

OFFERING MEMORANDUM

# Sneads Ferry Marina

322 Fulcher Landing Loop | Sneads Ferry, NC 28460



CONFIDENTIAL | BLUECOAST COMMERCIAL LLC



# Sneads Ferry Marina



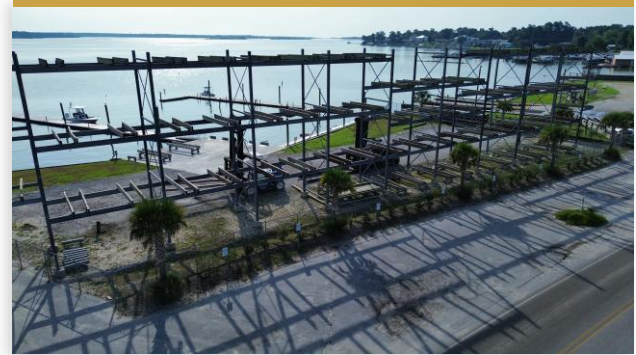
|                        |                                                  |
|------------------------|--------------------------------------------------|
| Property Address       | 322 Fulcher Landing Loop, Sneads Ferry, NC 28640 |
| Property Type          | Marina                                           |
| Year Built / Renovated | 1985 / 2026                                      |
| Building Size          | +/- 1,920 SF                                     |
| Lot Size               | +/- 0.87 Acres                                   |
| Dock Length (ft)       | +/- 388'                                         |
| List Price             | \$2,200,000                                      |
| Zoning                 | CB                                               |



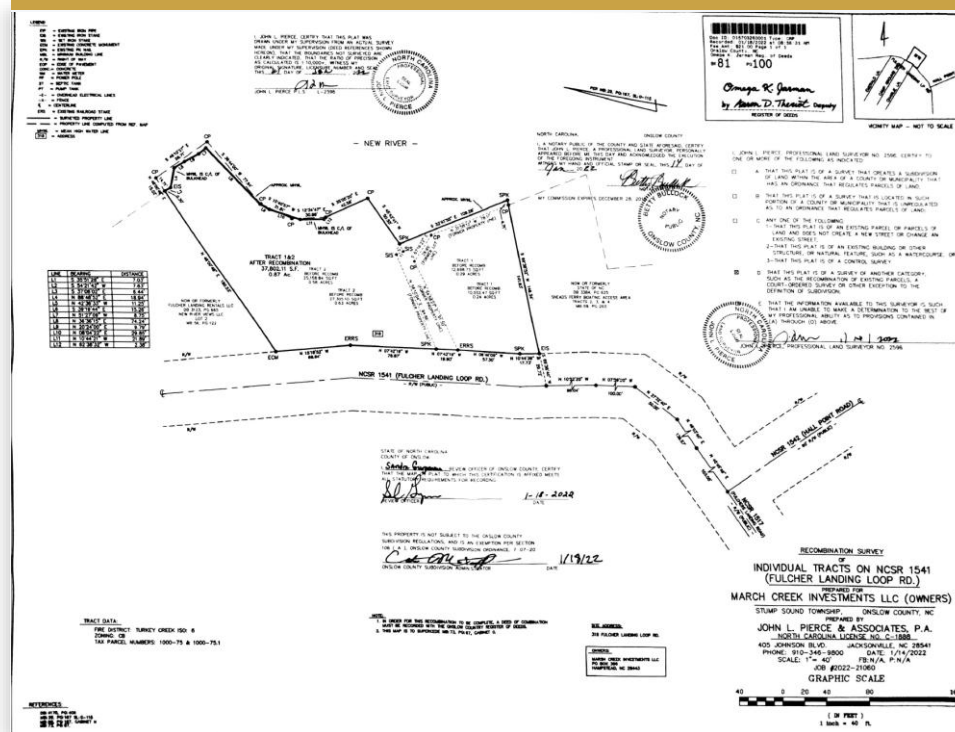
## PROPERTY HIGHLIGHTS

- Strategic Sneads Ferry location serving a growing coastal community with convenient access to Jacksonville, Topsail Island, and surrounding Onslow County markets
- Positioned near Camp Lejeune and MCAS New River, supporting a substantial population of active-duty military personnel, civilian employees, and military families
- Surrounded by established and expanding residential communities, creating demand for marine, recreational, dining, and service-oriented uses
- Approximately 388 feet of floating dock, offering substantial waterfront access for boaters and marina operations
- Existing shell building with a new roof and roll-up doors, providing flexibility for future office, restaurant, retail, or marina-related uses
- Strong potential for a complementary waterfront or marine-oriented commercial operation serving local residents and boaters
- No septic system or grease trap currently in place; restaurant or food-service users will need to account for required utility and infrastructure improvements. There are sewer rights established with ONWASA.
- Dry stacks do not convey

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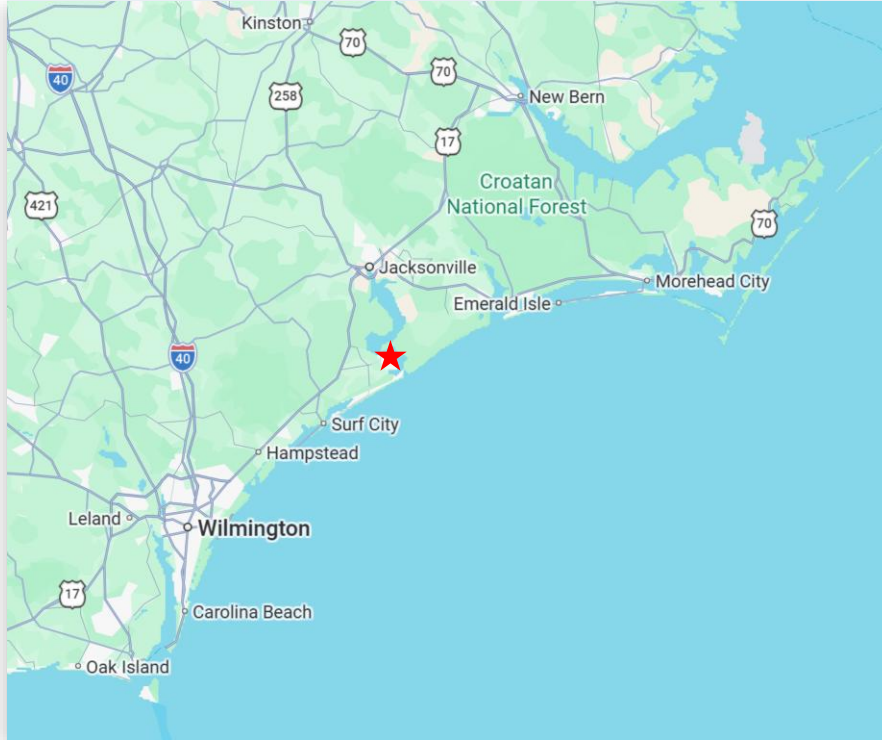
## Sneads Ferry Marina



# AERIAL VIEW Sneads Ferry Marina



# Sneads Ferry Marina



## LOCATION HIGHLIGHTS

NEAREST HIGHWAY

**US HWY 17**

DISTANCE TO HWY 17

**7.4 Miles**

DISTANCE TO INTRACOASTAL  
WATERWAY

**+/- 2 Miles**

POP. (5-MI RADIUS) \*2024

**23,700**

MEDIAN HOUSEHOLD INCOME(5-  
MI RADIUS) \*2024

**\$90,600**



# BLUE COAST COMMERCIAL

FOR MORE INFORMATION, PLEASE CONTACT

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# BLUE COAST

## COMMERCIAL

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