

9.5 ACRES FOR SALE

RADIO ISLAND DEVELOPMENT SITE

201 MARINE DRIVE, BEAUFORT, NC 28516



KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746

PRESENTED BY:

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TABLE OF CONTENTS

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| | |
|-----------------------|---|
| Executive Summary | 3 |
| LOCATION & Highlights | 4 |
| Property Description | 5 |
| Regional Map | 6 |
| Aerial Map | 7 |

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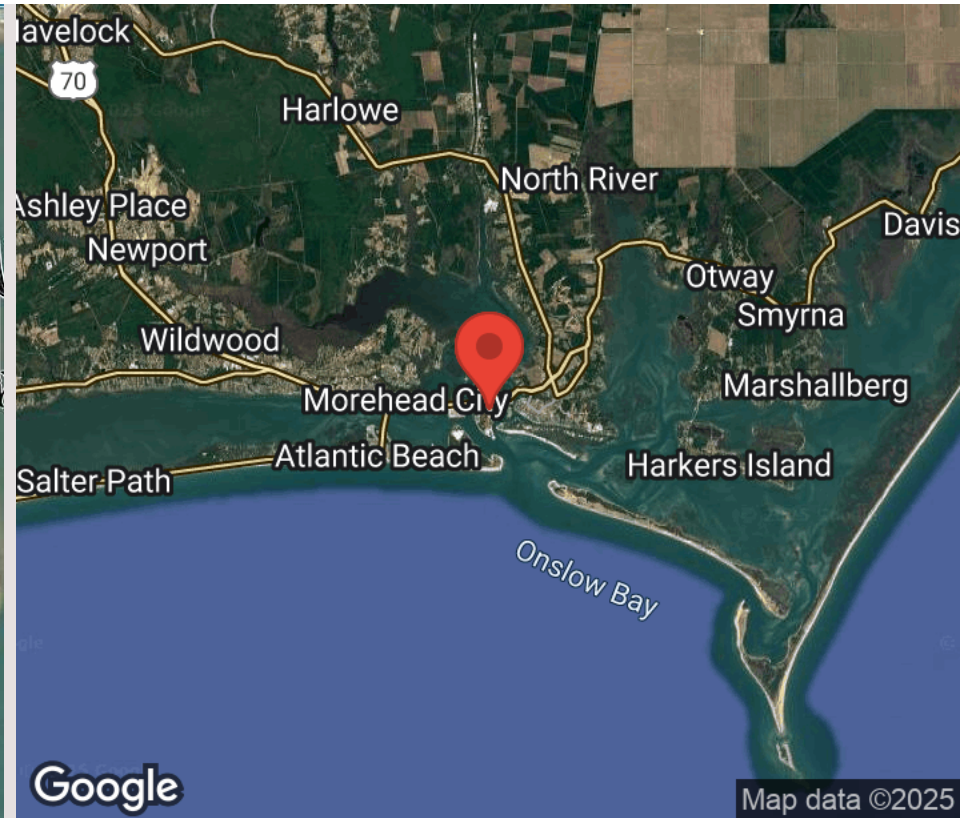
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EXECUTIVE SUMMARY

201 MARINE DRIVE



OFFERING SUMMARY

| | |
|-----------------------------|---|
| PRICE: | \$14,000,000 |
| LOT SIZE: | 9.50 Acres |
| DEEP WATER FRONTAGE: | 718 ft |
| ZONING: | County zoning - Port - Industrial |
| PERMITTED USES: | Marina, Residential condo mid-rise, Port Industrial |
| APN: | 639619601463000 |

PROPERTY OVERVIEW

201 Marine Drive offers a unique opportunity to own a sizable development tract between the historic towns of Beaufort and Morehead City, North Carolina. This 9.5 acres of deep channel waterfront property is unlike any other offering in eastern North Carolina. You will not find this much available acreage anywhere else near the Beaufort/Morehead City/Atlantic Beach center of gravity. Nestled on the east side of Radio Island, the property features access to multiple beach entrance points, boat ramps, marinas, and dry stack boat storage facilities.

PROPERTY HIGHLIGHTS

- Unmatched location just five minutes to downtown Morehead City waterfront to the west or historic Beaufort waterfront to the east.
- Conveniently located on US 70 and access to multiple beach entrance points, boat ramps, marinas, and dry stack boat storage facilities.
- The area is known for world-class off-shore fishing, miles of near-shore and inland fishing, and is a tourist destination.

