



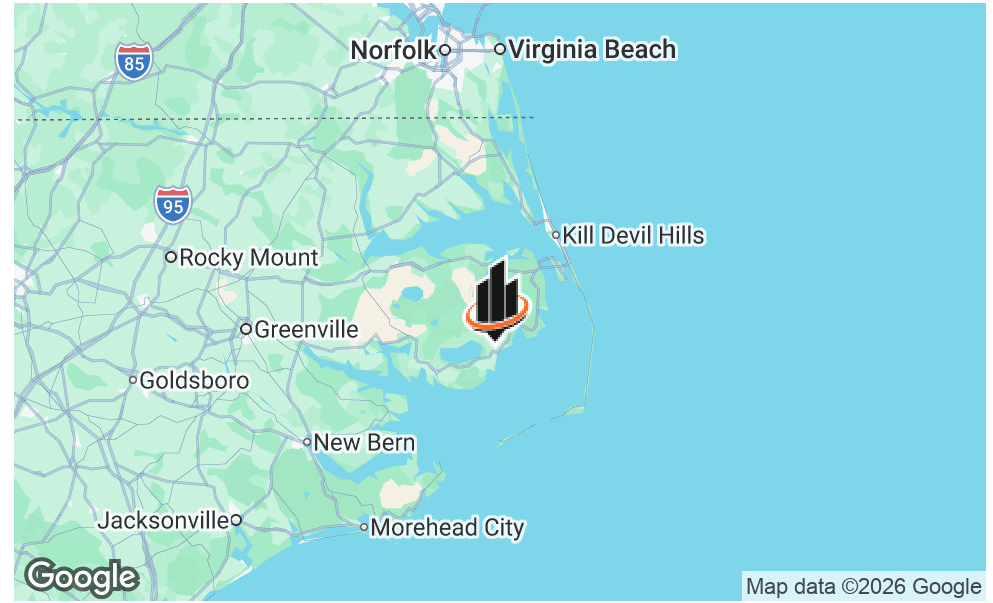
**OFFERING MEMORANDUM**  
**Marina & Waterfront  
Development Site -  
Engelhard NC**

**267 AND 269 GOSHEN BACK RD**

Engelhard, NC 27824



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$6,000,000
<b>BUILDING SIZE:</b>	7,044 SF
<b>LOT SIZE:</b>	55.97 Acres
<b>RENOVATED:</b>	2021
<b>ZONING:</b>	Un-zoned - The area is under the jurisdiction of Hyde County Government
<b>APN:</b>	8695524755/8695530222/8695439109
<b>VIDEO:</b>	<a href="#">View Here</a>

## PROPERTY OVERVIEW

This 55.97-acre waterfront property on Far Creek presents a rare opportunity to acquire a large coastal tract with deepwater access and existing dock infrastructure already in place. Far Creek is a federally maintained 14-foot deepwater channel, providing reliable navigational access for a variety of commercial and recreational vessels. With significant frontage and ample acreage, the property offers exceptional potential for marina development, waterfront residential development, eco-tourism, or a private coastal retreat. Strategically located in Engelhard, this property offers direct access to some of North Carolina's most sought-after coastal destinations. The site is in close proximity to Lake Mattamuskeet, Ocracoke Island, Nags Head, and the Cape Hatteras National Seashore, making it ideally positioned to capitalize on boating, fishing, tourism, and outdoor recreation. With existing deepwater docks and substantial development potential, this is a unique opportunity for investors, developers, or owner-operators seeking a premier waterfront asset along North Carolina's Outer Banks region.

