

Price Improvement



OFFERING MEMORANDUM

Prime Crystal Coast Development Site

406 CEDAR POINT BLVD
Cedar Point, NC 28584

PRESENTED BY:

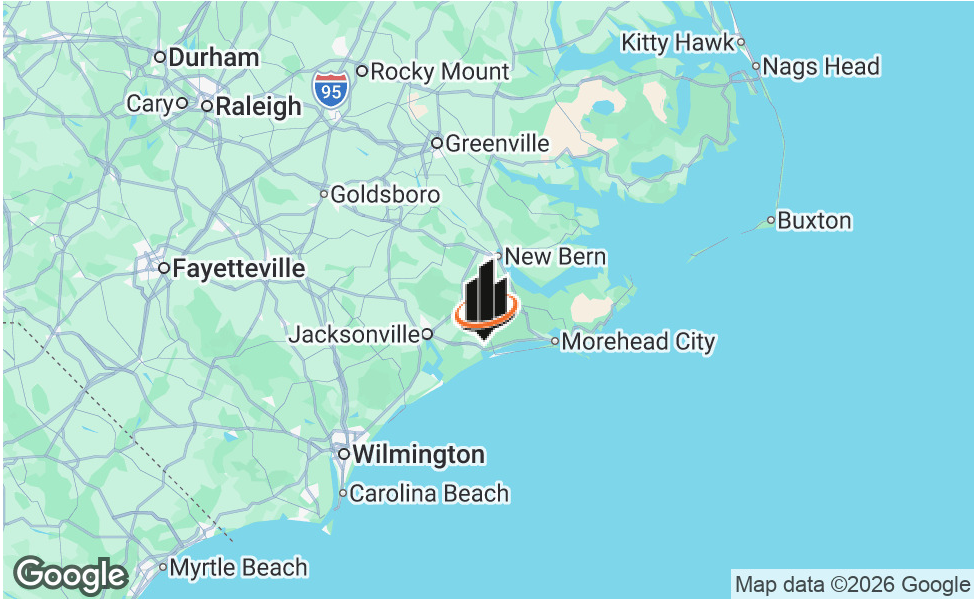
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$700,000
LOT SIZE:	1 Acre
PRICE / ACRE:	\$700,000
ZONING:	B 1 - General Business District
MARKET:	Cedar Point
SUBMARKET:	Swansboro, Cape Carteret
APN:	537413122691000
VIDEO:	View Here

PROPERTY OVERVIEW

Welcome to 406 Cedar Point Blvd, an exceptional development opportunity with access off Hwy 24 and Ash Street. This property, zoned B1 - General Business District, is perfectly positioned for retail and land development. Boasting a daily traffic count of 29,331 vehicles, this prime location promises high visibility and accessibility for commercial ventures. Whether you’re a retail entrepreneur or a land developer, 406 Cedar Point Blvd offers a strategic gateway to success in this dynamic commercial real estate market.

PROPERTY HIGHLIGHTS

- A one acre development site with 29,331 VPD.
- Access from both Hwy 24 and Ash Street.
- 212 feet of Road Frontage on NC Hwy 24, and 203 feet on Ash Street.
- Zoned B 1 - General Business District - contact broker for updated information on rezoning for Multifamily
- Crystal Coast Advantage: Minutes from the Intracoastal Waterway, White Oak River, and pristine Crystal Coast beaches
- Ground Lease Available

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

Situated along North Carolina's stunning Crystal Coast, Cedar Point is a prime investment destination offering a rare blend of natural beauty, economic potential, and coastal charm. Nestled on the banks of the White Oak River and adjacent to the thriving waterfront town of Swansboro, Cedar Point provides direct access to the Intracoastal Waterway and the pristine beaches of the Crystal Coast—an area renowned for its tourism, boating, and year-round outdoor recreation. With a growing population, increasing commercial development, and a business-friendly environment, Cedar Point presents exceptional opportunities for investors looking to capitalize on the region's expanding retail, hospitality, and mixed-use markets.

