

PRIME ROAD FRONTAGE OPPORTUNITY FOR SALE

3.16 ACRES AND (2) BUILDINGS TOTALING $\pm 9,000$ SF ON CASTLE HAYNE ROAD





Three parcels totaling 3.16 Acres with (2) metal building totaling +/- 9,000 SF. The buildings were purpose-built in 1982 for the Castle Hayne Volunteer Fire Department and subsequently used by New Hanover County Emergency Services who relocated at the end of 2025. Use of the existing buildings could provide an opportunity for an owner occupier needing garage space for trucks, trailers and equipment or future investment. It could also be retrofitted for other uses wanting frontage and visibility on a major thorough fare.

List Price: \$2,500,000

5301, 5307 & 5311 CASTLE HAYNE ROAD | CASTLE HAYNE, NC

FOR SALE

CODY CRESS, SIOR
910 409 8421

cody.cress@scpcommercial.com

TYLER PEGG
910 512 3550

tyler.pegg@scpcommercial.com





FRONT BUILDING

Total Building Size: ±6,954 SF**Features:**

- Eight (8) 12'x12' electric grade-level drive-in doors provide drive-thru access
- Clear-span garage with 15' eave height and 23' at center
- Small office with additional large open meeting room and full-service kitchen
- 3 restrooms, one with shower
- Work out / storage area
- Additional rear corner kitchen with 3 compartment steel sinks
- Building dimensions are 114' Wide x 61' Deep



BACK BUILDING

Total Building Size: ±2,000 SF**Features:**

- Three (3) 12'x12' electric grade-level drive-in front-loaded doors
- Clear-span heated garage with 14' eave height and 22' at center
- Building dimensions are 50' Wide x 40' Deep

Additional +/- 300 SF utility building houses additional space for storage of tools, smaller equipment, etc. It also has washer and dryer hook ups, Culligan water softener and designated air compressor closet.

Potential uses for the property will need to be confirmed with New Hanover County Zoning Office. The property is currently zoned CZD-B2 under New Hanover County Zoning.

The total foot print of the property consists of 3.16 Acres with two of the parcels making up approximately 2 acres that are undeveloped. This open area is mostly cleared and ideal for use as a laydown yard, equipment storage, overflow parking, or potential redevelopment.

The distance to I-40 is +/- 2.5 miles via Holly Shelter Road and Castle Hayne Road. I-140 interchange is also nearby, offering additional east-west connectivity and quick access to US-117 and NC-133 for local and regional travel.

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5307 & 5311 PERMITTED USES UNDER CZD-B2 ZONING (NEW HANOVER COUNTY)

 Wholesale Nursery	 Business Service Center	 Retail Nursery	 Vehicle Rentals
 Community Center	 Repair Shop	 Retail Sales, Building and Construction Supplies	 Vehicle Sales
 Food Pantry	 Contractor Office	 Retail Sales, General	 Vehicle Service Station, Minor
 Emergency Services Facility	 Offices for Private Business and Professional Activities	 Boat Dealer	 Warehousing
 Government Offices and Buildings	 Instructional Services and Studios	 Equipment Rental and Leasing	 Wholesaling
 Indoor Recreation Establishment	 Personal Services	 Farm Implement Sales	

5301 PERMITTED USES UNDER CZD-B2 ZONING (NHC)

 Wholesale Nursery	 Instructional Services and Studios
 Business Service Center	 Personal Services
 Repair Shop	 Retail Nursery
 Offices for Private Business and Professional Activities	 Contractor Office