## PROPERTY DESCRIPTION



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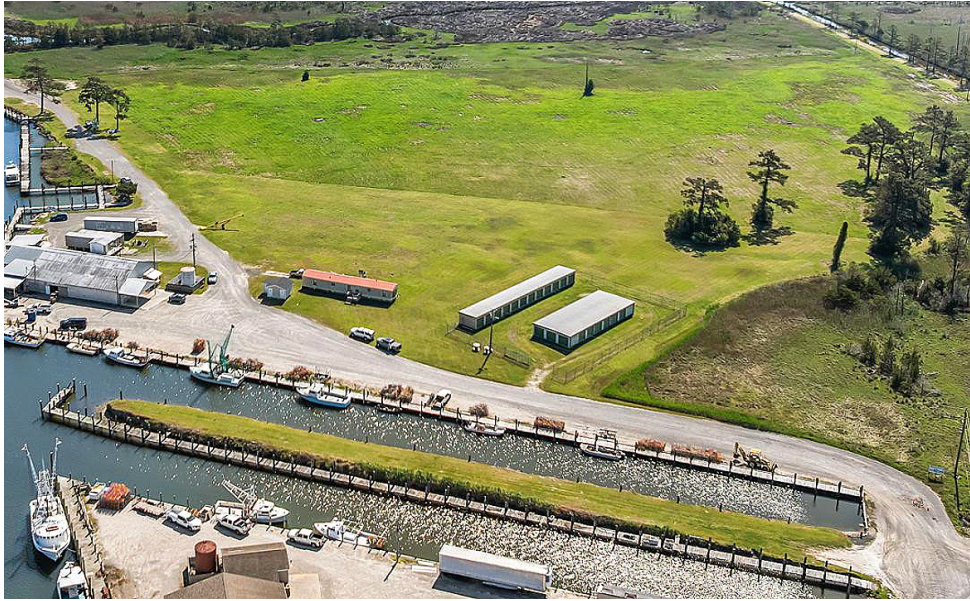
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### CONSTRUCTION DESCRIPTION

A comprehensive \$800,000 renovation completed in 2021 significantly enhanced the property's functionality and appeal. The 7,044 SF industrial building was upgraded with a walk-in freezer and cooler, shrimp grader and conveyor, a new 5-ton ice maker, a 6 ton and 4 ton ice maker, improved seafood processing and work areas, and new concrete flooring designed for efficient offloading directly from vessels. Additional upgrades include a new roof and enhanced bathhouse and laundry facilities, along with numerous other improvements beyond those listed.

For future construction, removing the peninsula unlocks the full buildout potential of the marina basin, creating a more efficient, open layout capable of accommodating large sportfishing and commercial vessels side by side. This configuration significantly increases usable dock frontage, enhances navigability, and maximizes revenue potential through expanded slip capacity and the ability to serve larger, higher-value vessels.