PROPERTY HIGHLIGHTS

- -Thriving Trade Area: Adjacent to the waterfront town of Swansboro, with strong tourism, boating, and year-round recreation.
- - Crystal Coast Advantage: Minutes from the Intracoastal Waterway, White Oak River, and pristine Crystal Coast beaches.
- - 212 feet of Road Frontage on NC Hwy 24.
- - 203 feet of Road Frontage on Ash Street.
- - Zoned B-1 Gen Business - contact broker for updated information on rezoning for Multifamily
- - Flood Zone AE 11 - Coastal A
- - Ground Lease Available

Price Improvement



THE WHITE OAK RIVER



HWY 24 WEST - SWANSBORO 1.6 MILES



ADDITIONAL PHOTOS



GIS MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

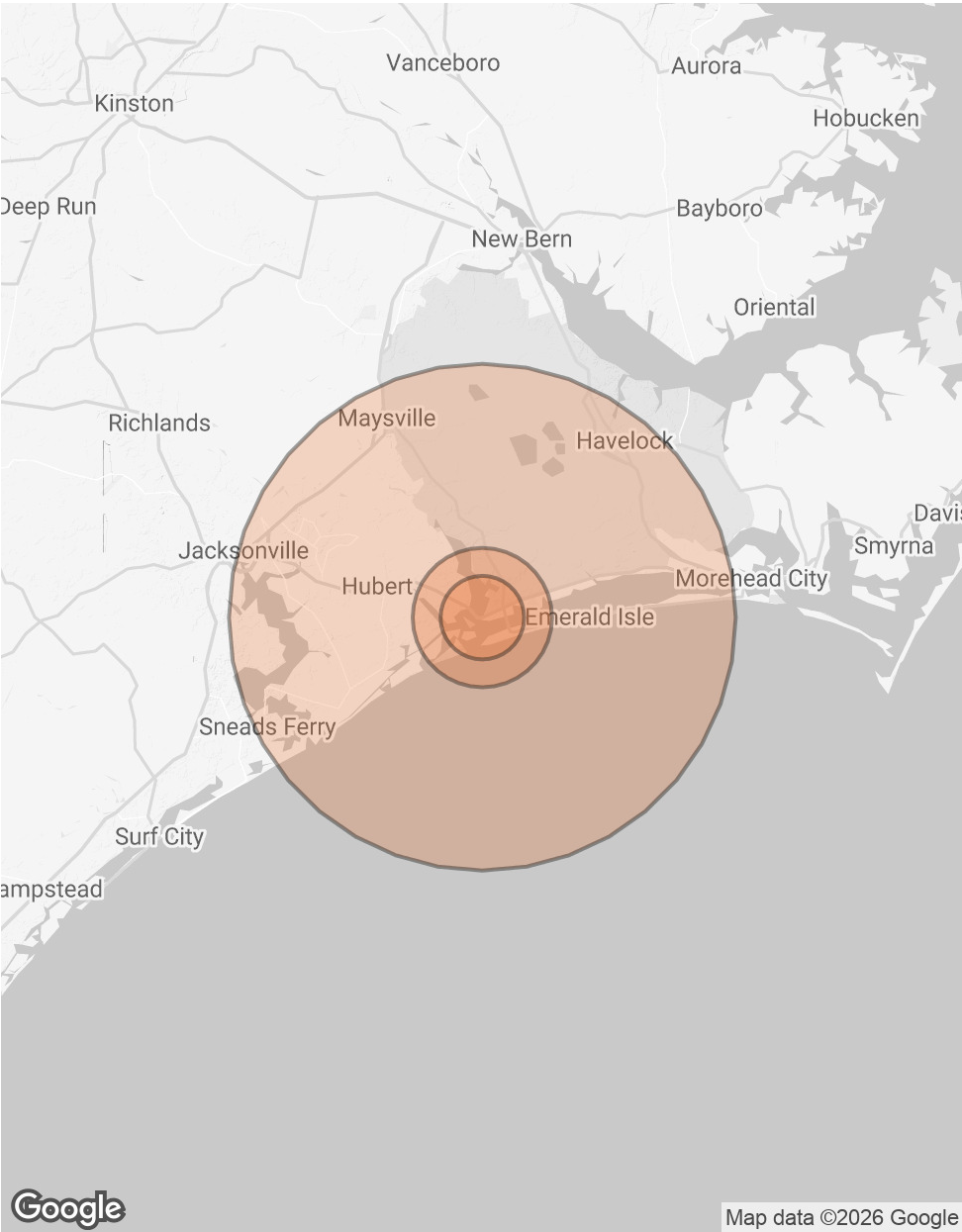
POPULATION 3.3 MILES 5.5 MILES 20 MILES

TOTAL POPULATION	10,838	24,482	174,538
AVERAGE AGE	47	45	37
AVERAGE AGE (MALE)	46	44	36
AVERAGE AGE (FEMALE)	48	46	38

HOUSEHOLDS & INCOME 3.3 MILES 5.5 MILES 20 MILES

TOTAL HOUSEHOLDS	4,747	10,407	63,549
# OF PERSONS PER HH	2.3	2.4	2.7
AVERAGE HH INCOME	\$105,185	\$100,010	\$83,832
AVERAGE HOUSE VALUE	\$488,604	\$421,971	\$260,523

2020 American Community Survey (ACS)



MEET THE TEAM



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