LOCATION & HIGHLIGHTS

201 MARINE DRIVE



LOCATION INFORMATION

| | |
|-----------------|-------------------------------|
| Site: | Radio Island development site |
| Street Address: | 201 Marine Drive |
| City, State: | Morehead City / Beaufort, NC |
| County: | Carteret |
| Market: | Morehead City - Beaufort |
| Cross Streets: | US-70 and Radio Island Rd |



LOCATION OVERVIEW

Located between Morehead City and Beaufort, "a world-class destination for visitors; the Crystal Coast is now recognized as a great place to live full-time. With North Carolina's lowest property tax rate, top-ranked public schools and the only North Carolina hospital affiliated with the Mayo Clinic Care Network, Carteret County attracts people at every stage of life to become permanent residents. The transformation of U.S. 70 to new Interstate 42 is accelerating the in-migration of new residents." -Crystal Coast Economic Development



PROPERTY HIGHLIGHTS

- Situated between Morehead City and Beaufort
- 718 ft frontage on deep-water channel
- Within site of Beaufort Inlet and world-class fishing
- Home of the Big Rock Blue Marlin tournament
- The only 9+ acre waterfront development within miles

PROPERTY DESCRIPTION

201 MARINE DRIVE

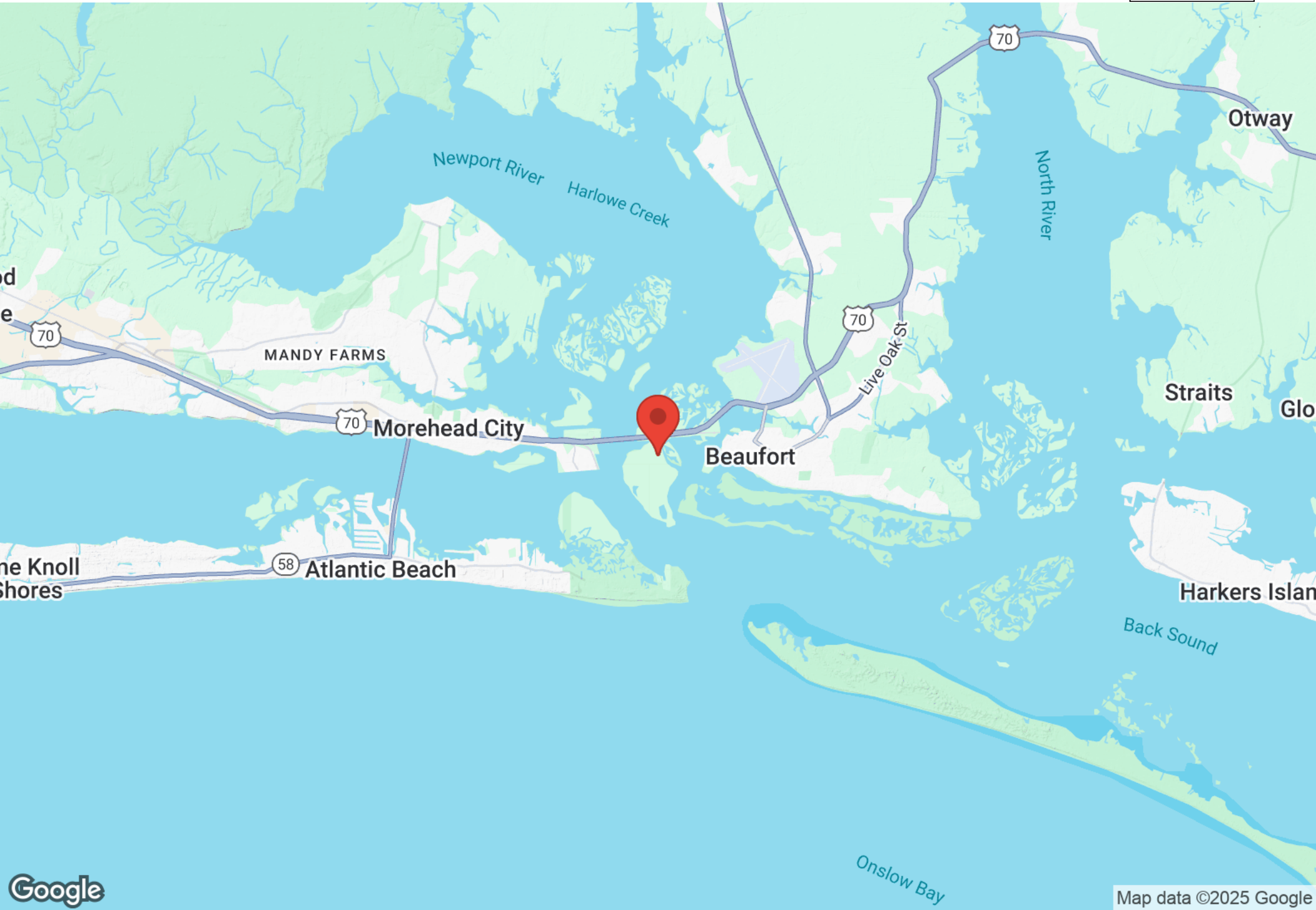


Radio Island

9.5 acres of deep channel waterfront, adjacent to the ICW and just minutes from Beaufort Inlet. The property is near the NC State Port of Morehead City and next to two mid-rise condo / marina developments valued at more than \$65 million. You will not find this much available acreage near the Beaufort/Morehead City/Atlantic Beach center of gravity anywhere else. Within 2 miles of this property: Beaufort Inlet, Morehead City waterfront, Beaufort waterfront district, ICW (less than 1/2 mile), Big Rock tournament, NC Seafood Festival, Fort Macon State Park, airport, multiple beach access points, boat ramps, marinas and dry stack boat storage facilities and the list goes on. This offering consists of 4 parcels.

REGIONAL MAP

201 MARINE DRIVE



AERIAL MAP

201 MARINE DRIVE