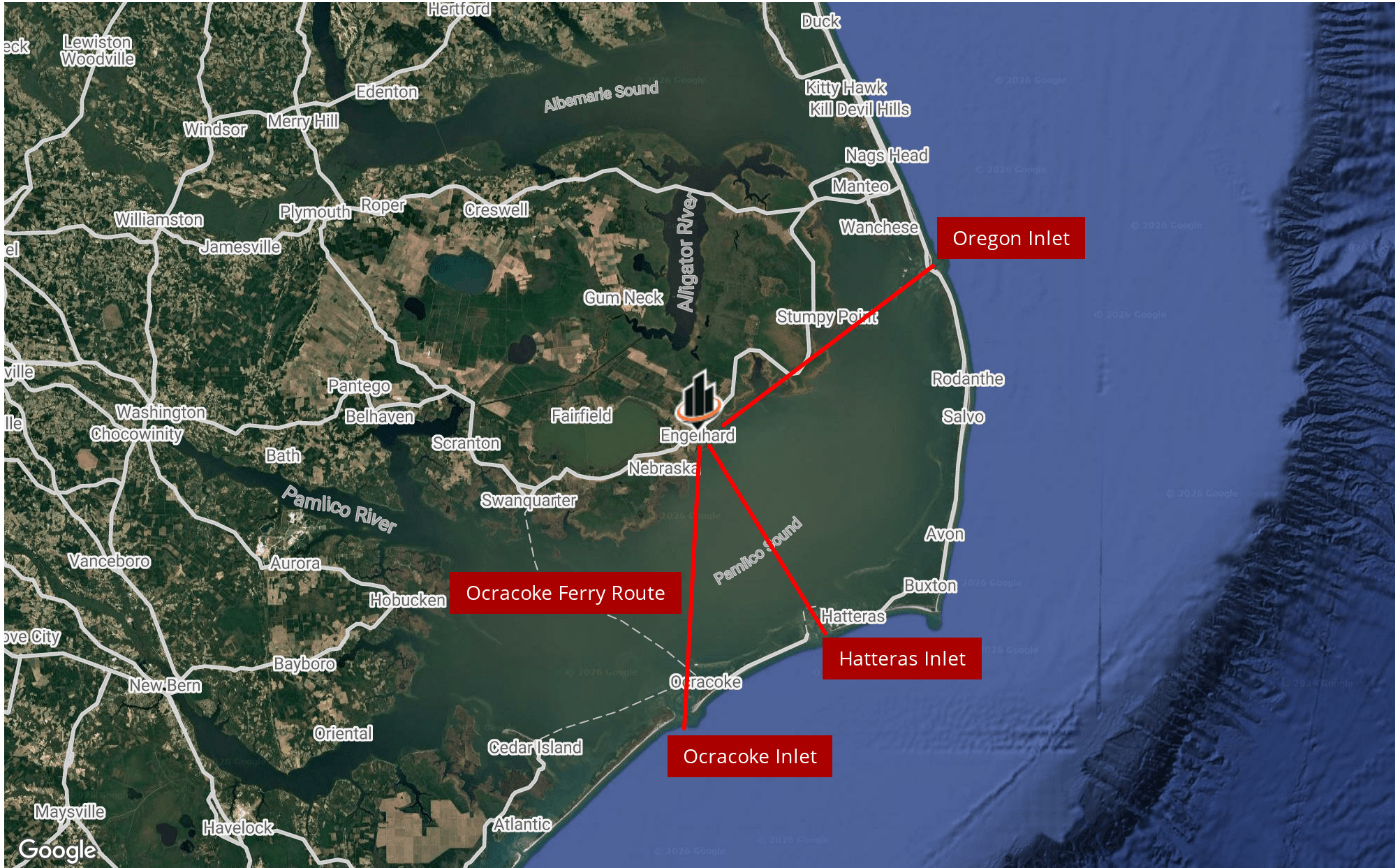
## COMPLETE HIGHLIGHTS



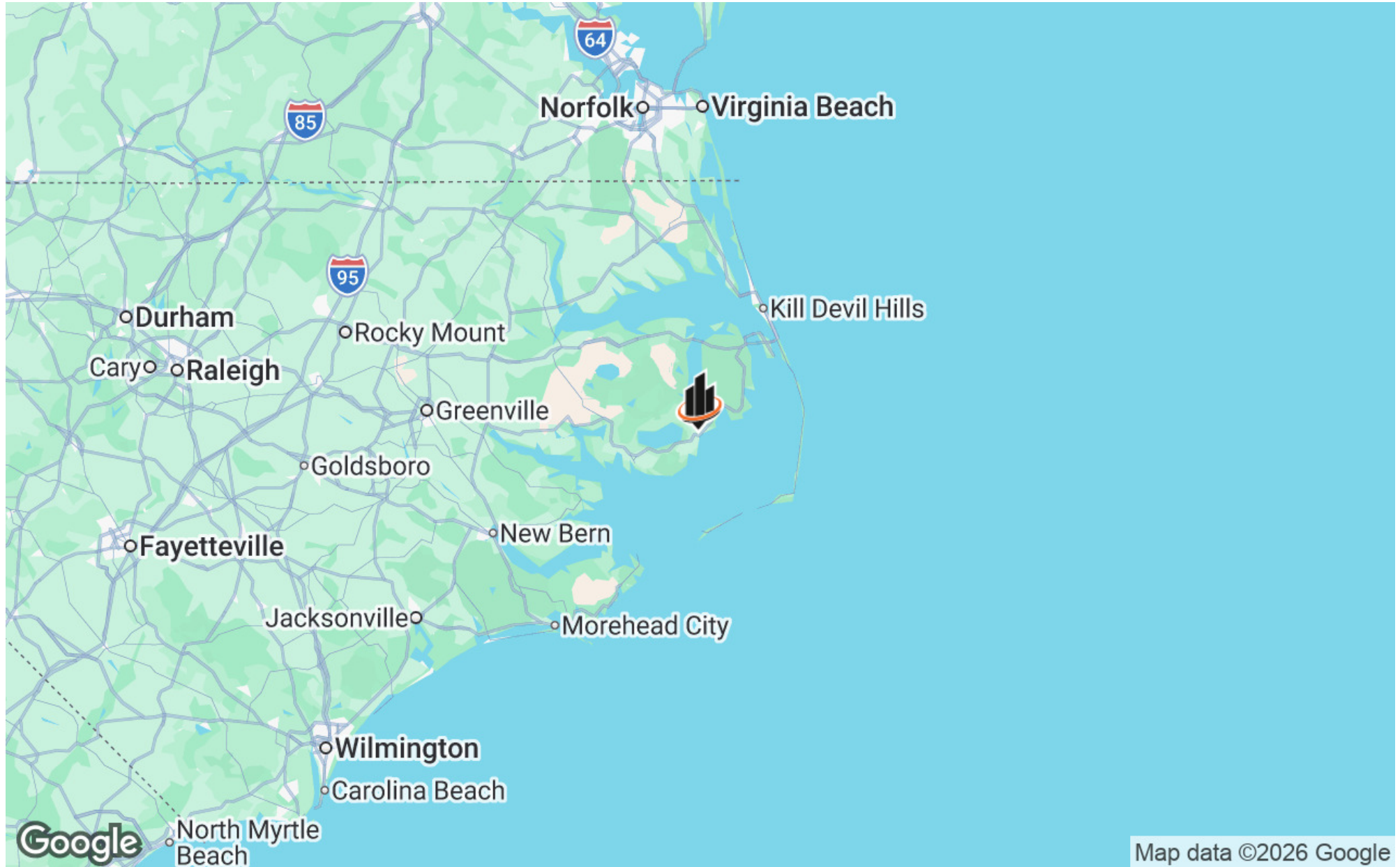
## PROPERTY HIGHLIGHTS

- 55.97 acres of waterfront land on Far Creek with municipal water and sewer.
- On the West side of the property is a protected marina basin that includes 513' of dock space on the left side of the peninsula, and 586' of bulkheaded dock space on the right side of the peninsula adjacent to the warehouse.
- The marina is 586' in length and approximately 140' in width. The existing upland peninsula in the marina was previously permitted for removal, — providing a clear redevelopment path—while a new permit will be required to reauthorize the work, the prior approval helps streamline the process with established scope and environmental considerations.
- 870' of deepwater dock space on Far Creek, including a 10,000 gal fuel tank with a fuel pump to service boats on the water.
- 7,044 SF Warehouse on Far Creek with a 25' x 25' covered shelter, 3 phase power, Walk in Freezer and Cooler, 5 ton Ice machine, and deep water well.
- Men & Women's Bathhouse with laundry facilities.
- Far Creek is a 14' deep federally maintained channel.
- The channel from Far Creek to Oregon Inlet is also a federally maintained channel.
- 30 Mini Storage units including: 18 - 10 x 15 units, 9 - 10 x 10 units and 3 - 10 x 20 units. Beside the mini storage is a 14 X 72 mobile home trailer.
- Engelhard is approximately 25 miles from Oregon, Hatteras, and Ocracoke inlets and the Atlantic Ocean.
- Close proximity to Lake Mattamuskeet and the Mattamuskeet National Wildlife Refuge.
- Over 1,000,000 visitors to Ocracoke Island each year access the island via ferry. The ferry crossing to Ocracoke Island is located in Swanquarter, a 30 minute drive from Engelhard.
- The Cape Hatteras National Seashore - for 2025, Cape Hatteras National Seashore recorded approximately 2.68 to 2.75 million recreational visits. The park continues to be one of the most visited national seashores in the US.

