S.

Nerd Wallet

Named to List of Coolest American Towns

Jetsetter Magazine

A Top 10 Small Foodie City

Yelp

#1 Best Al Fresco Dining Neighborhood

USA Today

A 2022 "Top Performing City" in Terms of Economic Growth

Milken Institute

Charming Under-the-Radar Southern Cities Worth Exploring

U.S. News & World Report

#18 City for Cost of Doing Business

Forbes

Best Places To Live for Triathletes

Triathlete Magazine

Top 10 City for Recent Grads

Livability

Among Best Cities for Beer Drinkers

SmartAsset

Azalea Festival Named #5 Best Flower Festival

USA Today

Wrightsville Beach Named to List of South's Best Beaches

Southern Living

Named to List of 20 Coolest Beach Towns in America

MatadorNetwork.com

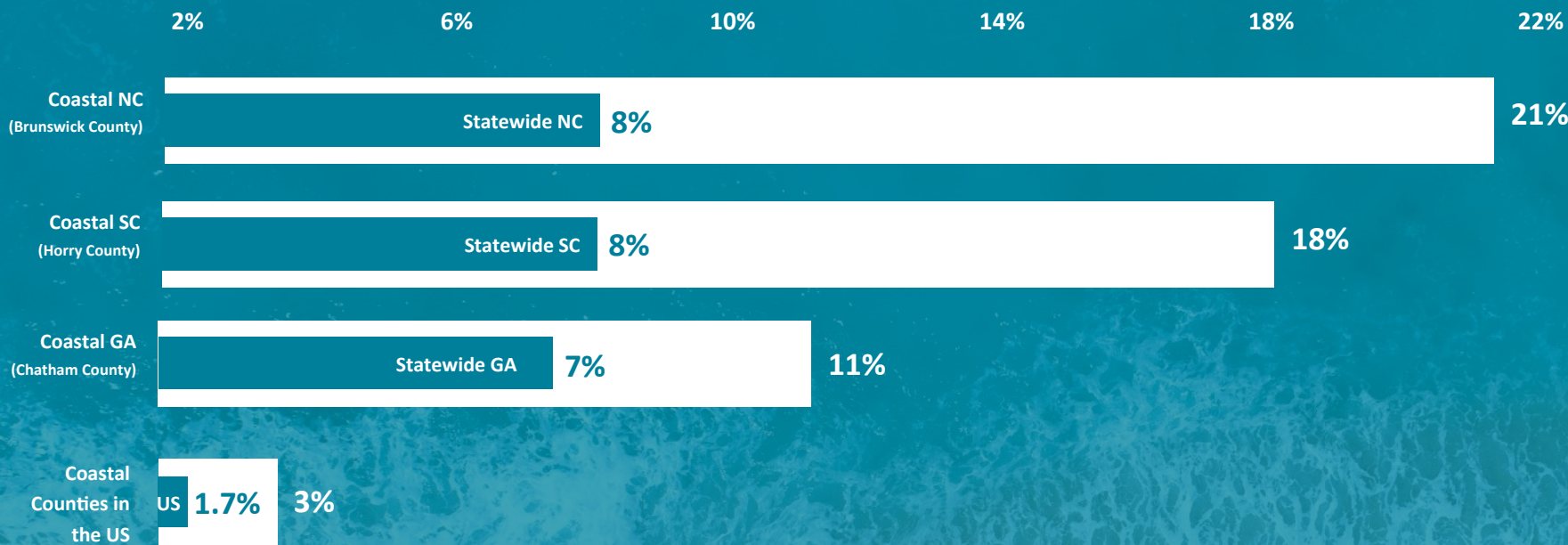


THE COASTAL MIGRATION PHENOMENON

The Southeast is leading the nation in population growth. Coastal cities in North and South Carolina like Myrtle Beach and the greater Wilmington market area are at the forefront of the surge.

North Carolina Coastal Counties (overall) are leading population increases in the state, contributing significantly to NC's +7.7% population growth and nearly 605,000 net new residents since April 2020 to July 2024

Percent change in population, 2020-2024 (Cumulative) Coastal Counties



United States population growth includes both coastal and inland counties.

Source: National Ocean Economic Program



Novant Health / NHRMC
is the 9th largest hospital in
NC & has a \$1 billion annual
economic impact

GROWING & DIVERSIFIED ECONOMY

Tremendous population growth over the past few years has stimulated the local economy, which has become increasingly more diversified. The medical, manufacturing, pharmaceutical/biotech, education, tourism and transportation industries are well represented and attract a talented workforce with a strong demographic profile.

MEDICAL



Novant Health / NHRMC

- 7,000 employees / 560 physicians
- 3 campuses
- 855 licensed beds
- 9th largest hospital in NC
- \$1 billion annual economic impact



Wilmington Health

- 870 employees across 22 locations in the greater Wilmington area
- Largest private, multi-specialty group practice in Southeastern NC



Well Care Home Health

- 590 Wilmington-based employees
- Leading home care assistance, rehabilitation and nursing organization

MANUFACTURING



General Electric

- 2,175 employees across GE Aviation and GE Hitachi locations
- GE Hitachi: provider of advanced reactors and nuclear services
- GE Aviation: provider of jet engines and systems for commercial and military aircraft



Corning

- 1,000 total employees
- World's largest optical fiber manufacturing facility



GE Aviation & GEHitachi
Nuclear Energy
2,175 Employees

PHARMACEUTICALS / BIOTECH



ThermoFisher Scientific

- 1,700 total employees
- CRO serving pharmaceutical, medical, biotechnology, academic and government



