

5960 SF FLEX - INDUSTRIAL WATERFRONT PROPERTY

427 CEDAR POINT BLVD
CEDAR POINT, NC 28584

Win Edwards

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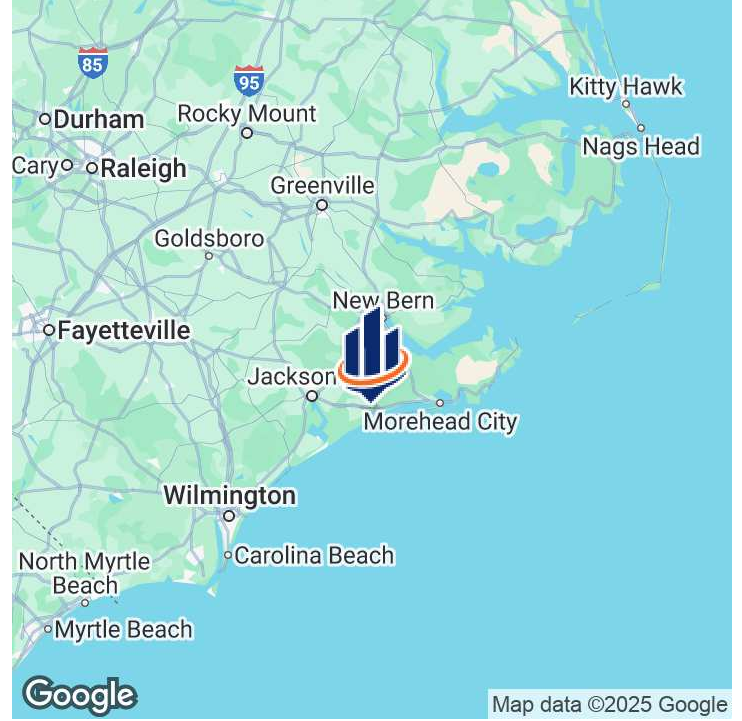
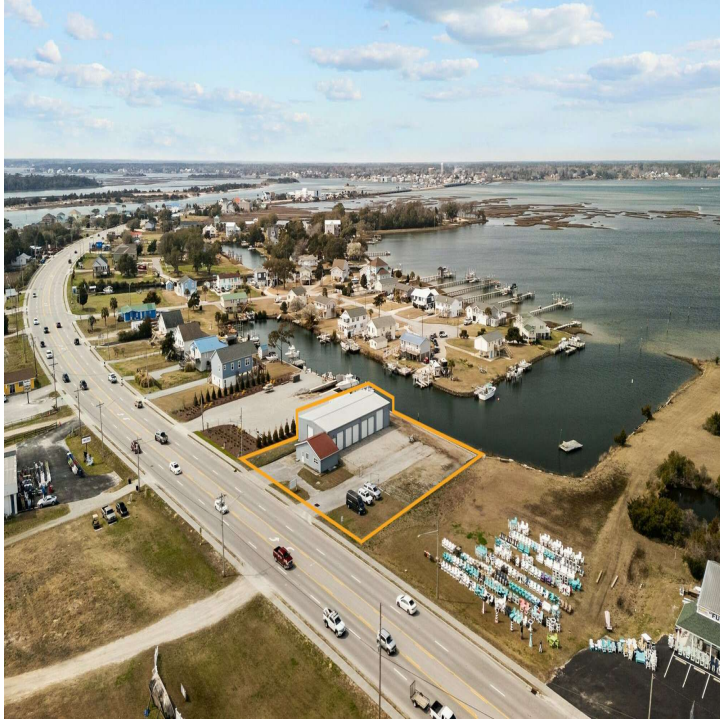
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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,895,000
Building Size:	5,960 SF
Lot Size:	0.75 Acres
Price / SF:	\$317.95
Year Built:	1985
Renovated:	2019
Zoning:	B 1 - General Business District
Traffic Count:	29,331
APN:	537413137120000
Video:	View Here

