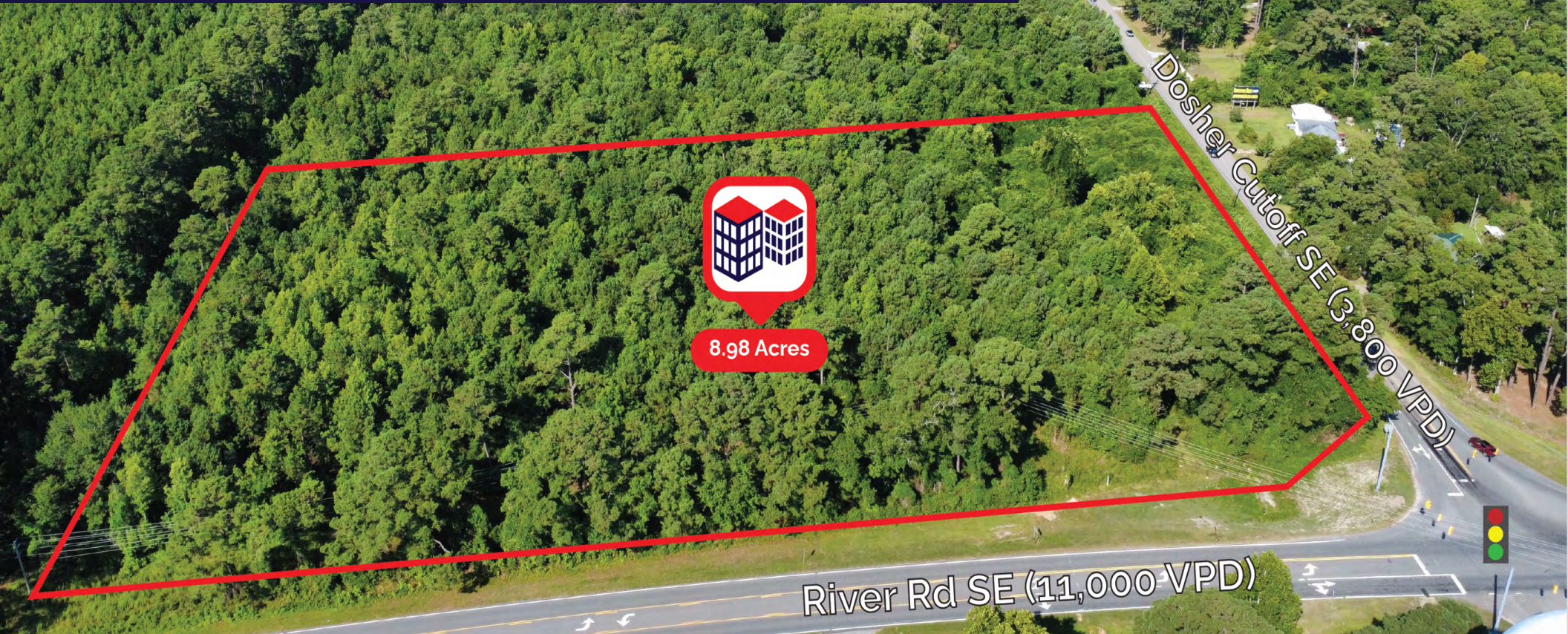


Hwy 87/Dosher Cutoff Rd

SOUTHPORT, NC 28461

FOR LEASE



STEPHEN BEGAB

571-471-4881

STEPHEN.BEGAB@OVERTONGROUP.NET

LICENSE NO. 336048 (NC)

TROY DEMERS | CCIM

910-685-8788

TROY@OVERTONGROUP.NET

LICENSE NO. 299037 (NC)

Leasing Summary



Ground Lease or BTS Lease Type

CLD
Zoning

8.98 ac
Total Acreage

Property Description:

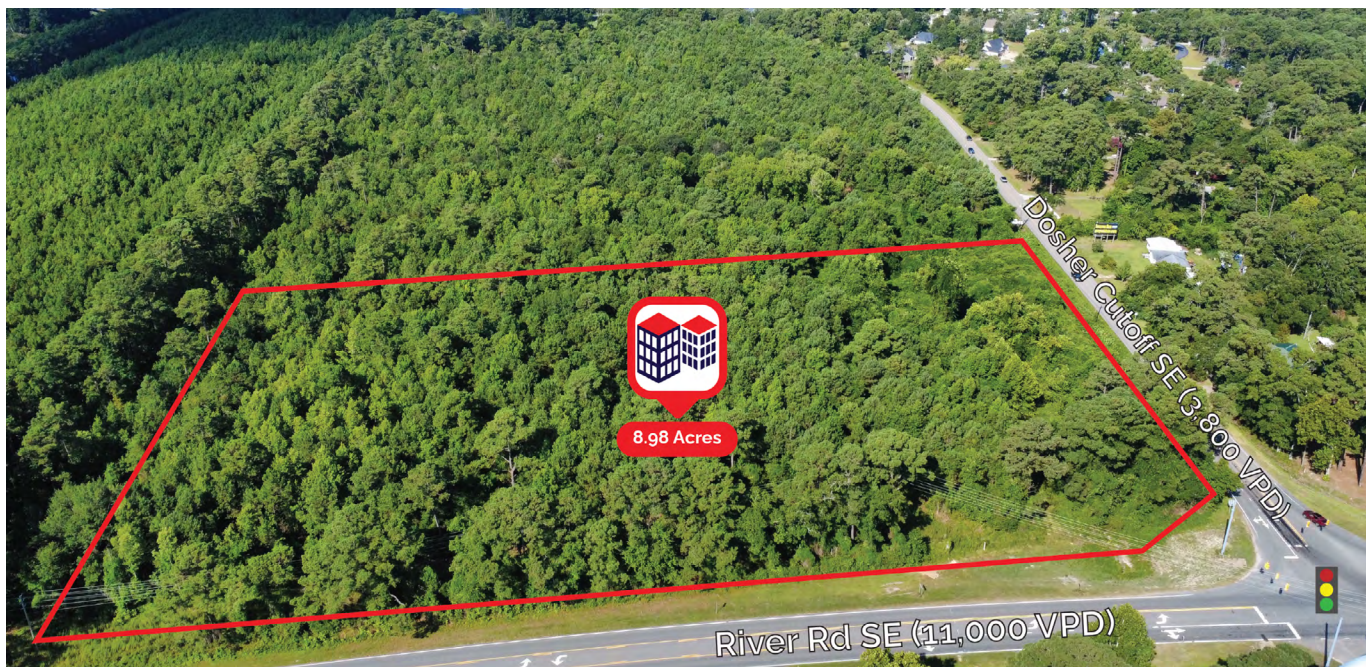
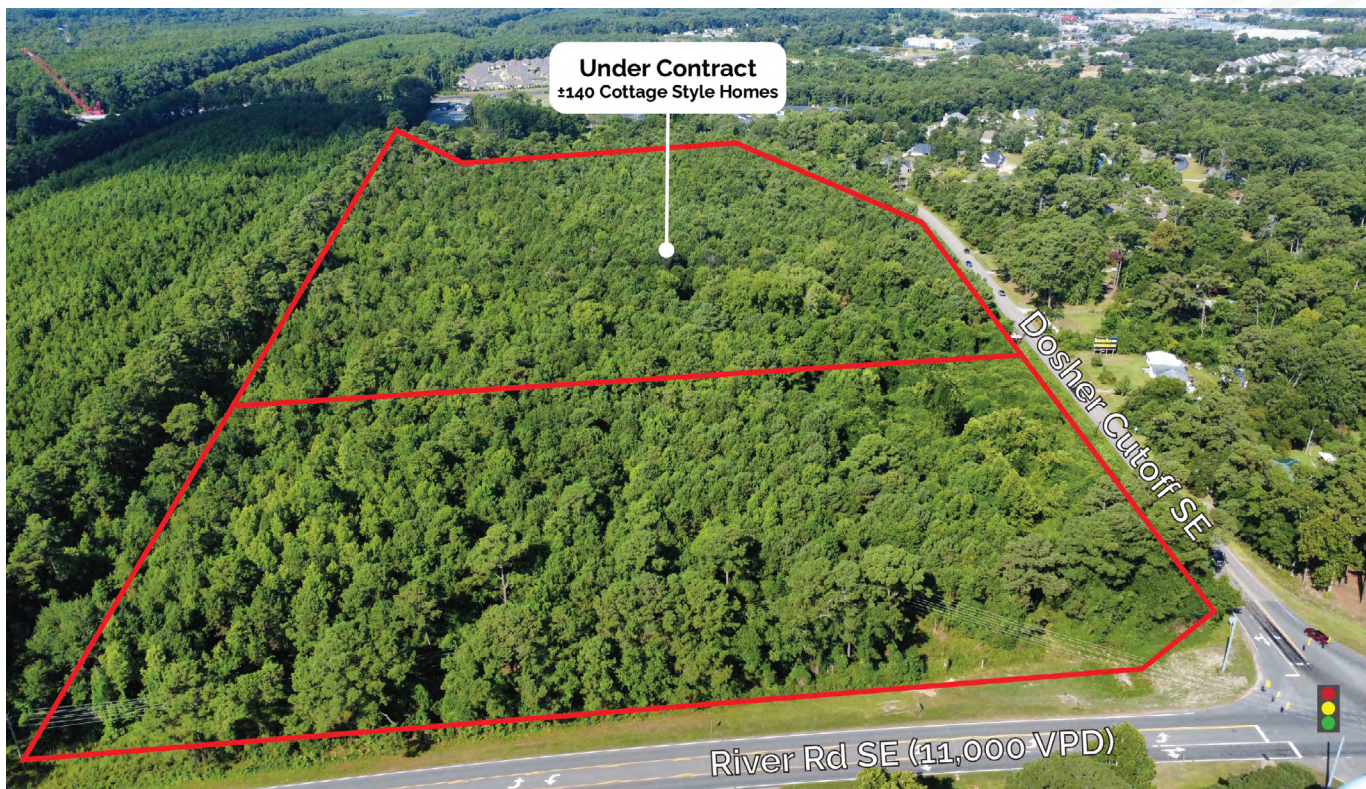
Located at the signalized corner of Hwy 87 and Doshier Cutoff Road in Southport, NC, this ±8.98-acre commercial parcel offers a prime opportunity for ground lease or build-to-suit development. Zoned CLD (Commercial Low Density) in Brunswick County, the site supports a wide range of commercial uses and benefits from strong visibility and easy access. The property is part of a larger ±32-acre tract with the adjoining ±23 acres currently under contract to a residential developer planning approximately 140 cottage-style homes. This future housing density enhances the site's appeal for commercial tenants seeking proximity to rooftops and regional growth corridors.

