

OFFERING MEMORANDUM

Prime Crystal Coast Development Site

406 CEDAR POINT BLVD

Cedar Point, NC 28584

PRESENTED BY:

WIN EDWARDS

O: 910.769.1915

win.edwards@svn.com

NC #243984

FRANK EFIRD JR

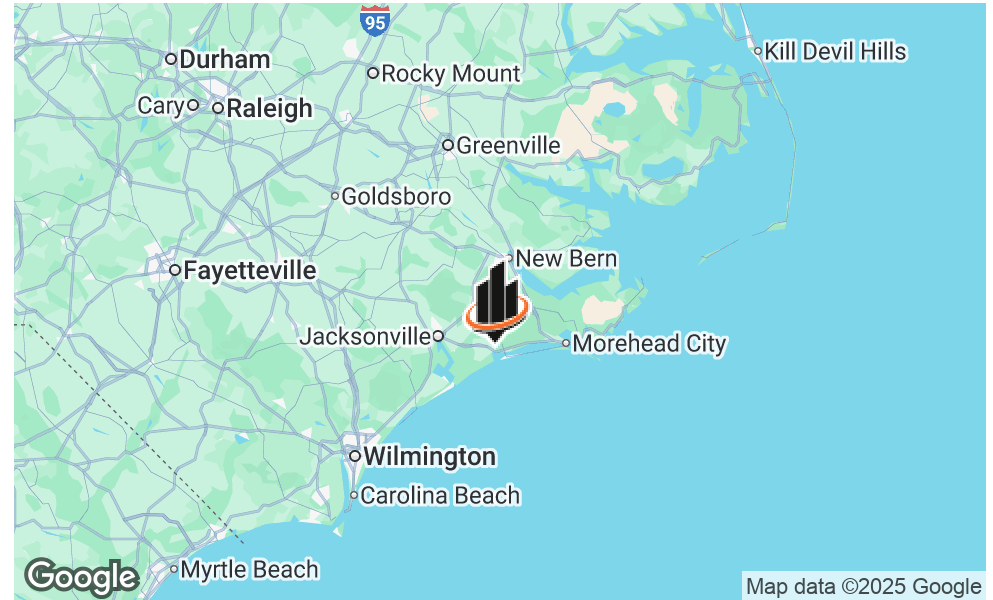
O: 910.200.0037

frank.efird@svn.com

NC #106541



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$750,000
LOT SIZE:	1 Acre
PRICE / ACRE:	\$750,000
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

