



LAND | 4906 NORTHGATE DRIVE, LELAND, NC

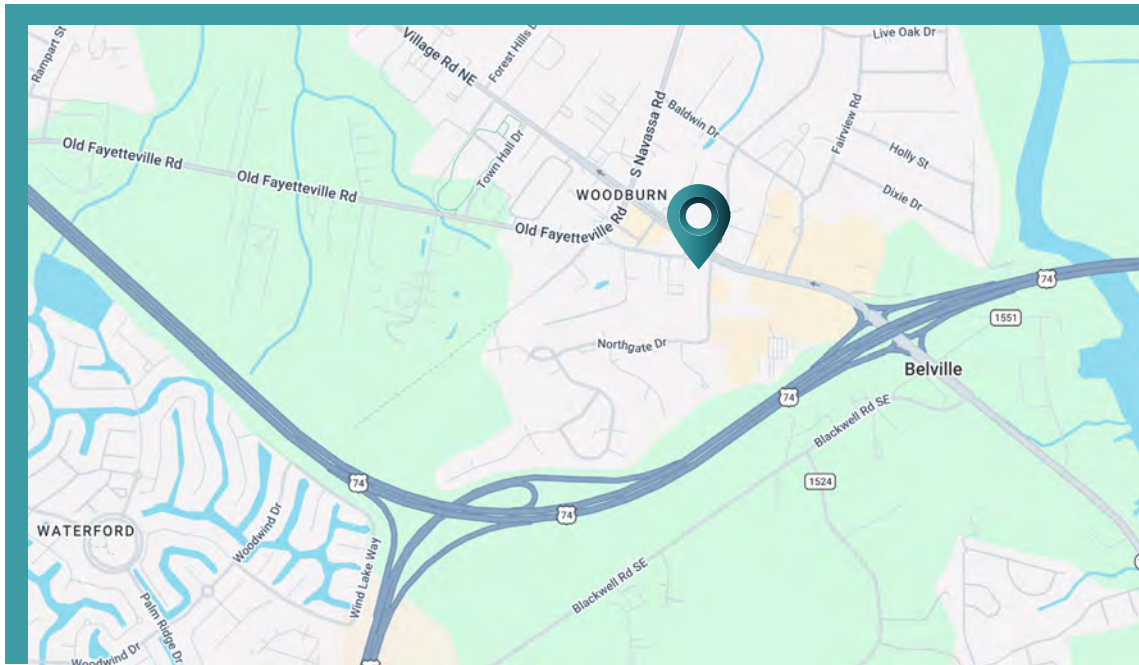
ROBBIE HARLEY
MASON WATKINS
DON HARLEY, JR

FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpcommercial.com



**Sun Coast
Partners**
COMMERCIAL



4906 Northgate Drive Leland, NC 28451

AVAILABLE SPACE	1.38± Acres
LIST PRICE	\$790,000
ZONED	T5 permits retail, office and residential
CURRENT USE	Vacant Land

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

1.38± acre commercial development site located near the high-traffic intersection of Village Rd. and Northgate Dr. in Leland. Zoned T5 by the Town of Leland, the property offers a strong redevelopment opportunity within one of the area's fastest-growing commercial corridors. The flexible T5 zoning designation allows for a wide variety of commercial and mixed-use development opportunities.

The site benefits from an existing curb cut along Northgate Dr., with water and sewer utilities available to the property.

An existing structure is located on-site and conveys at no value. The structure is considered a tear-down.