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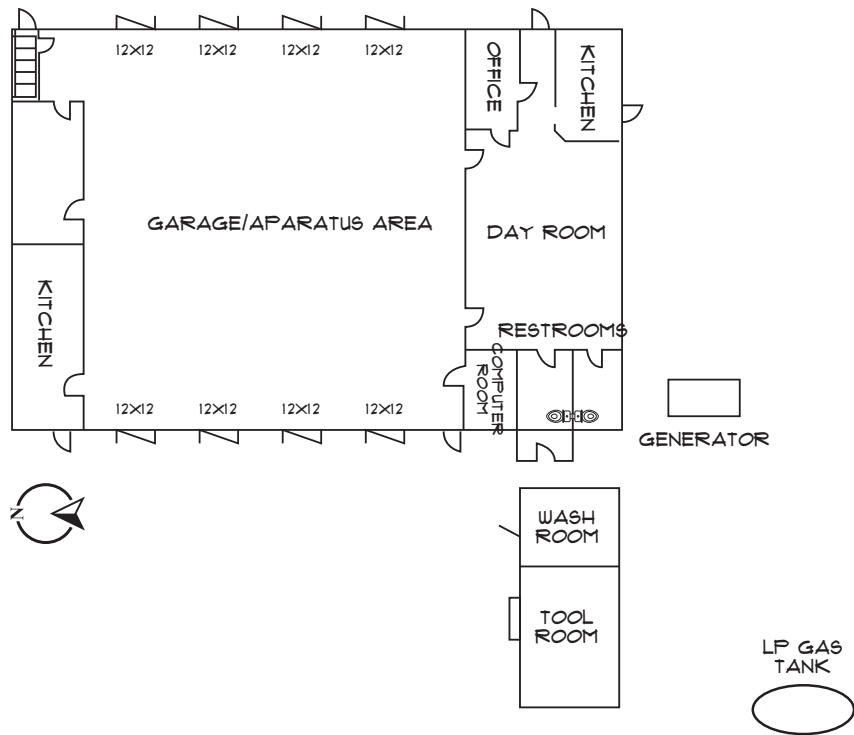
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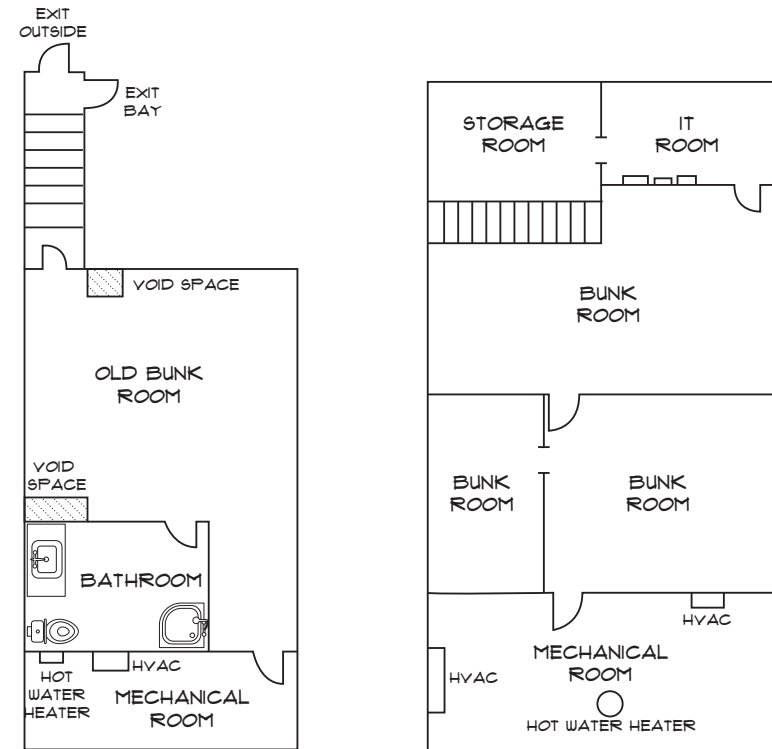
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FIRST FLOOR