Property Details

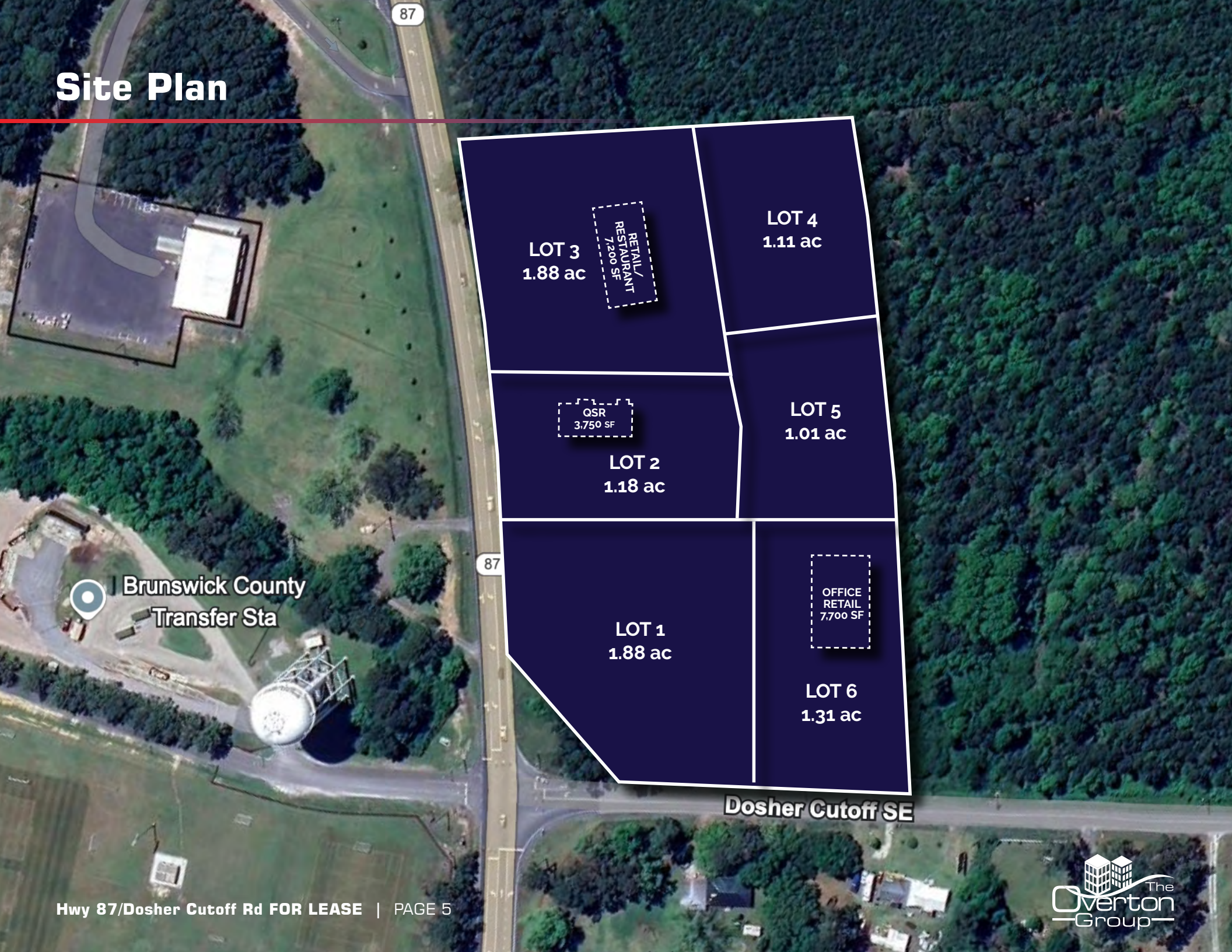
Address	Hwy 87/ Doshier Cutoff Rd
PID	2210000401
City	Southport
Market	ILM
County	Brunswick
Type	Land
# of Lots	2
Total Lot Size	31.98 acres
Minimum Subdivision	1 acre
Zoning	CLD

Preliminary Concept Plan





Site Plan



LOT 3
1.88 ac

RETAIL/
RESTAURANT
7,200 SF

LOT 4
1.11 ac

QSR
3,750 SF

LOT 2
1.18 ac

LOT 5
1.01 ac

LOT 1
1.88 ac

OFFICE
RETAIL
7,700 SF

LOT 6
1.31 ac

Doshier Cutoff SE



Brunswick County
Transfer Sta

Market Overview



Wilmington, NC

Wilmington's economy has undergone significant diversification in the last decade, transitioning from a tourism-centric focus to a hub for professional services and innovation. Key industries now include financial technology, clinical research, logistics, manufacturing, and food processing, reflecting the city's dynamic economic growth. The professional and business services sector has grown by an impressive 31% between 2010 and 2020, while the trade, transportation, and utilities sector, along with education and health services, each saw a 22% increase in jobs. Wilmington's commitment to fostering business growth is exemplified by companies like Amazon, which recently announced a \$12 Billion investment and plans to create over 100 new jobs in Wilmington.