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ZONING INFORMATION

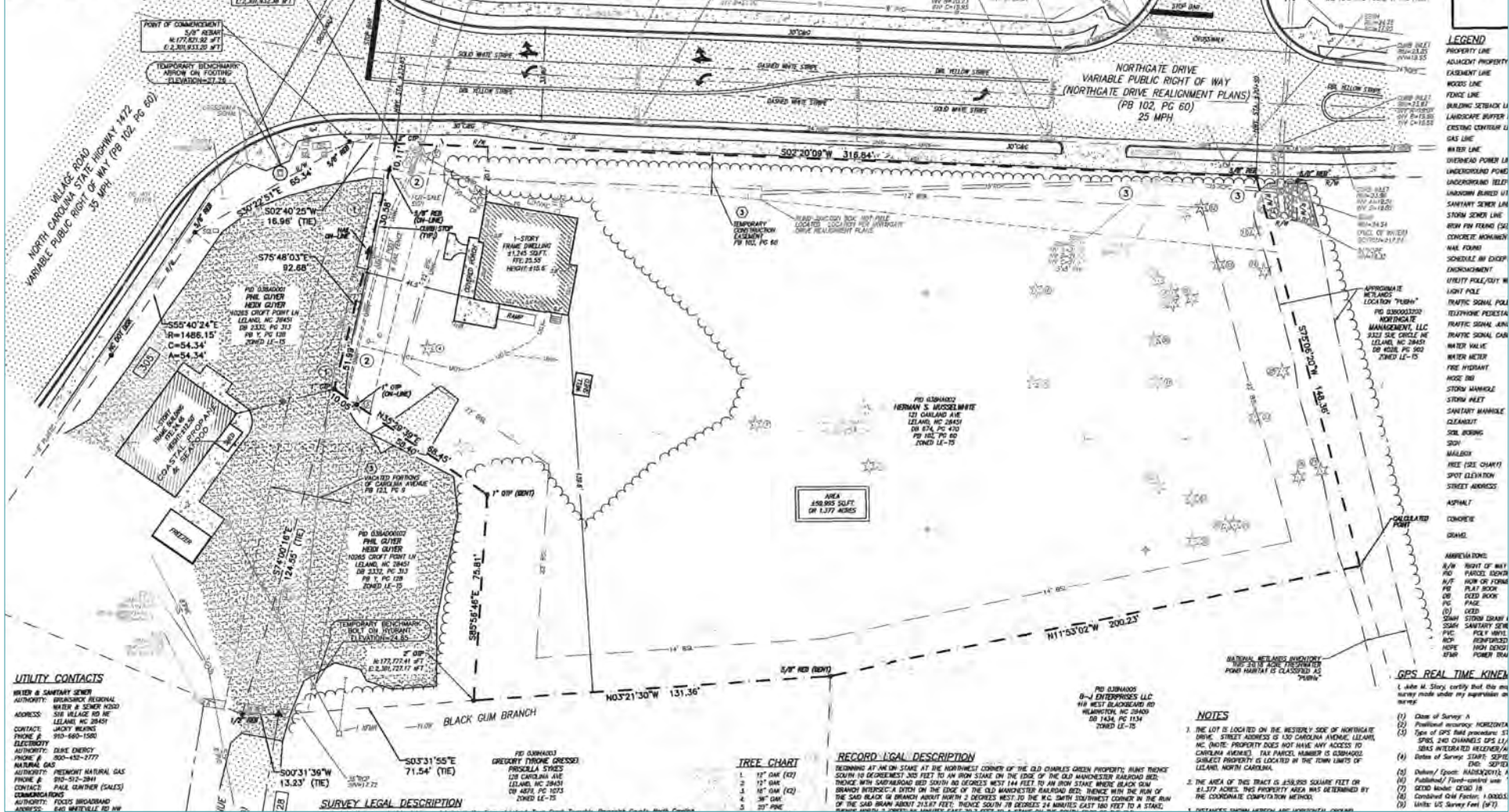
PLANNING AUTHORITY: TOWN OF LELAND PLANNING & PROJECTIONS
 103 TOWN HALL DR
 LELAND, NC 28541
 910-271-3300
CONTACT: JANICE BARBERA
 910-278-0252
 jbarbera@townofleland.com
MAIL: 910-278-0252
PLANNING DISTRICT: LE-15
TRUCK: 2' MIN, 12' MAX
BEAR: 3' MIN, 14' MAX
TRUCK: 3' MIN, 22' MAX
TRUCK: 3' MIN, 22' MAX
NOTE: SUBJECT TO ACCESS DRIVES AND EASEMENTS

AGENCY UTILITY FLOOD PROVISIONS: THESE WARE TYPICAL. COMMUNITY PANEL NO. 37201010000. EFFECTIVE DATE: AUGUST 28, 2018. SUBJECT PROPERTY LIES WITHIN ZONE 4. AREAS DETERMINED TO BE SUBJECT TO ANNUAL CHANCE FLOODPLAIN.

PROPERTY RECORD INFORMATION:
 1. UNDERGROUND UTILITY LINES CROSS SUBJECT PROPERTY ALONG NORTHERN LINE.
 2. STORM DRAIN LINES CROSS SUBJECT PROPERTY ALONG EASTERN LINE.

