

# WATERFORD COMMERCIAL LOTS

± 0.94 ACRE LOT FOR BUILD-TO-SUIT OR GROUND LEASE

LELAND, BRUNSWICK COUNTY, NORTH CAROLINA





## CONTACT



**Lindsey Hess**

SENIOR VICE PRESIDENT

---

910.344.1016 DIRECT

910.508.4615 MOBILE

[lindsey@capefearcommercial.com](mailto:lindsey@capefearcommercial.com)



**Bryce Morrison**

SENIOR VICE PRESIDENT

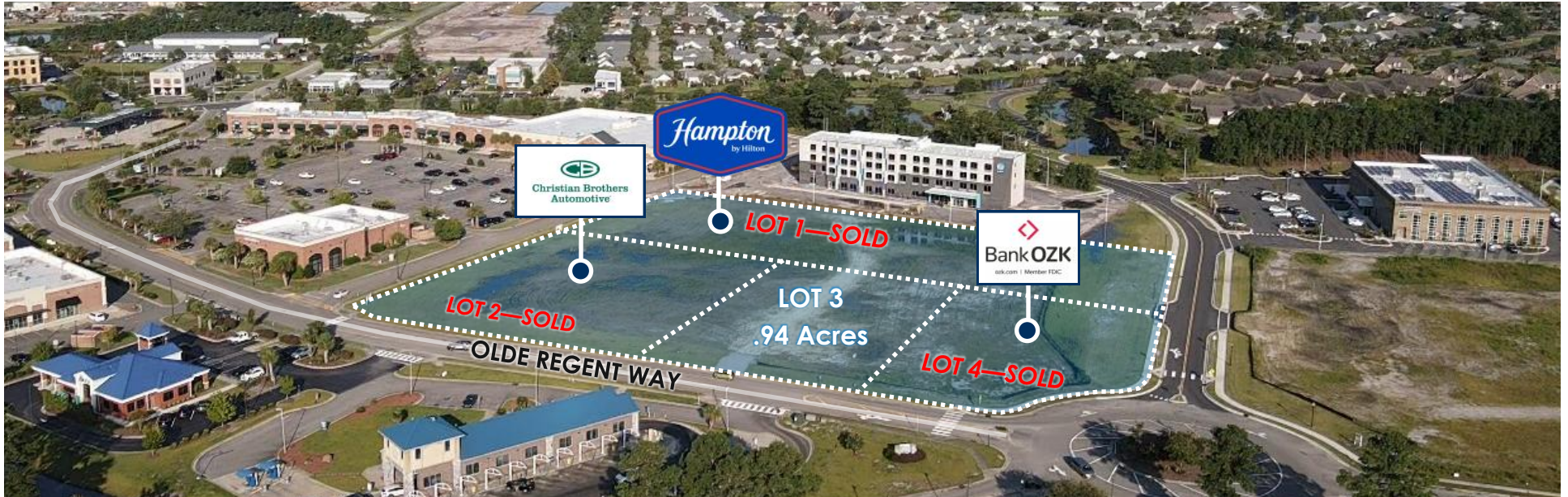
---

910.344.1011 DIRECT

910.367.3322 MOBILE

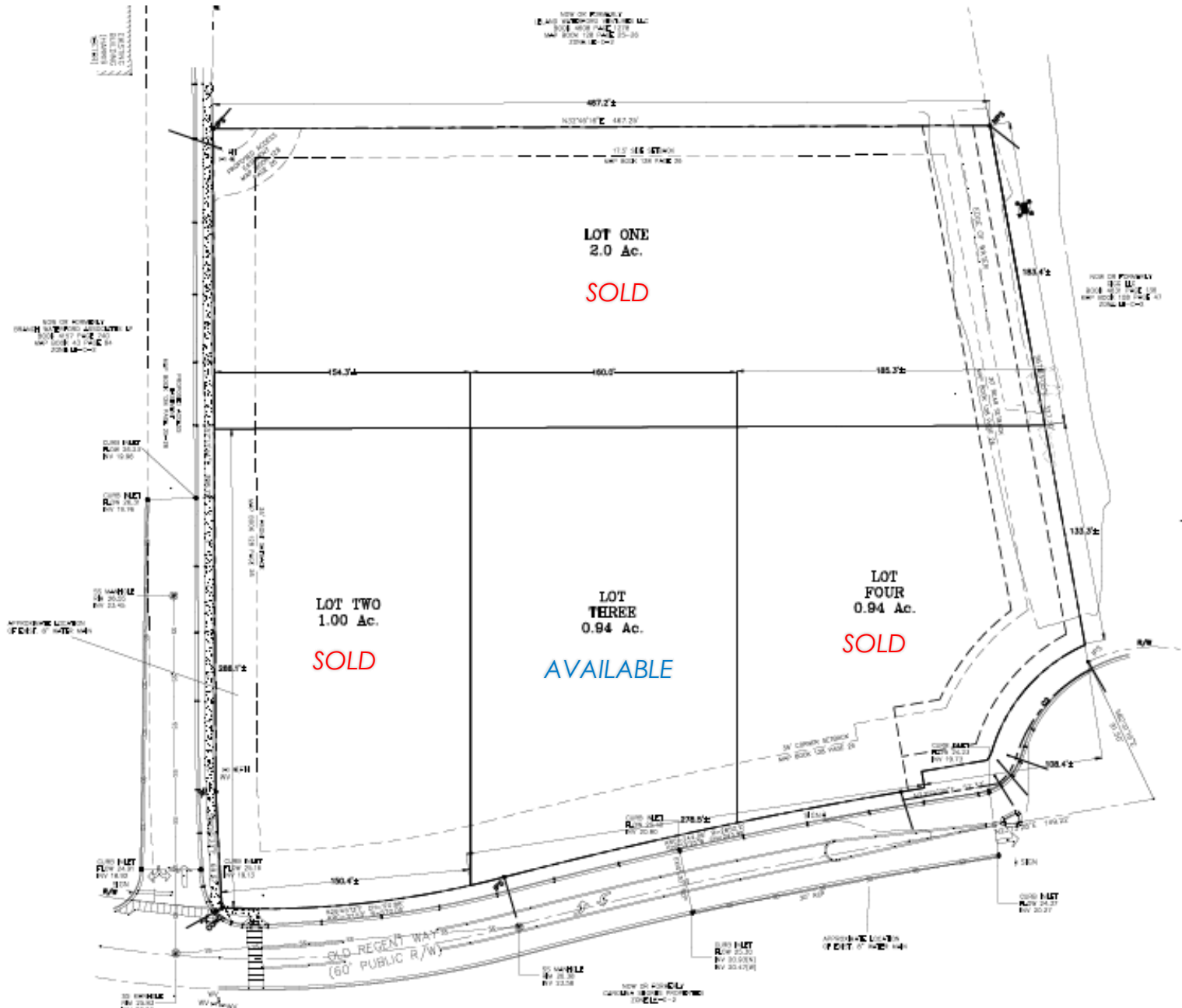
[bryce@capefearcommercial.com](mailto:bryce@capefearcommercial.com)

# SUMMARY



<b>ADDRESS</b>	<b>Commercial Lots at Waterford</b> 2040 Olde Regent Way   Leland, NC 28451   Brunswick County
<b>DESCRIPTION</b>	<p>Cape Fear Commercial is pleased to present available commercial lots in the vibrant Waterford Development of Leland, Brunswick County, North Carolina. Lot three is 0.94 Acre. Utilities are to the site. C-2 zoning allows for a number of office and retail uses. Inquire with agent regarding restricted retail uses.</p> <p>Individual platted commercial site with existing gravity service stub that does not require extension permit, therefore allowed to connect under the current County sewer restrictions.</p>
<b>ACREAGE &amp; PRICING</b>	<p><b>LOT 1:</b> ± 2.00 Acres   <b>Hampton Inn</b></p> <p><b>LOT 2:</b> ± 1.00 Acre   <b>Christian Brothers Automotive</b></p> <p><b>LOT 4:</b> ± 0.94 Acre   <b>Bank OZK</b></p> <p><b>LOT 3:</b> ± 0.94 Acre   <b>AVAILABLE</b></p> <ul style="list-style-type: none"> <li>• <b>Ground Lease:</b> Annual rate of \$67,500</li> <li>• <b>Build-to-Suit:</b> negotiable, please inquire</li> </ul>
<b>ZONING</b>	C2 (Town of Leland)
<b>LOCATION</b>	Located in the heart of the Waterford Community of Leland with excellent exposure along Highway 17, next to Waterford Village and Harris Teeter. Site is only a 10-minute drive to Downtown Wilmington, with the Olde Waterford Way Extension adjacent to the site connecting to the Waterford Community.