With a population of 130,818 in 2023, Wilmington is the eighth-largest city in North Carolina and continues to see steady growth, underscoring its appeal as a vibrant and livable city. As the principal city in the Wilmington Metropolitan Statistical Area, which includes New Hanover, Pender, and Brunswick counties, the region supports a population of 285,905. Since 2020, Wilmington's population has grown at an annual rate of 1.6%, with projections estimating it will reach 137,191 by 2028. This sustained growth reflects the city's attractiveness to families, professionals, and retirees seeking a balanced lifestyle in a flourishing community.

Nearby Developments



1. Waterway (fka Indigo) 1,100 Units | 326.96 Acres | 3.36 DU/AC

Approved in December 2024, this large-scale master-planned development includes 400 single-family homes, 200 townhomes, and 500 multifamily units. No construction has started as of now.



2. Harper Acres 15 Units | 7.96 Acres | 1.88 DU/AC

A small single-family subdivision approved in November 2024. No units have been built or started as of the latest reporting.



3. The Homeplace of Southport 52 Units | 19.60 Acres | 2.65 DU/AC

Approved in 2021, this single-family community is substantially complete, with 42 of 52 units built (81%).



4. Groves at Southport (fka Sachi) 65 Units | 13.95 Acres | 4.66 DU/AC

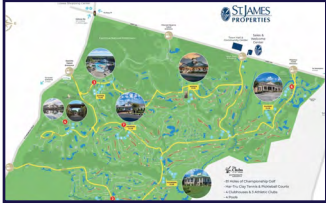
A nearly completed single-family development approved in 2019, with 64 of 65 units built (98%).



5. Evolve Cottages at Southport (fka Southport Cottages) 161 Units | 31.97 Acres | 5.04 DU/AC

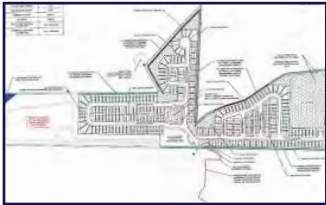
Approved in early 2023, this development features a mix of single-family and semi-attached homes. No units have been built or are under construction yet.

Nearby Developments



6. St. James Village 420 Units | 93.26 Acres | 4.50 DU/AC

Approved in late 2022, this large-scale community will feature townhomes and duplexes. As of now, no units have been built or started.



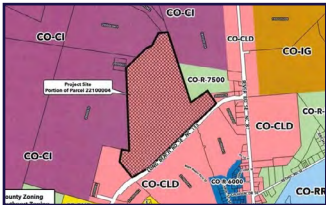
7. Pelican Cove (fka EV 211) 304 Units | 87.06 Acres | 3.49 DU/AC

Approved in June 2024, this diverse community includes 149 single-family homes, 93 semi-attached units, and 62 townhomes. No construction activity has begun.



8. Evolve Southport Apartments 240 Units | 21.20 Acres | 11.32 DU/AC

Approved in April 2023, this multifamily project is fully built and represents one of the densest residential communities in the area.



9. Long Beach Road Residential 133 Units | 152.77 Acres | 0.87 DU/AC

Approved in May 2025, this low-density development will feature 49 single-family homes and 84 townhomes. No units have been built or started.

