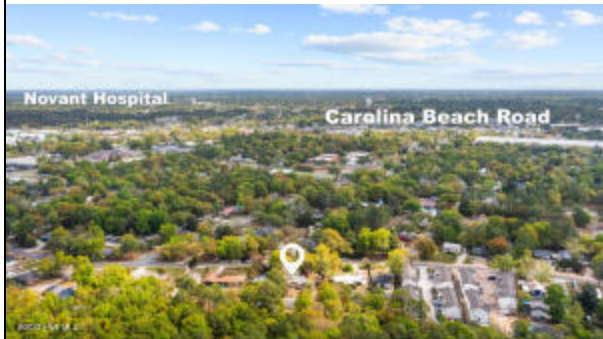


	Sub-Type: Single Family Residence County: New Hanover Location Type: Mainland Subdivision: Belmont Secondary Subdivision: N/A City Limits: Yes Marketing City: Wilmington Elem. School: Sunset Middle School: Williston High School: New Hanover School District: New Hanover Year Built: 1958 Zoning: R-5 Lot Acres: 0.77 Lot Dim: Irregular	# Baths - Full: 1 # Baths - Half: 0 # Baths - Total: 1 # Bedrooms: 2 # Rooms: 5 Primary Living Master Bedroom Level: Area Fireplace Y/N: Yes Fireplaces Total: 1 SqFt - Heated (Primary): 999 Stories Total: 1 Waterfront: No Waterview: No New Construction: No HOA: No Sign on Property: Yes Recording Device: Unknown to Agent

Room Name	Level	Length	Width	Remarks	Room Name	Level	Length	Width	Remarks
Master Bedroom		14	13		Dining Room		9	19	
Bedroom 1		11	12		Kitchen		9	9	
					Living Room		21	13	

Construction: Wood Frame Cooling: Heat Pump Dining Room Type: Combination Entry Level Information: Entry Level: 1 Exterior Finish: Wood Siding Foundation: Crawl Space Terms: Cash; Conventional Rental Information: Structure Type:	Fencing: None Interior Features: Ceiling Fan(s); Gas Log Garage & Parking: Attached Garage Spaces: 0; Detached Garage Spaces: 0; Total # Garage Spaces: 0; Total Carport Spaces: 0 HOA and Neigh Amenities: No Amenities Heated SqFt: 800 - 999 Total SqFt - Heated (Primary + Separate): 999 Heating: Forced Air Heating System Fuel Source: Natural Gas	Patio and Porch Features: Glass Enclosed Parking Features: Paved Possession: At Closing Roof: Architectural Shingle Road Type/Frontage: Public (City/Cty/St) Showing Instructions: Appt Required; Vacant Levels: One Utilities: Sewer Available; Water Available Sewer: Municipal Sewer Water Source: Municipal Water Construction Type: Stick Built View Type: None Frontage Type: None
---	--	---

Tax Assessed Value: \$277,800 Cobra Zone: No Deed Book: 5620 Deed Page: 402	Plat Book: 0 PID: R06505012010000 Tax Identifier: R06505-012-010-000	Plat Page: 0 Total Real Estate Property Taxes: \$1,634.86 Special Assessments: none Tax Year: 2025
--	---	---

Marketing/Public Remarks: ~Package Deal~ Strategic 2.56-acre development assemblage in one of Wilmington's fastest-growing residential infill corridors. Offered at \$1,745,000, this price reflects the combined two-parcel package which includes the road frontage and functional 2BR/1BA home at 2830 Worth Drive plus the expansive 1.78-acre tract at 2758 Worth Drive (MLS #100548407). Positioned directly in the path of progress, the immediate area is seeing a surge in new construction activity including multiple duplex and triplex projects. The 100-foot frontage at 2830 Worth serves as a dedicated utility and access bridge to the back acreage, which is ideal for an up to 20-unit townhome or cottage court community. The existing home is a high-value asset, currently tenant-occupied on a 12-month lease at \$1,800 per month, providing reliable income to offset holding costs during the planning and permitting phase. The list price of \$1.745M encompasses both properties to be sold together as a single development site. This is a rare opportunity to secure enough contiguous acreage for a large-scale project in a proven high-density transition zone. Buyer to verify all zoning and utility capacity.

Agent Remarks: Listing had to be separated due to two separate parcel numbers but price reflects total for both properties MLS #100548407 and MLS #100548409.

Legal: Lots 34-35 Belmont

Lockbox on Property: Yes **Type of Lockbox:** Private **Sign on Property:** Yes

Directions to Property: From downtown, take S 3rd St to Carolina Beach Rd. Turn right on to Shipyard Blvd, then left on to Worth Dr. Properties will be on right.

Days on Market: 104 Cumulative Days on Market: 104 Owner: OAOA, LLC Broker Owner: Yes Seller Rep.: Has owned the property for less than one year Effective Date: 01/09/2026 Listing Price: \$1,499,000 List Price/SqFt: \$1,500.5 Original List Price: \$1,745,000	Prospect Exempt: No Stipulation of Sale: Standard Agreement Service: Full Service Agreement Type: Exclusive Right To Sell EMD Trust Account: Yes	Cancel Date: 04/22/2026 Status Change Date: 04/23/2026
---	---	---

Name	Office	Primary	Other Office	E-mail	Other Email
Listing Member: The Rising Tide Team	Listing Office: Intracoastal Realty Corporation C2062	910-256-4503	910-256-4503	single@intracoastalrealty.com	
Co-listing Member: Bridget White	Co-listing Office: Intracoastal Realty Corporation Co-listing Office:	724-814-9745	910-256-4503	BWhite@IntracoastalRealty.com	

Confidential - May Only Be Distributed To MLS Participants

Information is deemed to be reliable, but is not guaranteed. Data may have come from public tax records. © 2026 MLS and FBS. Prepared by Daniel J Boyle, Town & Country Real Estate - Dan Boyle on Wednesday, June 10, 2026 2:56 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.