**APPROXIMATELY 25 MILES TO THE THREE INLETS FROM ENGELHARD**



# LOCATION MAP



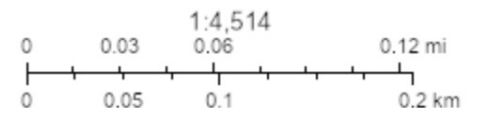
# HYDE COUNTY GIS MAP



4/23/2026, 9:16:07 AM

 Sales For GIS

 LOT-LINE  Tax Parcels



# THE PROPERTY ON FAR CREEK



# THE PROPERTY ON FAR CREEK AND THE PAMLICO SOUND



**MARINA BASIN, INDUSTRIAL BUILDING, BATH HOUSE, TRAILER, AND MINI STORAGE**



# VIEWS OF THE MOUTH OF FAR CREEK AND PAMLICO SOUND, AND FAR CREEK



# DEMOGRAPHICS MAP & REPORT

## POPULATION

10 MILES 20 MILES 40 MILES

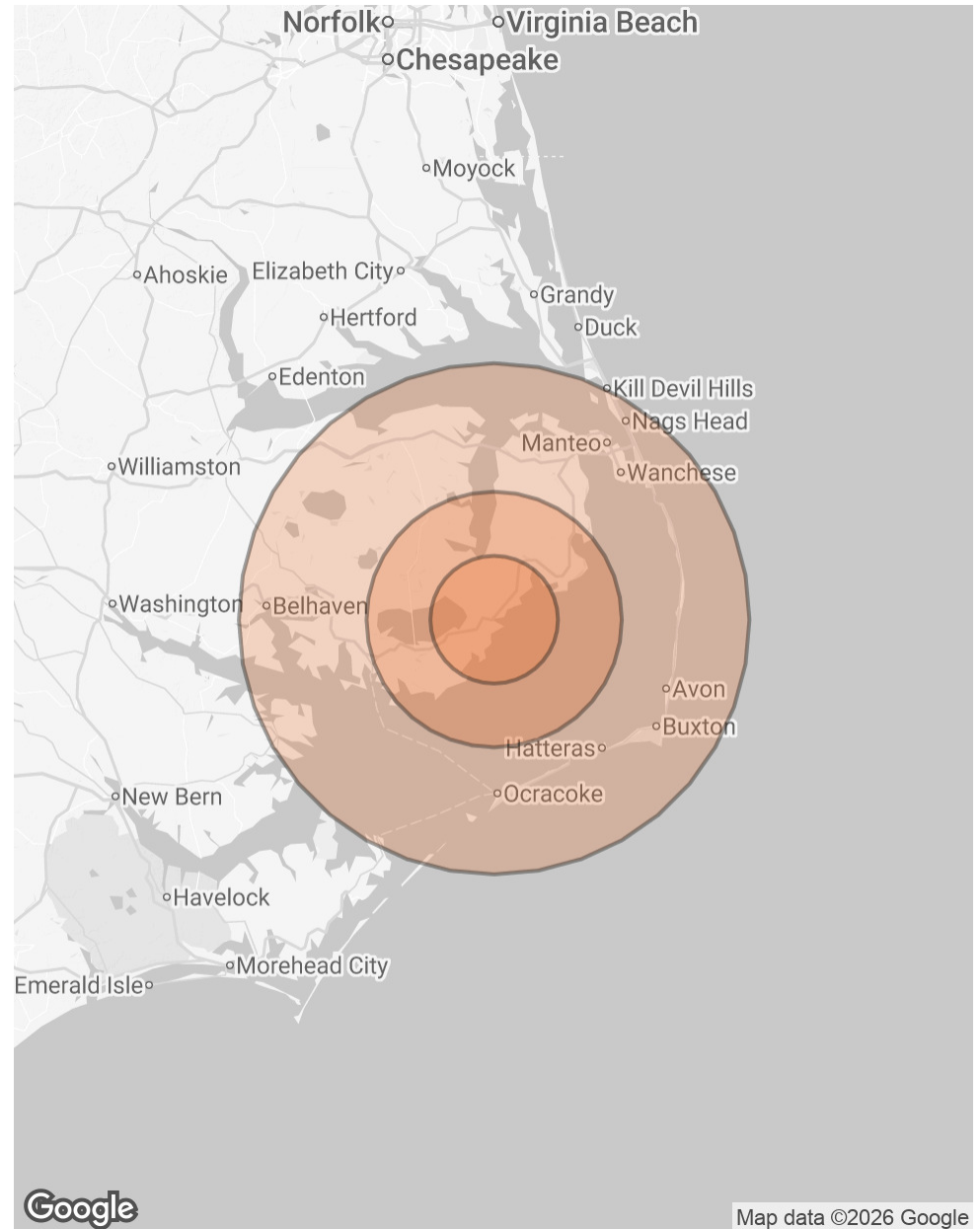
	10 MILES	20 MILES	40 MILES
<b>TOTAL POPULATION</b>	884	2,711	40,135
<b>AVERAGE AGE</b>	48.5	48.3	47.4
<b>AVERAGE AGE (MALE)</b>	54.9	52.6	46.7
<b>AVERAGE AGE (FEMALE)</b>	48.9	48.0	48.3