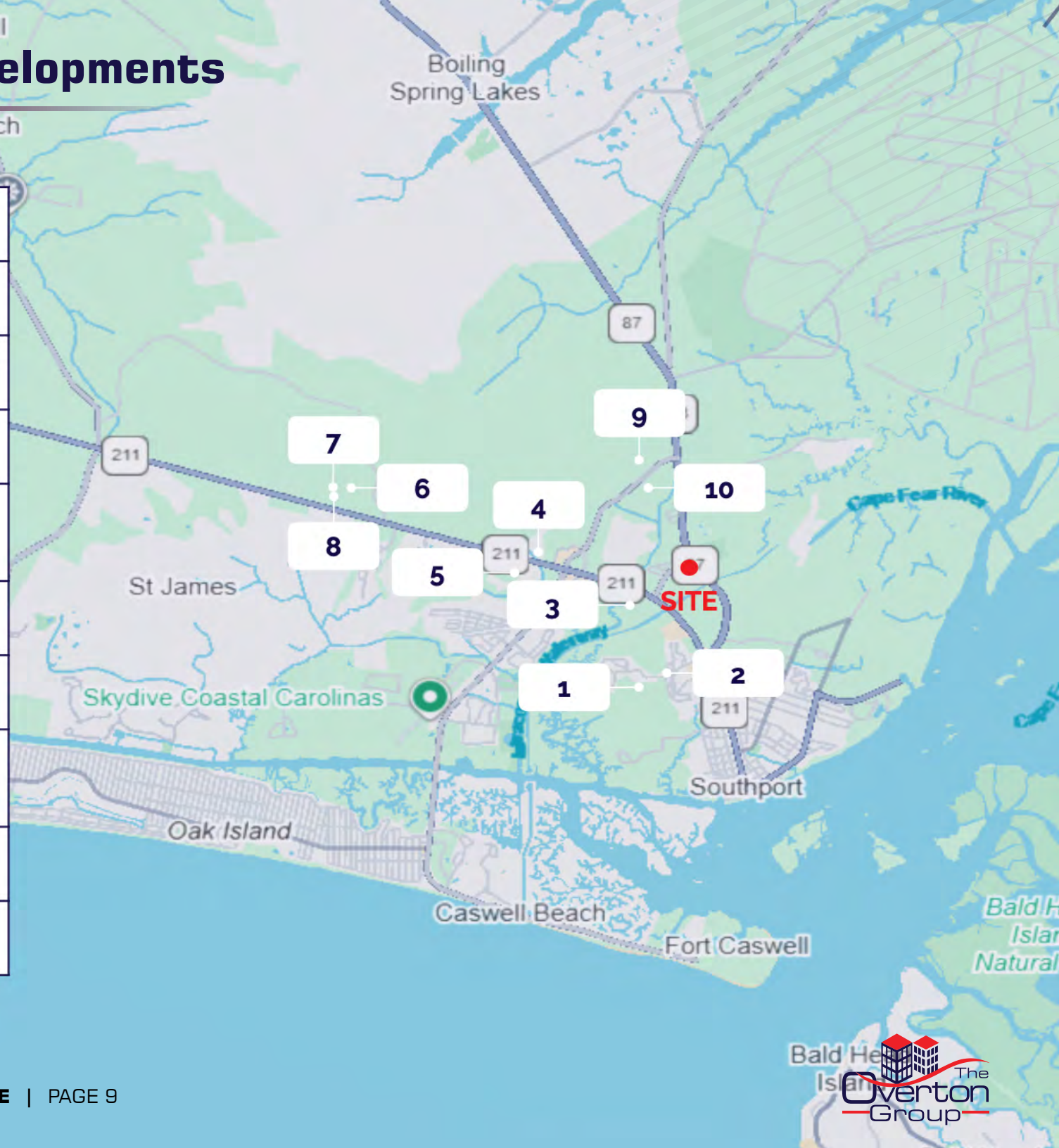


10. Southport Meadows 243 Units | [Acres TBD] | [DU/AC TBD]

Awaiting detailed specs. Once provided, this entry will be updated with full breakdown of unit types, density, and development status.

