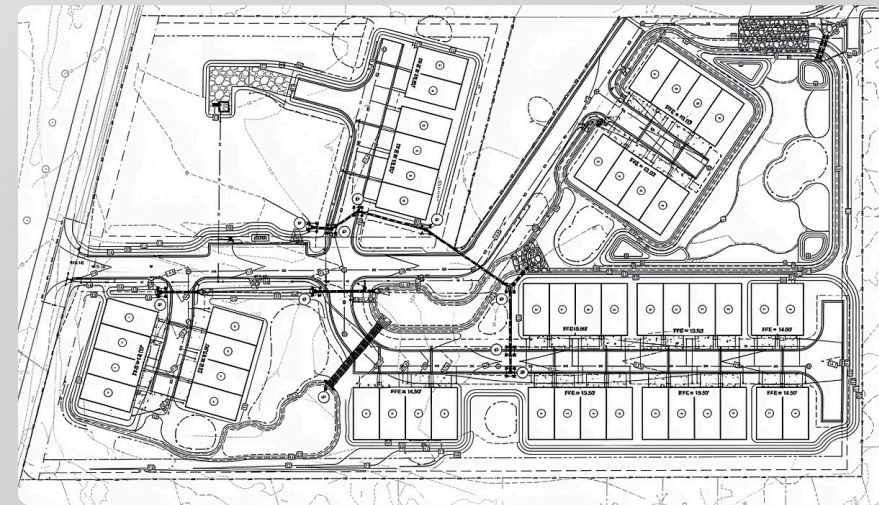


# Wilmington - Carolina Beach Construction-Ready Townhome Development

**7645 Carolina Beach Rd, Wilmington, NC** — 46 Fully Entitled Cottage-Townhome Lots | Permit Ready | CD Complete

SHOVEL-READY OPPORTUNITY

WILMINGTON, NC



# Prime Location, Unmatched Potential

## Gateway to Pleasure Island

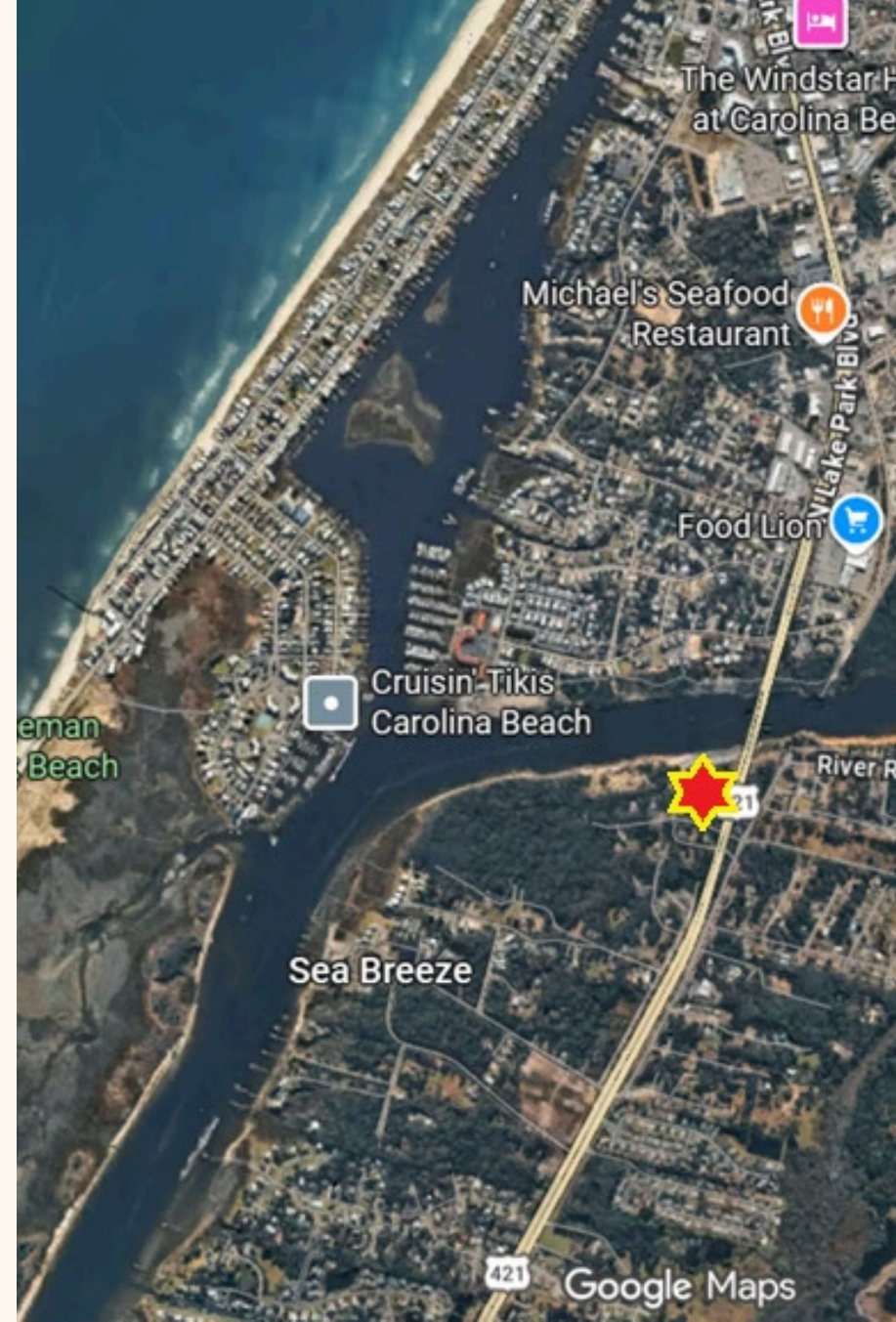
Positioned directly before the Snow Cut Bridge — the primary corridor to Carolina Beach and Kure Beach.