PROPERTY HIGHLIGHTS

- Industrial site with navigable canal access to White Oak River.
- 5,960 SF industrial building with 8 roll-up doors.
- Includes two 14-foot doors, five 12-foot doors, and one 10 foot door.
- 16 foot center ceiling height sloping to 13.88 eave height.
- Well-insulated and heated warehouse space.
- 173-foot seawall installed on 10/1/2024.
- Fenced parking area.
- Approximately 174 SF of road frontage on NC Hwy 24.
- Flood Zone AE 11 Coastal A

Property Description



PROPERTY DESCRIPTION

Discover an exceptional industrial opportunity in the heart of Cedar Point. This prime property showcases a 5,960 SF industrial building boasting 8 roll-up doors, well-insulated and heated warehouse space, and a 173-foot seawall installed on 10/1/2024. Nestled along a navigable canal connecting to the White Oak River, this location offers unparalleled access for transportation and logistical operations. The property also features a fenced parking area and approximately 174 SF of road frontage on NC Hwy 24, providing a strong foundation for a wide range of industrial, warehouse, and distribution activities. With its strategic features and versatile infrastructure, this property presents an outstanding investment opportunity for astute industrial investors.

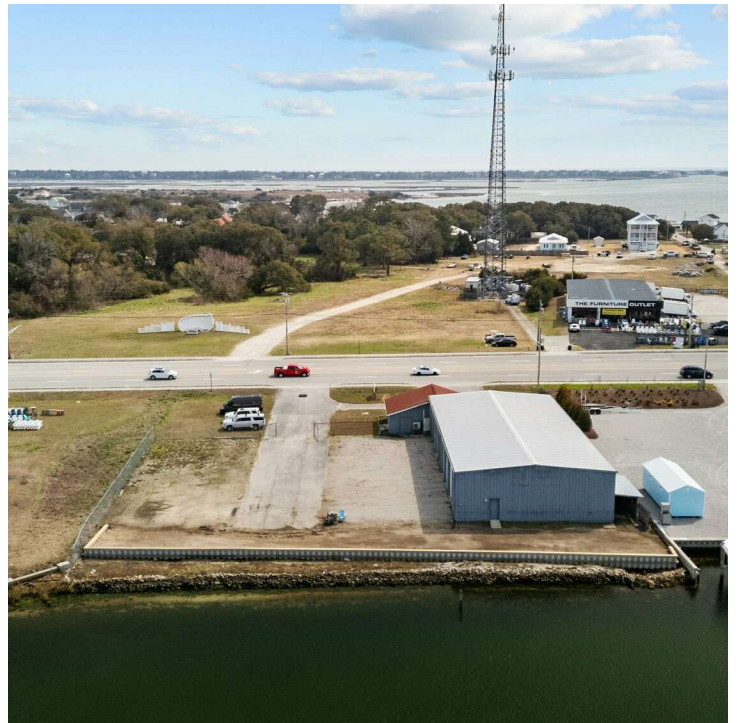
LOCATION DESCRIPTION

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.