PROPERTY RECORD INFORMATION:
 1. TOP OF FLANGE BOLT ON MOUNTAIN LOCATED AT NORTHWEST CORNER OF SUBJECT PROPERTY. ELEV = 24.83
 2. TOP OF FLANGE BOLT ON MOUNTAIN LOCATED AT NORTHWEST CORNER OF SUBJECT PROPERTY. ELEV = 24.83

3. ANY RIGHT EASEMENT, SETBACK, INTEREST, CLAIM, ENCUMBRANCE, ENCUMBRANCE, OR AVOIDANCE, VARIATIONS OF OTHER ADVERSE CIRCUMSTANCES AFFECTING THE TITLE DISCLOSED BY PLATS RECORDED IN MAP BOOK 132, PAGE 60, AND MAP BOOK 121, PAGE 3, AS SHOWN HEREON.
 4. RIGHT OF WAY EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 100, PAGE 636. LOCATION OF SAID EASEMENT IS NOT ON OR ADJACENT TO SUBJECT PROPERTY.
 5. TITLE TO ANY PORTION OF THE LAND LYING WITHIN THE RIGHT OF WAY OF OLD FAYETTEVILLE ROAD, NORTHGATE DRIVE AND VANCE ROAD, NC, DOES NOT AFFECT.



UTILITY CONTACTS
WATER & SANITARY SERVICE
 AUTHORITY: BRIDGESIDE REGIONAL
 WATER & SEWER DISTRICT
 ADDRESS: 506 WILSON RD NE
 LELAND, NC 28541
 CONTACT: JACKY WELING
 PHONE: 910-660-1580
ELECTRICITY
 AUTHORITY: DUKE ENERGY
 PHONE: 800-452-2777
NATURAL GAS
 AUTHORITY: PIEDMONT NATURAL GAS
 PHONE: 910-512-2841
CONTACT: PAUL GANTNER (SALES)
COMMUNICATIONS
 AUTHORITY: FOCUS BROADBAND
 ADDRESS: 840 WHEATLEAF RD NW

TREE CHART
 1. 10" OAK (22)
 2. 12" OAK (22)
 3. 16" OAK (22)
 4. 36" OAK
 5. 20" PINE

RECORD LEGAL DESCRIPTION
 BEGINNING AT AN IRON STAKE AT THE NORTHWEST CORNER OF THE OLD CHARLIE GREEN PROPERTY; RUN THENCE SOUTH 10 DEGREES WEST 200 FEET TO AN IRON STAKE ON THE EDGE OF THE OLD MANHOLE BRASSARD BRANCH; THENCE SOUTH 80 DEGREES WEST 144 FEET TO AN IRON STAKE WHERE BLACK GUM BRANCH INTERSECTS A DITCH ON THE EDGE OF THE OLD MANHOLE BRASSARD BRANCH; THENCE WITH THE RUN OF THE SAID BRANCH ABOUT NORTH 2 DEGREES WEST TO THE W.C. SMITH SUBDIVISION CORNER IN THE RUN OF THE SAID BRANCH ABOUT 21.67 FEET; THENCE SOUTH 78 DEGREES 14 MINUTES EAST 160 FEET TO A STAKE;

LEGEND
 PROPERTY LINE
 ADJACENT PROPERTY EASEMENT LINE
 EASEMENT LINE
 FENCE LINE
 WOODS LINE
 BUILDING SETBACK LINE
 LANDSCAPE BUFFER
 EXISTING CONTIGUOUS GAS LINE
 WATER LINE
 OVERHEAD POWER LINE
 UNDERGROUND POWER
 UNDERGROUND TELEPHONE
 UNDERGROUND TELEPHONE
 SANITARY SERVICE LINE
 STORM SEWER LINE
 HIGH PINE FENCING (SEE CONCRETE MONUMENTS FOR LOCATION)
 SCHEDULED BY EXCEPT ENCUMBRANCE
 UTILITY PULL/OUT MARKERS
 LIGHT PILE
 TRAFFIC SIGNAL POLE
 TELEPHONE PEDESTAL
 TRAFFIC SIGNAL ARM
 TRAFFIC SIGNAL CAB
 WATER VALVE
 WATER METER
 FIRE HYDRANT
 HOSE BENCH
 STORM MANHOLE
 STORM WELLET
 SANITARY MANHOLE
 CLEANSIT
 SOIL BORING
 SIGN
 MAILBOX
 WHEEL (SEE CHART)
 SPOT ELEVATION
 STREET ADDRESS
 ASPHALT
 CONCRETE
 GRAVEL
 UNIMPROVED
 N.W. RIGHT OF WAY
 P.O. PARCEL DOWN
 N/E. ROW OR FENCE
 P/W. PLAY BOOK
 O/D. DEED BOOK
 P/A. PAGE
 (b) DEED
 STORM DRAIN
 P/C. SANITARY SEW
 P/S. POLY ETHYLENE
 A/C. REFORCED
 H/D. HIGH DENSITY
 S/W. POWER R/W