Residential Developments

1	Waterway 1100 Approved Units
2	Harper Acres 15 Approved Units
3	The Homeplace of Southport 52 Approved Units
4	Groves at Southport 65 Approved Units
5	Evolve Cottages of Southport 161 Approved Units
6	St. James Village 420 Approved Units
7	Pelican Cove 304 Approved Units
8	Evolve Southport Apartments 240 Approved Units
9	Long Beach Rd Residential 133 Approved Units
10	Southport Meadows 248 Approved Units



Regional Map



GREENSBORO, NC
202 MILES



RALEIGH, NC
152 MILES



NORFOLK, VA
271 MILES



CHARLOTTE, NC
212 MILES



GREENVILLE, SC
307 MILES



FAYETTEVILLE, NC
104 MILES



SOUTHPORT, NC

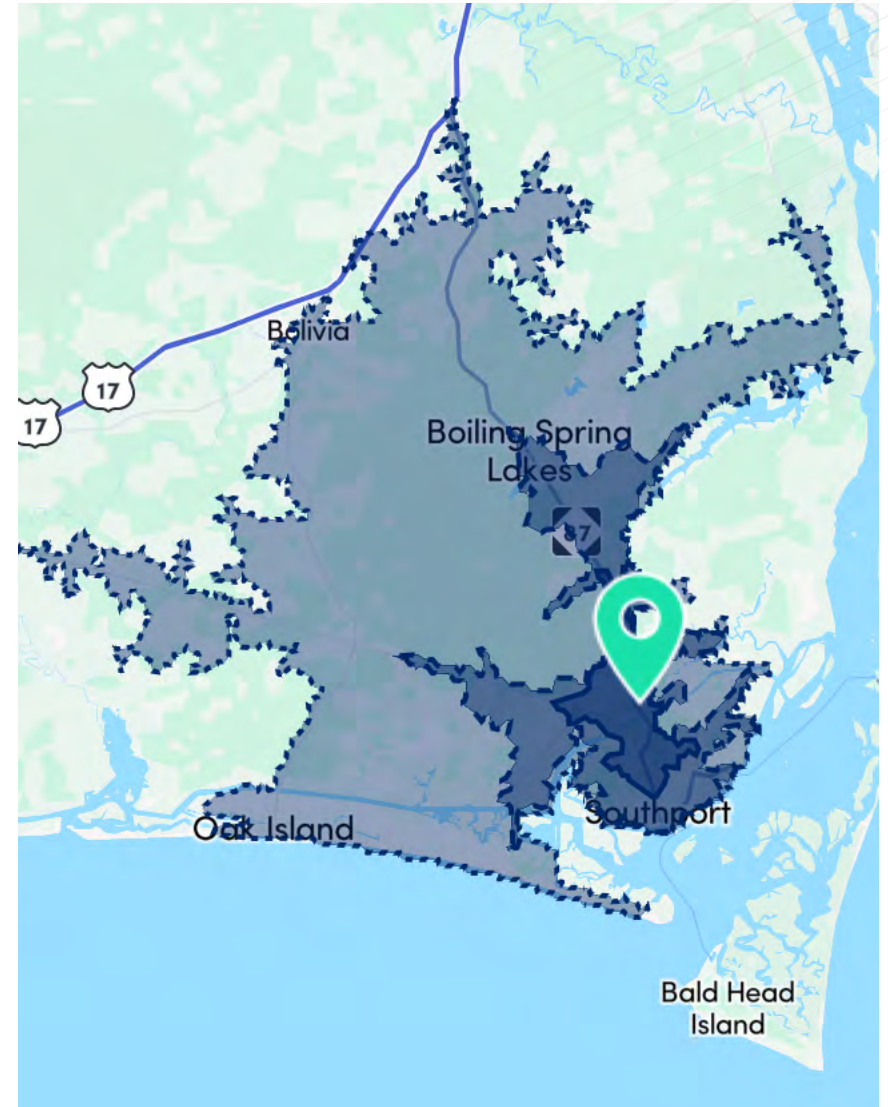


Demographics

Population	5 Mins	10 Mins	20 Mins
Total Population	2,587	10,711	33,509
Median Age	53	54	56

Households & Income	5 Mins	10 Mins	20 Mins
Total Households	1,211	5,099	15,918
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$80,386	\$84,194	\$105,296
Average Home Value	\$420,222	\$422,633	\$453,689

Demographics data derived from AlphaMap (2025)





FIRM LICENSE NO.

North Carolina: C20415 (NC); C34930 (NC); C38783 (NC)
South Carolina: 19887 (SC)