Additional Photos



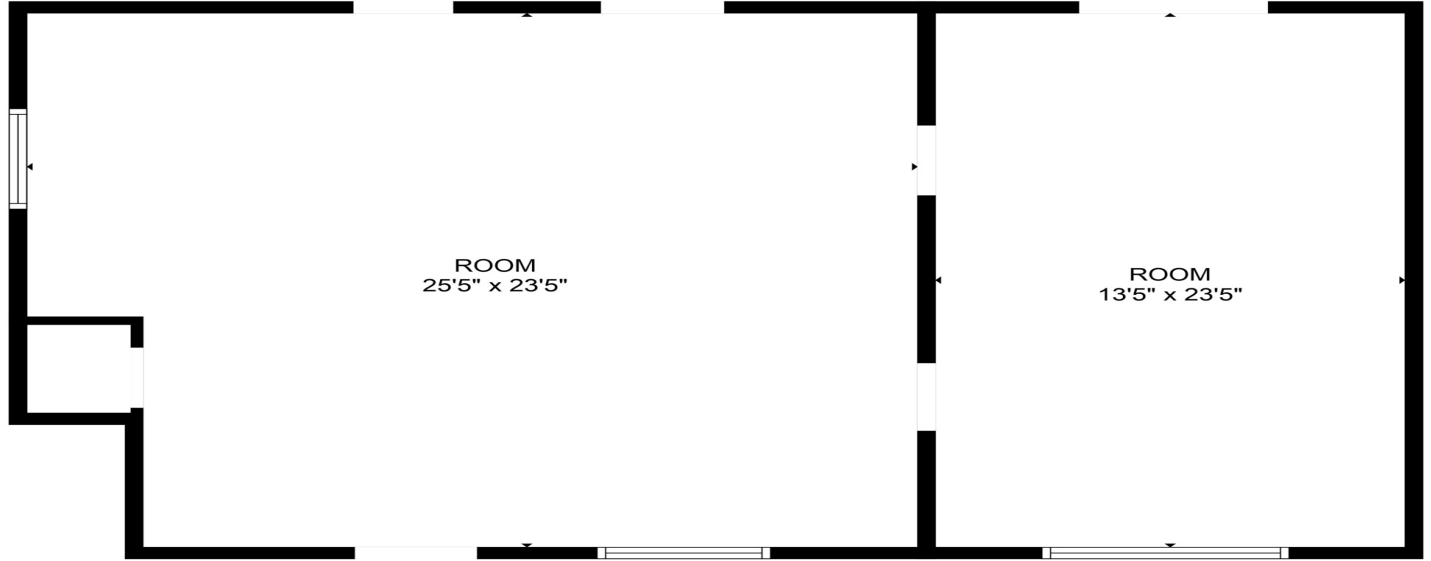
Drone Photos



Warehouse & Office Photos



Office Floor Plan & GIS Photos



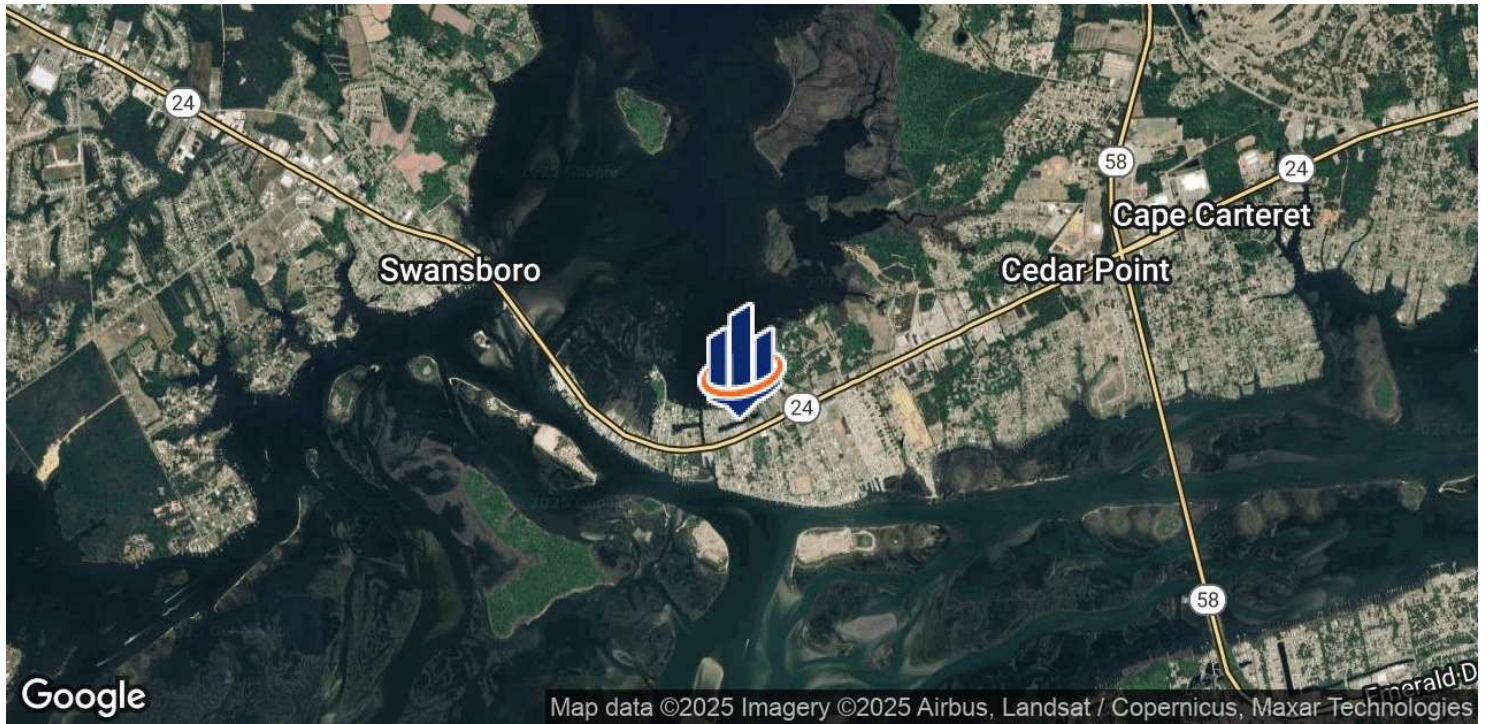
ESTIMATED AREAS
GLA FLOOR 1: 964 sq. ft EXCLUDED AREAS 0 sq. ft
Total GLA 964 sq. ft, total area 964 sq. ft
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Retailer Map