# SITE PLAN



\*Lot sizes subject to change. Option to combine or reconfigure lots. Please inquire for Ground lease or Build-to-Suit opportunities.

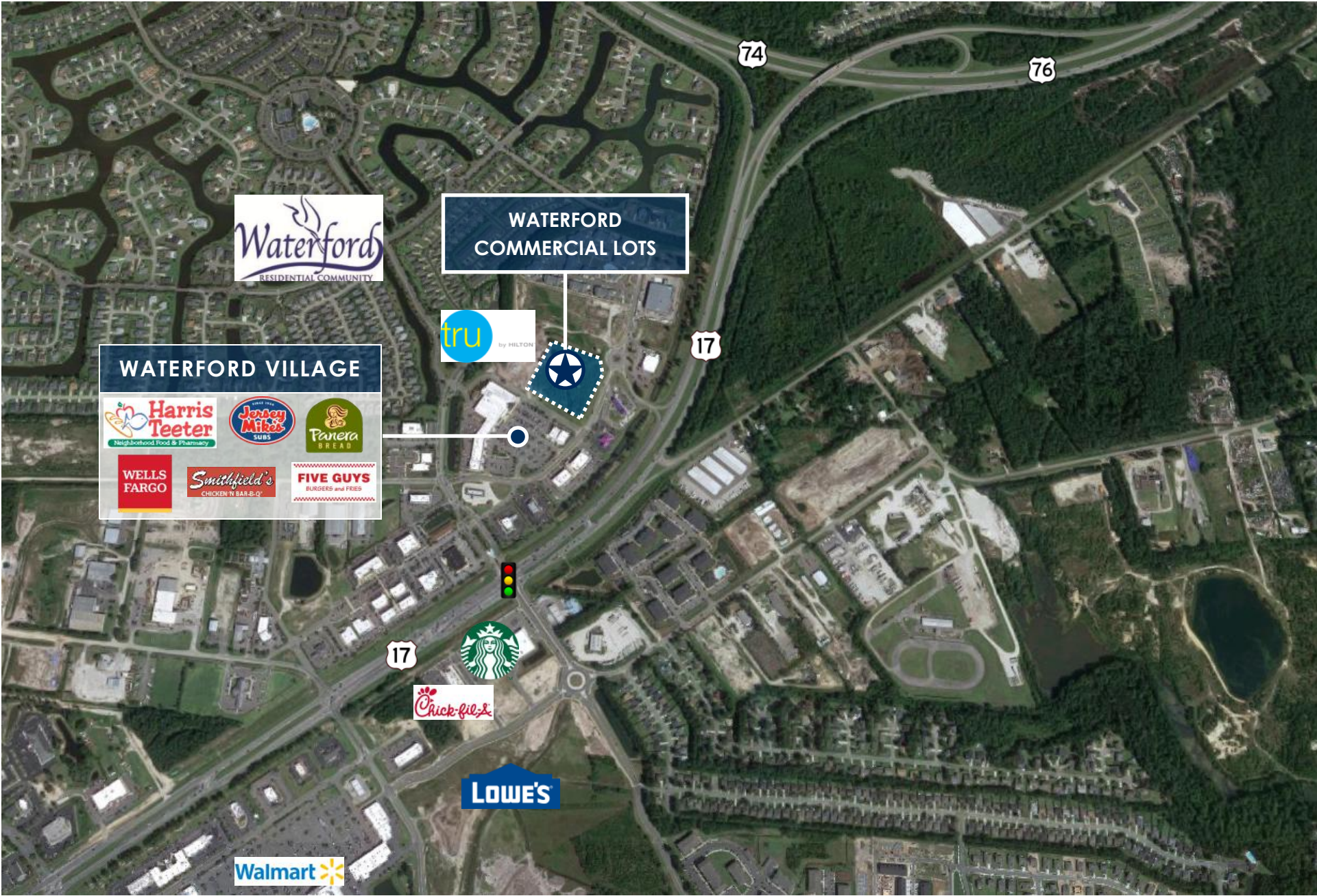
# SITE PHOTOS



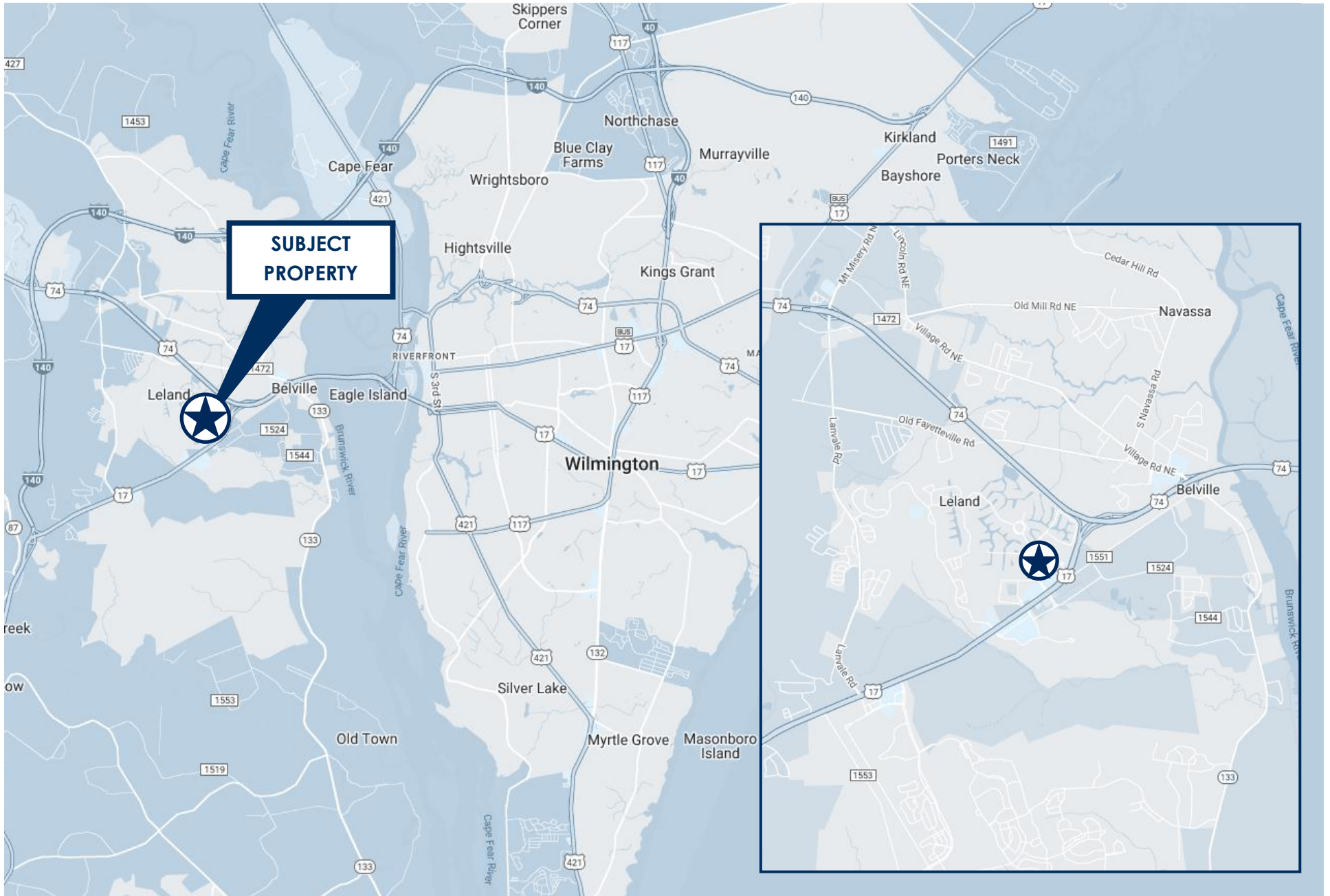
# AERIAL MAP



# AERIAL MAP



# LOCATION MAP



# **MARKET OVERVIEW**

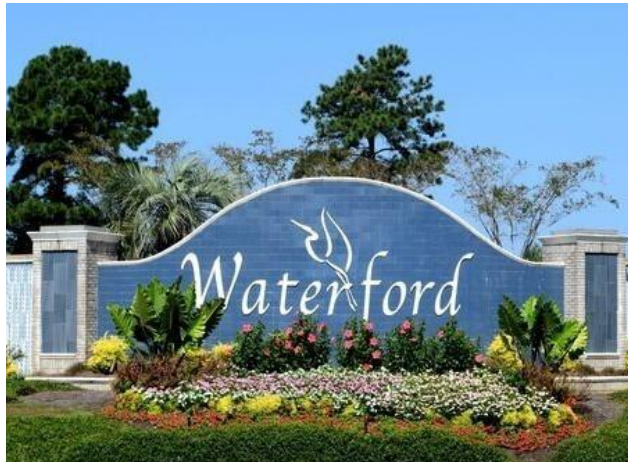
LELAND, BRUNSWICK COUNTY, NORTH CAROLINA

# WATERFORD COMMUNITY

Leland is a dynamic and thriving community situated west of the Cape Fear River in Brunswick County, North Carolina. It is one of the fastest growing cities in southeastern North Carolina and offers visitors and residents similar amenities of larger metropolitan areas, while maintaining the charm of a small southern town.

