



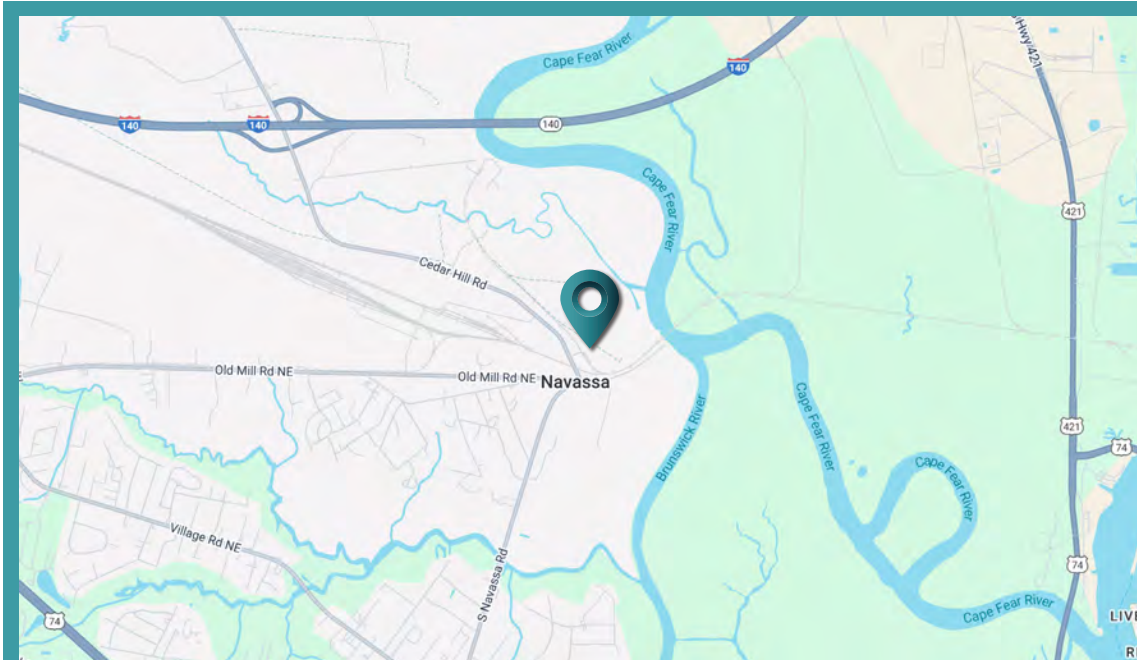
LIGHT INDUSTRIAL LAND | 420 BLUFF HILL DRIVE | NAVASSA, NC

PHILLIP WINSOR
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FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
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 **Sun Coast
Partners**
COMMERCIAL



420 Bluff Hill Drive Navassa, NC 28451

ACREAGE*	0.87 Acres
SALE PRICE	\$275,000
OPPORTUNITY ZONE	Yes
CLEARED	FreestandingYes

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

CLEARED .86 ACRE LIGHT INDUSTRIAL LOT – OPPORTUNITY ZONE, MINUTES FROM WILMINGTON!

Unlock the potential of .86 acres of cleared, light industrial land located at 420 Bluff Hill Dr, Navassa, NC. This strategically positioned parcel sits within a federally designated North Carolina Opportunity Zone, offering outstanding tax incentives for investors and businesses looking to maximize long-term value.

Prime Location – Just 3 Miles to I-40 & 7 Miles to Wilmington CBD

With direct access to major highways and proximity to Wilmington's Central Business District, this site is ideal for logistics, distribution, flex space, or light manufacturing.

Key Highlights:

- Cleared and ready for development
- Light Industrial zoning allows for versatile uses
- NC Opportunity Zone with powerful tax advantages
- 3 miles to I-40 / 7 miles to Downtown Wilmington
- Surrounded by rapid growth in Brunswick County & Greater Wilmington

Invest in Growth: Build Ready Lot in a Thriving Coastal Market

This property combines location, tax benefits, and development-ready conditions, making it a rare opportunity for forward-thinking businesses or investors.

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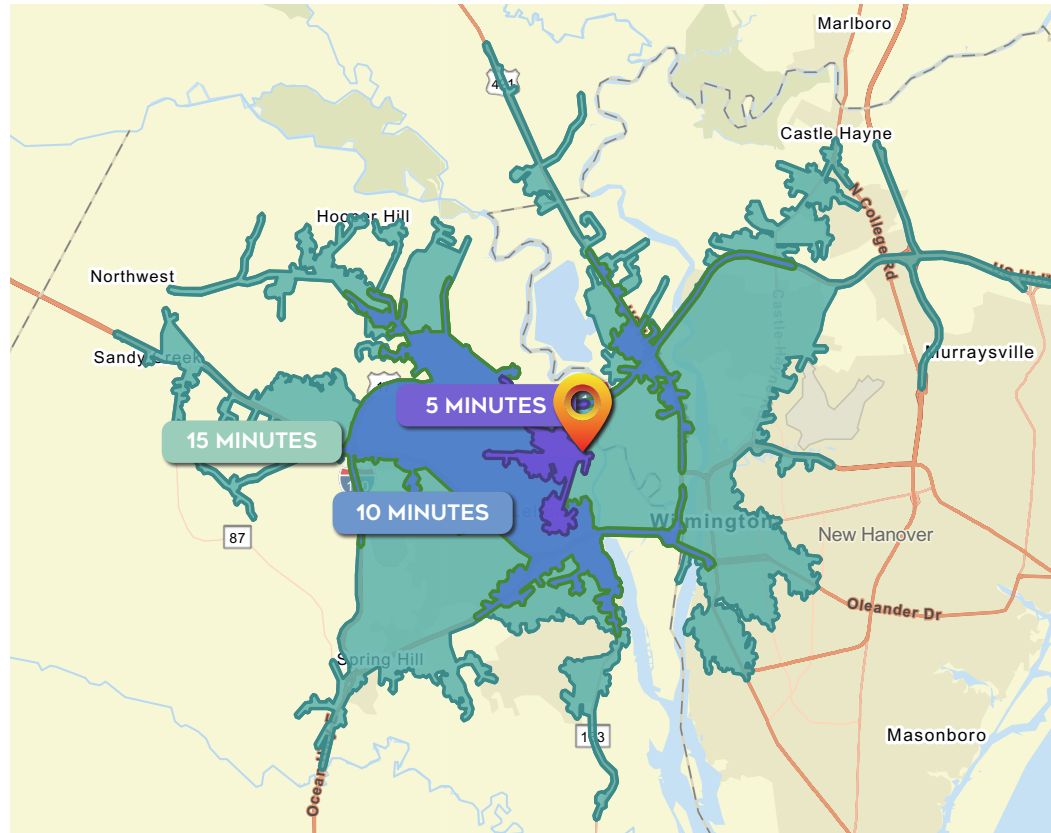


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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	1,586	14,748	65,424
Average Age	42.4	43.6	43.8
Households	659	6,058	29,996
Average HH Size	2.36	2.42	2.15
Median HH Income	\$67,260	\$75,334	\$74,279
Average HH Income	\$68,231	\$92,474	\$92,877
Per Capita Income	\$29,097	\$38,471	\$42,488

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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