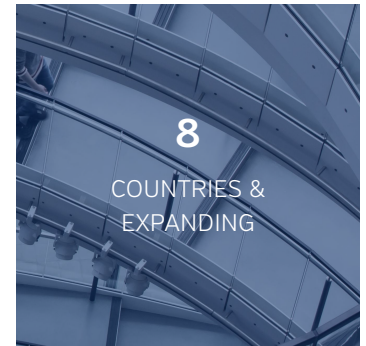
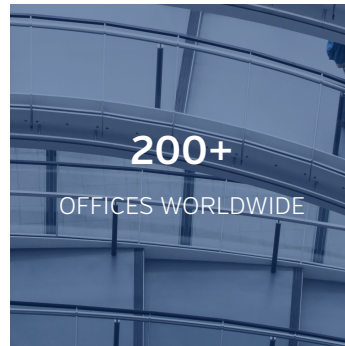
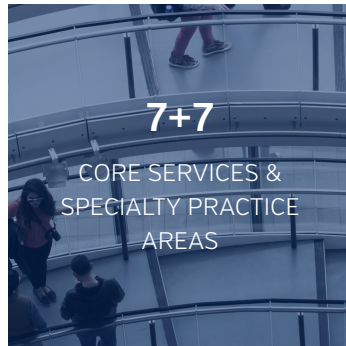
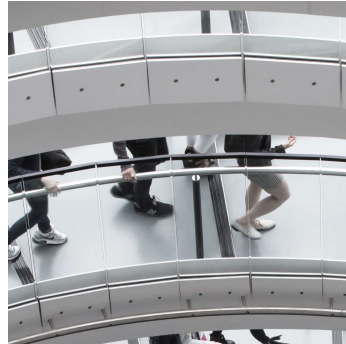
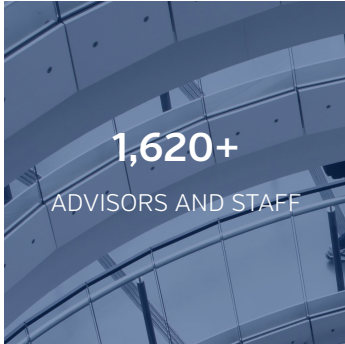
Demographics Map & Report