BOGUE INLET



THE WHITE OAK RIVER



HWY 24 WEST - SWANSBORO 1.6 MILES



ADDITIONAL PHOTOS



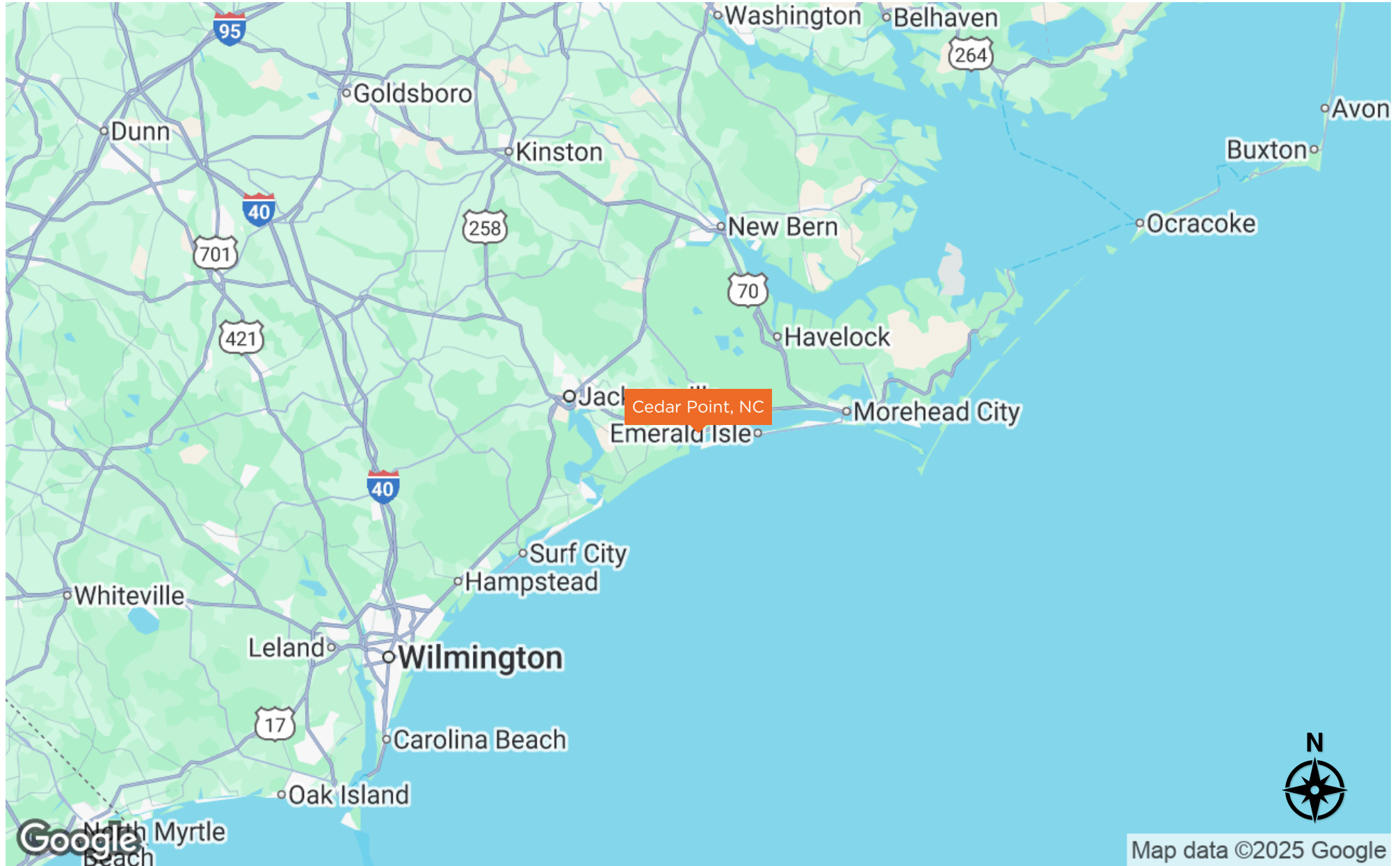
GIS MAP



RETAILER MAP



REGIONAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

3.3 MILES 5.5 MILES 20 MILES

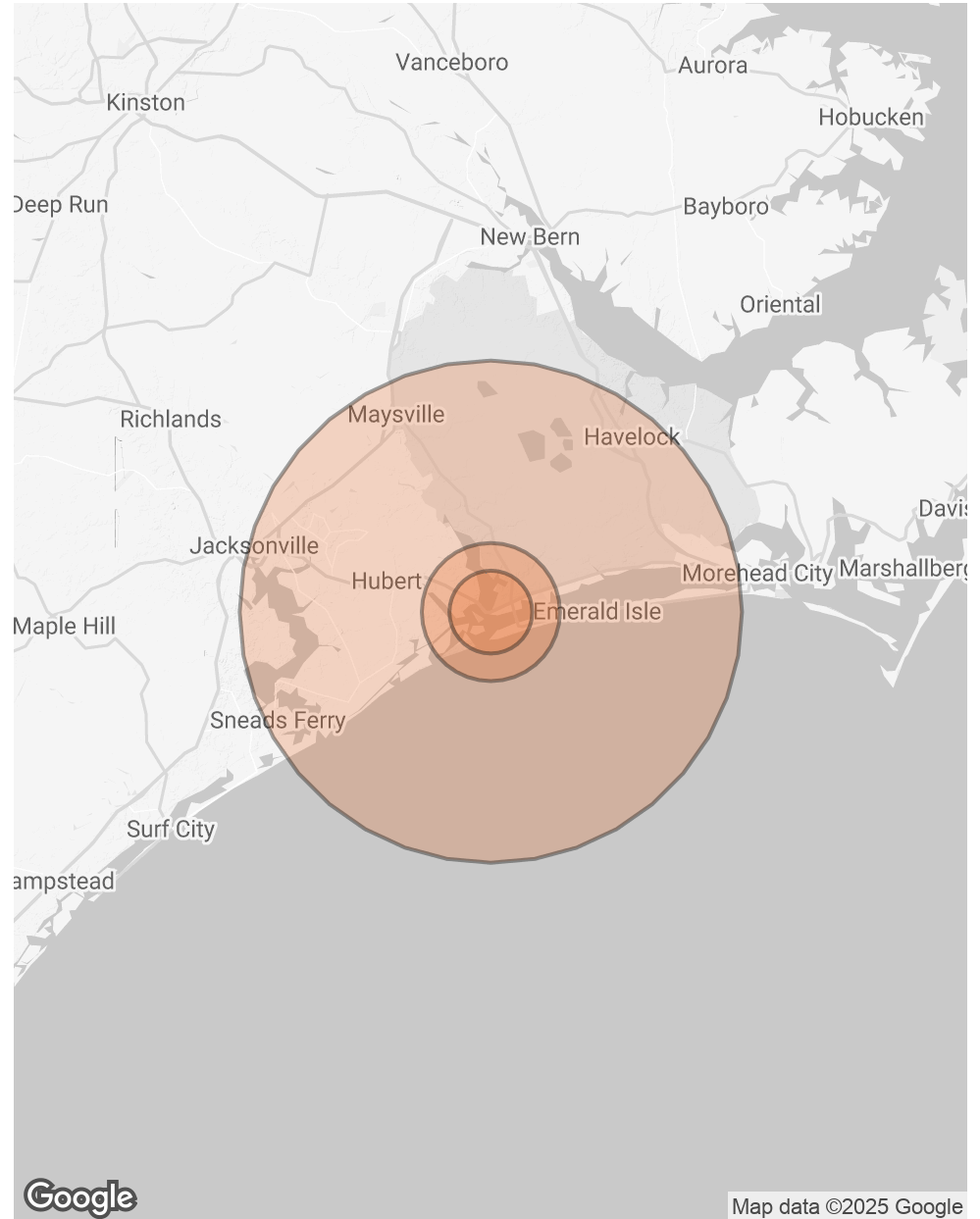
	3.3 MILES	5.5 MILES	20 MILES
TOTAL POPULATION	10,838	24,482	174,538
AVERAGE AGE	47	45	37
AVERAGE AGE (MALE)	46	44	36
AVERAGE AGE (FEMALE)	48	46	38

HOUSEHOLDS & INCOME

3.3 MILES 5.5 MILES 20 MILES

	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

Demographics data derived from AlphaMap



MEET THE TEAM



WIN EDWARDS

Senior Advisor

Direct: 910.769.1915 **Cell:** 252.560.9472
win.edwards@svn.com

NC #243984



FRANK EFIRD JR

Managing Director

Direct: 910.200.0037 **Cell:** 910.200.0037
frank.efird@svn.com

NC #106541 // NC #C30323

SVN BY THE NUMBERS



SVN[®] by the numbers



200+

Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

svn.com 1309 Beacon St, Suite 300, Brookline, MA 02446
©2025 SVN International. All Rights Reserved. SVN[®] and the SVN COMMERCIAL REAL ESTATE ADVISORS[®]
Logos are registered service marks of SVN International. All SVN[®] offices are independently owned and operated





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 Efir Commercial Real Estate

Firm Name

REC. 4.27 • 1/1/2022

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.