The Waterford residential community is a 575-acre master-planned development located in Southeastern North Carolina on the north end of Brunswick County and only a 10 minute drive from Downtown Wilmington. Waterford consists of smaller sub neighborhoods, all connected by a series of recreational pathways, bridges and streets, with views of the 10-acre Osprey Lake. 17 miles of controlled waterways and canals allow Waterford residents to kayak, canoe, and fish, in addition enjoying several other recreational activities such as tennis, pickle ball, basketball, swimming, bocce ball, etc. In addition to the abundance of recreational activities in the Waterford Community, residents also have onsite retail businesses, restaurants and medical offices within walking/biking/golf carting distance, as well as a 27-hole public golf course, Magnolia Greens.

---



# NORTH BRUNSWICK RESIDENTIAL COMMUNITIES



## Brunswick Forest

Brunswick Forest is an environmentally sensitive, master-planned community located just outside of Wilmington in Leland, North Carolina. Known for its warm, inviting ambience, family-friendly focus and extraordinarily active lifestyle, the development is considered to be one of the fastest growing communities in the coastal South. Brunswick Forest was designed with convenience in mind and offers the best of city life and small town charm. It is less than 10 minutes away from historic downtown Wilmington and its many shops, restaurants and cultural offerings. Additionally, residents have easy access to nearby retail, restaurants and entertainment, as well as medical services and professional offices found in the community's commercial town center, the Villages at Brunswick Forest.



## Magnolia Greens

This golf community features single-family homes, town homes and condos located off Route 175 in Brunswick County, North Carolina. Magnolia Greens has two outdoor swimming pools and a heated indoor pool, a fitness center, and plenty of outdoor recreational activities such as tennis, pickle ball, basketball and a playground area. The community is surrounded by a 27-hole golf course which includes a pro shop and beautiful clubhouse. The location of Magnolia Greens gives residents quick access to Downtown Wilmington, as well as southern Brunswick County beaches.










## Compass Point

Located on the coast of North Carolina, Compass Pointe is a 2,200-acre gated community, only ten minutes from downtown Wilmington and everyday shopping and conveniences. With a total of 2,000 homes, Compass Pointe's residential community offers several amenities including the Grand Lanai Resort Style Pool & Bar, The Pointe Wellness Center & Spa, various walking & biking trails around the community and the Compass Pointe Golf Club & Pro Shop. Compass Pointe's impressive golf course features 18 holes de-signed by North Carolina native and former President of the American Society of Golf Course Architects, Rick Robbins. The facility offers scenic views, elevations rare to the coastal area, and flexible play opportunities to accommodate all skill levels.

# DEMOGRAPHICS



## BRUNSWICK COUNTY • NORTH CAROLINA

POPULATION	EDUCATION
 <b>144,680</b>  Median Age	 <b>32%</b> Bachelor's/Graduate Professional Degree
50.7% Female 49.3% Male Rate of Change <b>1.70%</b> 2022 - 2027	7% No Diploma 28% High School Graduate 32% Some College
HOUSEHOLDS	BUSINESS
<b>65,486</b> Households  <b>2.19</b> Average Household Size	<b>4,863</b> Total Businesses  <b>40,430</b> Total Employees
INCOME	EMPLOYMENT
 <b>\$94,645</b> Average Household Income <b>\$239,296</b> Median Net Worth <b>\$69,031</b> Median Household Income	 <b>3.9%</b> Unemployment Rate 57% White Collar 26% Blue Collar 20% Services

\*Source: U.S. Census Bureau, Census 2010 Summary File Dropped Into 2022 Geography. ESRI forecasts for 2022 & 2027.



102 Autumn Hall Drive | Suite 210 | Wilmington, NC 28403  
p. 910.344.1000 | f. 910.344.1020  
[capefearcommercial.com](http://capefearcommercial.com)