SECOND FLOOR



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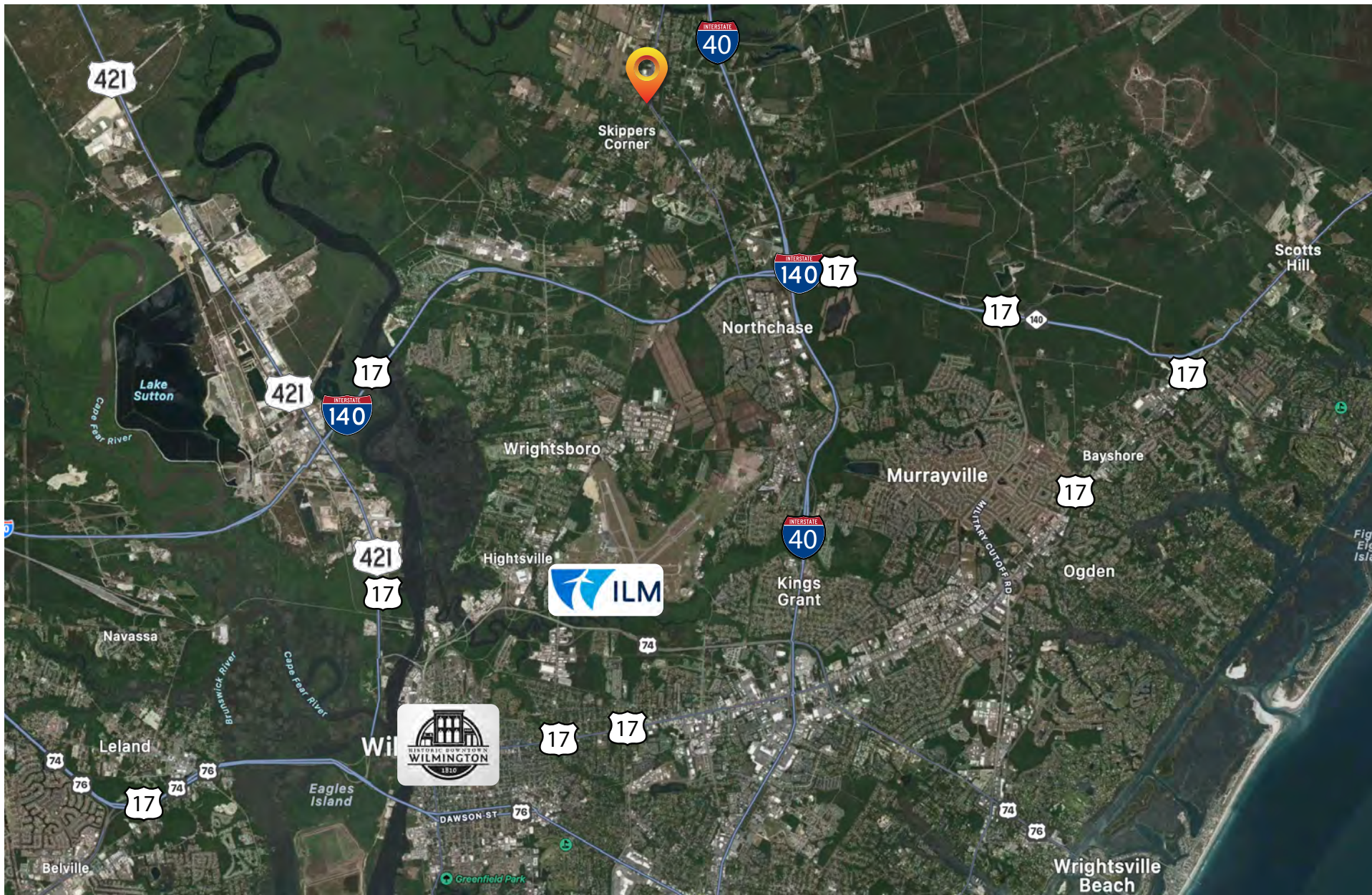
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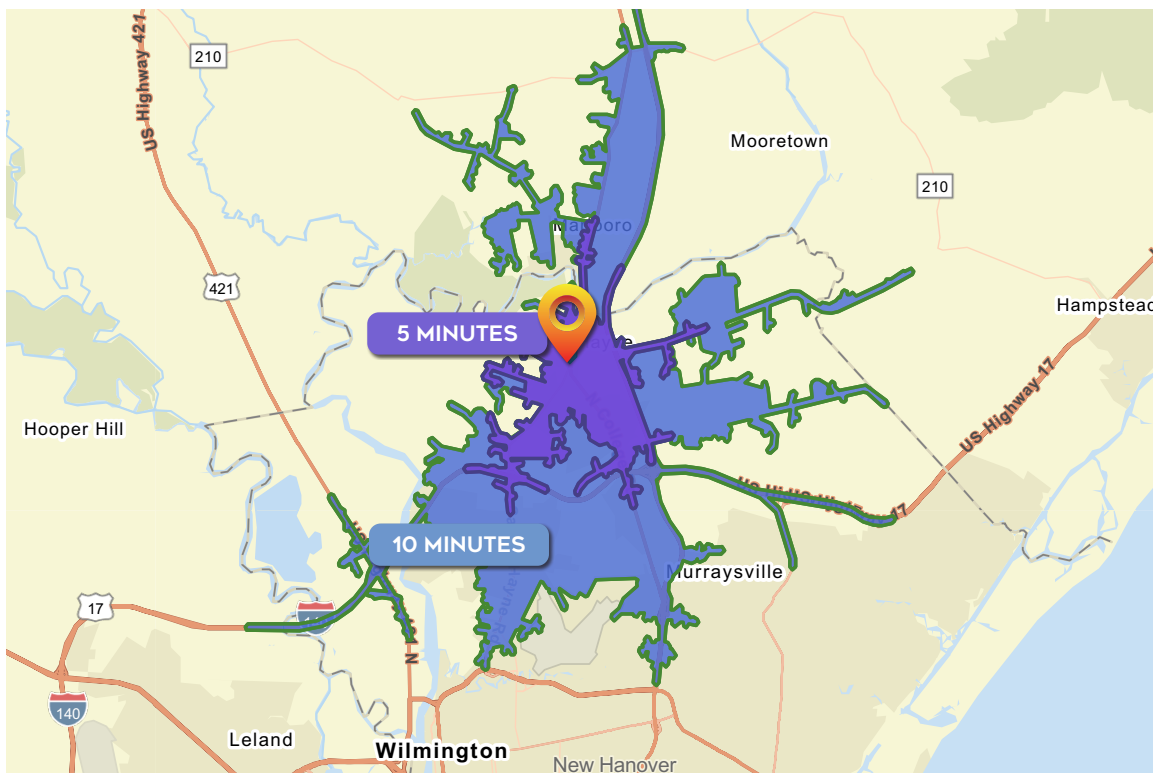
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DEMOGRAPHICS	5 MINUTES	10 MINUTES
Total Population	3,023	19,657
Average Age	43.4	41.7
Households	1,293	8,052
Average HH Size	2.21	2.35
Median HH Income	\$75,114	\$67,875
Average HH Income	\$93,206	\$83,910
Per Capita Income	\$38,627	\$35,333

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

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*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.