

2501 Wrightsville Avenue — Wilmington, NC

A de-risked, defined mixed-use development site — not raw land

\$700,000 ±0.77 acres · CS – Commercial Service · \$50,000 remediation credit

Unlike most infill lots, this midtown Wilmington site comes with the hard work already done: completed environmental due diligence, a recorded NC Brownfields Agreement, and an engineered conceptual plan ready to take forward. A developer steps in with the file in hand instead of guessing.

The vision — a defined, by-right concept

The conceptual redevelopment plan contemplates an **8,370 sq ft, 4-story mixed-use building** — ground-floor commercial with three residential floors above and approximately 38 parking spaces. The CS zoning and recorded land-use restrictions support exactly this product: commercial at street level with residential above.

Why this site

- **The groundwork is done.** Survey, soil & infiltration testing, Brownfields Assessment Work Plan, and recorded land-use restrictions — all complete and available to qualified buyers.
- **Brownfields protection.** Enrolled in the NC Brownfields Program — a recognized pathway to redeveloper liability protection (buyer to confirm assignment and terms with NCDEQ and environmental counsel).
- **\$50,000 remediation credit** offered by the seller with an acceptable offer.
- **Minimal flood risk.** FEMA Flood Zone X — outside the special flood hazard area.

The market within reach

	1 mile	3 miles
Population	25,900	102,800
Daytime employees	21,900	88,400
Median household income	\$55,700	\$59,800
Median age	33.8	35.6

Renter-majority area — strong fundamentals for ground-floor retail with apartments above. (Source: Crexi demographics, 2024.)

Location & details

High-visibility Wrightsville Avenue corridor — minutes from Independence Mall, Forest Hills, and the midtown employment and hospital core.

PID R05412-001-014-000 · ±0.77 acres · Zoning CS – Commercial Service · Mixed-use permitted (residential above ground-floor commercial)

Environmental status (April 2026): NCDEQ reviewed the Assessment Work Plan with minor comments. Remaining items — Environmental Management Plan, soil vapor assessment, and any required mitigation — are in progress with Headwater Engineering for final DEQ approval before vertical development.

Full due-diligence package available to qualified buyers. Contact Tyler Broughton, Prosper Real Estate · (910) 352-7957 · tylerbroughton@prosperrealestatenc.com

All potential uses are subject to zoning, recorded land-use restrictions, and local / NCDEQ approvals. Conceptual plan and any renderings are illustrative only.