Alcami

- 455 total employees
- Pharmaceutical product contract development and manufacturing



ThermoFisher Scientific
1,700 Employees



BANKING / FINTECH



Live Oak Bank

- 660 employees
- Headquartered in Midtown submarket of Wilmington



ncino

- 660 employees
- Headquartered in Landfall/Mayfaire submarket of Wilmington



Apiture

- 320 employees
- Headquartered in Landfall/Mayfaire submarket of Wilmington

“The city (Wilmington) has become a FinTech and banking hub over the past few years, sparking the growth of a new class of tech startup founders. ”

– Hypepotamus | Jan 2021

FILM & PRODUCTION

The City of Wilmington has been dubbed “Hollywood East” and “Wilmywood” due to its longstanding ties to the film industry, which have been strengthened in recent years due to financial incentives that have been made available to filmmakers by the State of North Carolina.

Cinespace Wilmington

- One of the largest domestic television and movie production facilities outside of California
- 152,000 SF of production space on 10 column-free sound stages
- The facility has played host to numerous film, television and commercial projects, including: Iron Man 3, We’re the Millers, The Conjuring, Nights in Rodanthe, Dawson’s Creek, One Tree Hill and Eastbound and Down.



TOURISM

Wilmington Tourism

- Provides 6,470 jobs
- Supports a payroll of ~\$150M
- New Hanover ranked 7th among all NC counties in visitor spending in 2021
- In 2022, visitors to New Hanover County spent 41.23% more than in 2020



EDUCATION



UNC Wilmington

- 18,030 undergraduate/graduate students
- 2,540 total faculty/admin staff
- Offers 58 bachelor degree programs and 37 graduate programs – including a Ph.D. in marine biology – one of only three such programs offered on the Atlantic Coast



New Hanover County Public Schools

- Primary public school system
- 4,443 total employees / 26, 131 students



Cape Fear Community College

- NC's 5th largest community college
- 18,030 students employees
- 2,540 faculty/admin staff
- Offers over 60 technical degree programs of study, as well as two-year college transfer degrees and a wide variety of adult education and continuing education classes New Hanover County Schools for lifelong learning

UNCW Was Ranked 109th
On U.S. News & World Report's
2023-24 Best Colleges List

UNIVERSITY OF NORTH CAROLINA WILMINGTON

TRANSPORTATION



Port of Wilmington

- Busiest port in North Carolina
- Strategically located on the East Coast within 700 miles of more than 70% of the U.S. industrial base
- Operated by the North Carolina State Ports Authority
- Offers terminal facilities serving container, bulk breakbulk and ro-ro cargo operations
- Features a deep 42-foot navigational channel, nine berths with 6,768 feet of wharf frontage, four post-Panamax container cranes and three neo-Panamax container cranes.



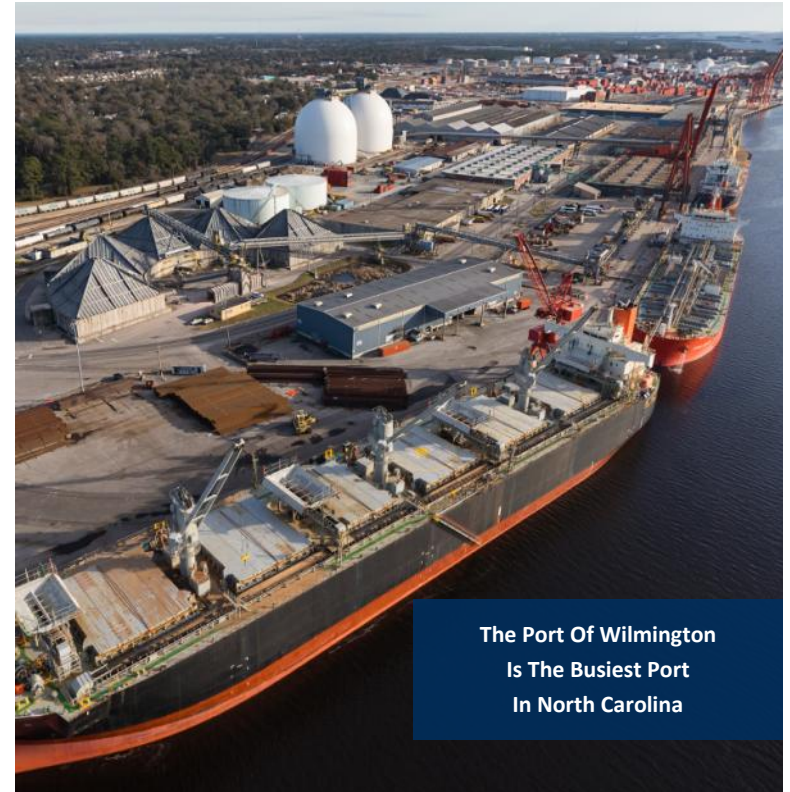
MegaCorp

- Premier logistics firm headquartered in the Landfall/ Mayfaire submarket of Wilmington
- 375 current employees
- Committed to 300 additional hires over next 5 years



ILM Airport

- 5th largest airport in NC
- 16,385 jobs
- \$2.25 billion economic impact annually
- \$68M terminal expansion opened in '22, increasing passenger capacity 50%
- Record high of 106,167 passengers in Aug'22



CapeFear Commercial



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