## High-Visibility Corridor

Frontage on Carolina Beach Rd, a major thoroughfare with strong daily traffic count to premier coastal destinations.

## Booming Coastal Market

Wilmington consistently ranks among the Southeast's fastest-growing cities, fueling intense demand for coastal residential living.



# Ready for Immediate Construction



## Fully Entitled Land

All governmental approvals and entitlements secured — no waiting, no uncertainty.

## CD Construction Design Complete

Detailed architectural and engineering plans finalized and ready for permit submission.

## Permit-Ready Site

Streamlined path to breaking ground — dramatically minimizing development timelines.

## 26' Wide Townhome Lots

46 optimally sized lots designed for efficient, marketable, and desirable townhome units.

## Public Utilities Ready

Public water and sewer serviced by Aqua — well already in place for Aqua takeover. Easements secured for sewer and storm connectivity.

# Investment Opportunity: Build & Profit



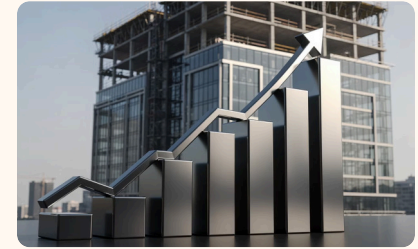
## Shovel-Ready for Developers

Purpose-built for builders and developers seeking projects with zero entitlement risk and immediate construction potential.



## Coastal Market Advantage

Capitalize on acute housing demand in one of the Southeast's most sought-after coastal markets with limited available inventory.



## Rapid ROI Path

Pre-approved status eliminates years of entitlement work — fast-track straight to construction, sales, and returns.

✔ All entitlements secured + CD complete = **significantly de-risked investment** compared to raw or unentitled land.

# Coastal Market Advantage: By the Numbers

1

## U.S. metro for inbound migration

Wilmington ranked #1 U.S. metro for inbound migration (United Van Lines, 2024)

83%

## Inbound Migration Rate

Inbound migration rate, Wilmington MSA (2024)

+42%

## 5-Year Home Value Appreciation

Carolina Beach 5-year home value appreciation

\$725K

## Carolina Beach Median Sale Price

Carolina Beach median sale price (Oct 2025)

97.2%

## Sale-to-List Price Ratio

Sale-to-list price ratio, Carolina Beach

5.1

## Months of Supply

Current months of supply, Wilmington MSA (Feb 2026)

### Demand Outpacing Supply

Active listings in the Wilmington MSA rose 12% YoY to ~3,938 homes (Feb 2026), yet pending sales and closed sales continue to climb. Buyers remain active and price-sensitive — rewarding well-positioned new product.

### New Construction Absorption is Strong

Over 2,000 new residential permits were issued in New Hanover County in 2024 alone. 512 new units are currently proposed along Carolina Beach Road — validating the corridor's demand.

### Corridor Pricing Supports Townhome Product

Carolina Beach median sale price hit \$725,000 (Oct 2025) with a 97.2% sale-to-list ratio. Townhome-priced product in the \$500K–\$700K range sits in the market's sweet spot.

# Secure Your Next Profitable Development

This is a rare, **construction-ready opportunity** in a high-demand coastal corridor. The entitlements are done, the designs are complete, and the permits are ready — all that's missing is your vision.

## The Site

46 townhome lots | 26' wide |  
7645 Carolina Beach Rd,  
Wilmington, NC

## The Status

Fully entitled | CD complete |  
Permit ready | Shovel-ready

## Next Step

Contact us today to review site plans and discuss this exceptional coastal development opportunity.