POPULATION	5 MILES	15 MILES	25 MILES
Total Population	19,074	82,013	271,439
Average Age	46	38	37
Average Age [Male]	45	38	36
Average Age [Female]	47	39	38
HOUSEHOLDS & INCOME	5 MILES	15 MILES	25 MILES
Total Households	8,235	28,627	100,261
# of Persons per HH	2.3	2.9	2.7
Average HH Income	\$101,928	\$88,965	\$84,727
Average House Value	\$441,763	\$295,624	\$275,046

* Demographic data derived from 2020 ACS - US Census

SVN By The Numbers



SVN CULTURE

Innovating and breaking the conventions of the commercial real estate business.

1 GLOBAL PLATFORM
Our Advisors are independent, local market experts with the ability to leverage the SVN global platform for the benefit of clients.

2 TRUST & TRANSPARENCY
The SVN shared fee approach to sales creates unparalleled transparency and trust among our colleagues in the real estate industry.

3 TECHNOLOGICAL EDGE
The SVN brand is synonymous with technological innovation across all our systems.

4 COMMUNITY IMPACT
Each SVN office is locally owned and operated, which means decision-making stays where it matters – the community.

5 SHARED VALUE NETWORK®
SVN Advisors embrace our differences by creating diverse and inclusive opportunities.

6 AMAZING CLIENT VALUE
We are dedicated to creating value for our clients by putting their interests first. ALWAYS.

*For deals \$2.5-10.0 million.

**The statistics in this document were compiled from all transactions reported by our franchisees in 2019. They are not audited.

Meet The Team



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Senior Advisor

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Working With Real Estate Agents Disclosure (For Buyers)

IMPORTANT

This form is not a contract. Signing this disclosure only means you have received it.

- In a real estate sales transaction, it is important that you understand whether an agent represents you.
- Real estate agents are required to (1) review this form with you at first substantial contact - before asking for or receiving your confidential information and (2) give you a copy of it after you sign it. This is for your own protection.
- Do not share any confidential information with a real estate agent or assume that the agent is acting on your behalf until you have entered into an agreement with the agent to represent you. Otherwise, the agent can share your confidential information with others.

Note to Agent: Check all relationship types below that may apply to this buyer.

_____ **Buyer Agency:** If you agree, the agent who gave you this form (and the agent's firm) would represent you as a buyer agent and be loyal to you. You may begin with an oral agreement, but your agent must enter into a written buyer agency agreement with you before making a written offer or oral offer for you. The seller would either be represented by an agent affiliated with a different real estate firm or be unrepresented.

_____ **Dual Agency:** Dual agency will occur if you purchase a property listed by the firm that represents you. If you agree, the real estate firm and any agent with the same firm (company), would be permitted to represent you and the seller at the same time. A dual agent's loyalty would be divided between you and the seller, but the firm and its agents must treat you and the seller fairly and equally and cannot help you gain an advantage over the other party.*

_____ **Designated Dual Agency:** If you agree, the real estate firm would represent both you and the seller, but the firm would designate one agent to represent you and a different agent to represent the seller. Each designated agent would be loyal only to their client.*

*Any agreement between you and an agent that permits dual agency must be put in writing no later than the time you make an offer to purchase.

_____ **Unrepresented Buyer (Seller subagent):** The agent who gave you this form may assist you in your purchase, but will not be representing you and has no loyalty to you. The agent will represent the seller. Do not share any confidential information with this agent.

Note to Buyer: For more information on an agent's duties and services, refer to the NC Real Estate Commission's "Questions and Answers on: Working With Real Estate Agents" brochure at ncrec.gov (Publications, Q&A Brochures) or ask an agent for a copy of it.

Buyer's Signature

Buyer's Signature

Date

Win Edwards
Agent's Name

NC Lic #243984
Agent's License No.

SVN Efrd Commercial Real Estate
Firm Name

Disclaimer

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.