## HOUSEHOLDS & INCOME

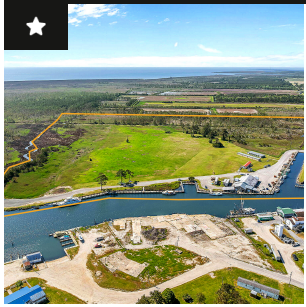
10 MILES 20 MILES 40 MILES

	10 MILES	20 MILES	40 MILES
<b>TOTAL HOUSEHOLDS</b>	411	1,246	17,520
<b># OF PERSONS PER HH</b>	2.2	2.2	2.3
<b>AVERAGE HH INCOME</b>	\$56,373	\$53,867	\$85,408
<b>AVERAGE HOUSE VALUE</b>	\$134,009	\$143,944	\$309,311

2023 American Community Survey (ACS)



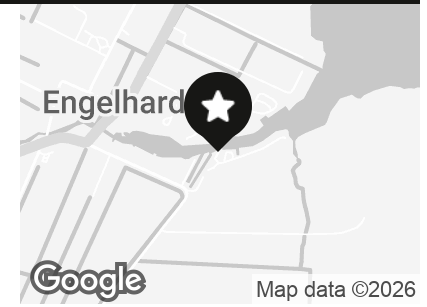
# SALE COMPS



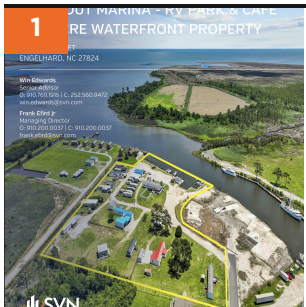
## SUBJECT PROPERTY

267 and 269 Goshen Back Rd | Engelhard, NC 27824

**Sale Price:** \$6,000,000    **Lot Size:** 55.97 Acres    **Building SF:** 7,044 SF



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## BIG TROUT MARINA & RV PARK

219 Hill Street | Engelhard, NC 27824

**Sale Price:** \$1,500,000    **Lot Size:** 7.58 Acres    **Closed:** 03/17/2026



7.58 acres with a 20 slip marina and multiple buildings.

# SALE COMPS



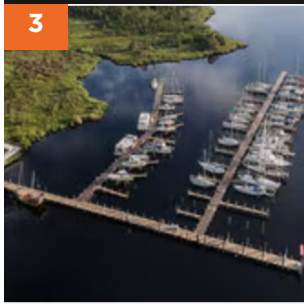
## INDUSTRIAL PARK, ENGELHARD NC

114 Hill Street | Engelhard, NC 27824

**Sale Price:** \$1,400,000    **Lot Size:** 8.08 Acres    **Closed:** 08/28/2009



8.08 acres of uncleared land, with no buildings.



## DOWRY CREEK MARINA

110 Spinnaker Run Road | Belhaven, NC 27810

**Sale Price:** \$2,600,000    **Lot Size:** 14.76 Acres    **Closed:** 04/22/2026



14.67 acres, 70 wet slips, multiple buildings.



## MARINA BASIN

390 Harbor Road | Wanchese, NC 27981

**Sale Price:** \$1,032,500    **Lot Size:** 2.12 Acres    **Closed:** 12/17/2021



2.12 acres of cleared land on the marina basin, with no buildings.