GPS REAL TIME KINEMATIC
 1. John M. Story certifies that this map was made under his supervision and in accordance with the following:
 (1) Class of Survey: A
 (2) Professional Accuracy: HORIZONTAL
 Type of GPS Method: Precise Point Positioning (PPP)
 (3) State Plane Coordinate System: NAD 83
 (4) Datum: NAD 83
 (5) Date of Survey: 12/15/2023
 (6) Date of Plot: 12/15/2023
 (7) Station Name: 4906
 (8) Station ID: 4906
 (9) Station Description: 4906
 (10) Station Elevation: 24.83
 (11) Station Accuracy: 1.00
 (12) Station Type: 1.00
 (13) Station Code: 1.00
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 (20) Station Code: 1.00

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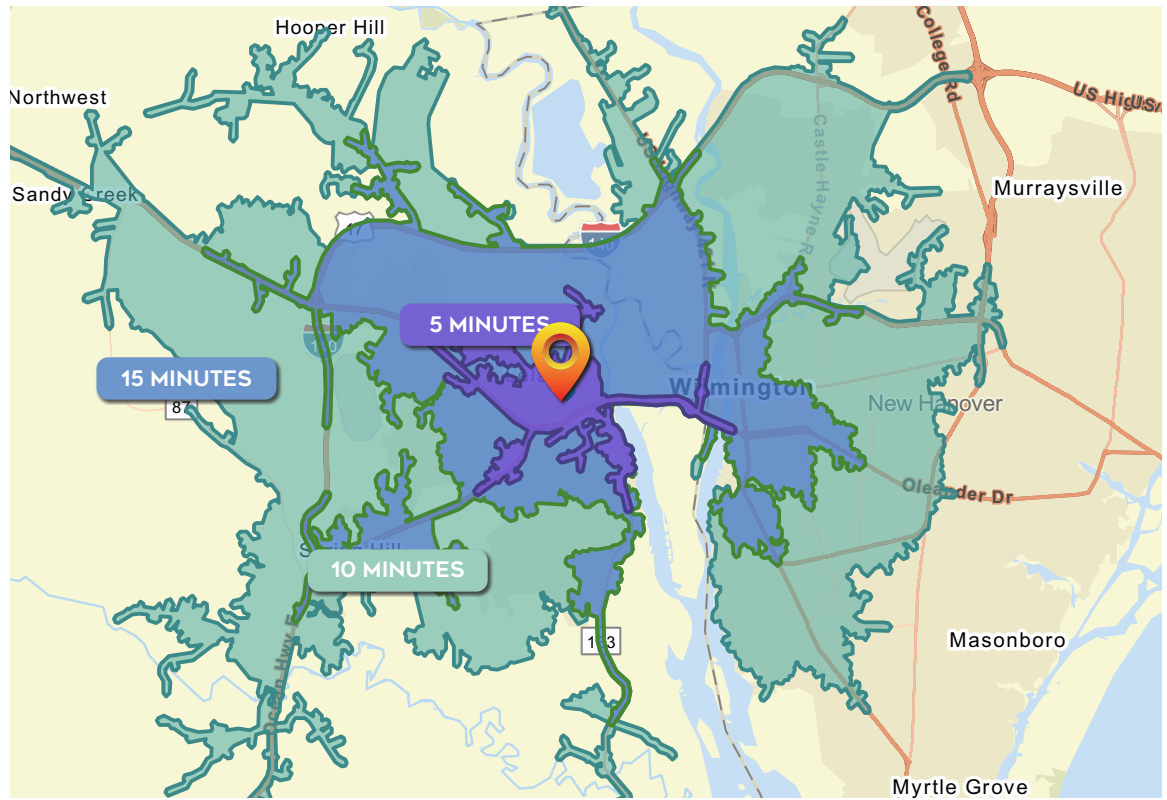
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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	6,992	47,380	116,169
Average Age	42.9	43.3	42
Households	3,017	22,402	53,892
Average HH Size	2.31	2.10	2.12
Median HH Income	\$75,779	\$74,230	\$71,535
Average HH Income	\$91,351	\$93,745	\$92,614
Per Capita Income	\$38,772	\$44,205	\$43,115

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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