**SALE COMPS**



**5227 US HWY 64/264**

Manns Harbor, NC 27953

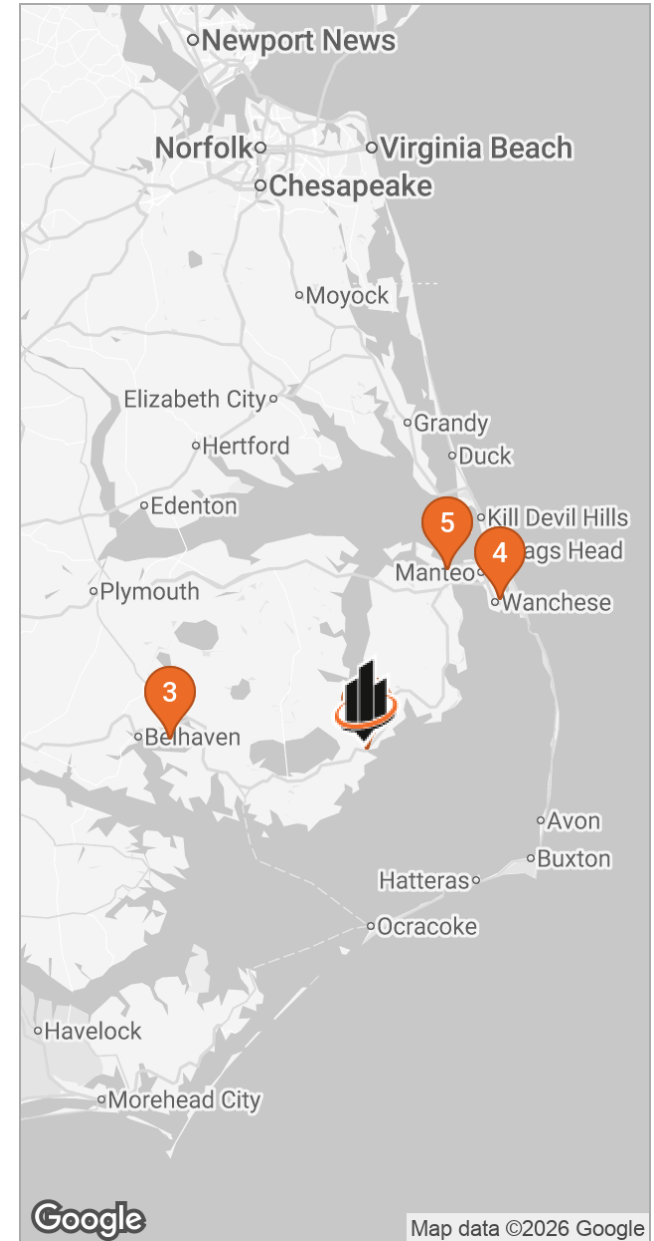
**Sale Price:** \$4,291,000    **Lot Size:** 10.51 Acres    **Closed:** 04/01/2009



10.51 acres of land, with no buildings.

# SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	PRICE/ACRE
★	<b>55 +/- Acre Waterfront Development Site &amp; Marina - Engelhard NC</b> 267 and 269 Goshen Back Rd Engelhard, NC 27824	\$6,000,000	7,044 SF	\$107,200
1	<b>Big Trout Marina &amp; RV Park</b> 219 Hill Street Engelhard, NC 27824	\$1,500,000	-	\$197,889.18
2	<b>Industrial Park, Engelhard NC</b> 114 Hill Street Engelhard, NC 27824	\$1,400,000	-	\$173,267.33
3	<b>Dowry Creek Marina</b> 110 Spinnaker Run Road Belhaven, NC 27810	\$2,600,000	-	\$176,151.76
4	<b>Marina Basin</b> 390 Harbor Road Wanchese, NC 27981	\$1,032,500	-	\$487,028.30
5	<b>5227 US Hwy 64/264</b> Manns Harbor, NC 27953	\$4,291,000	-	\$408,277.83
<b>AVERAGES</b>		<b>\$2,164,700</b>	<b>NAN SF</b>	<b>\$288,522.88</b>



## MEET THE TEAM



### WIN EDWARDS

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.