

112 N College Rd.

±4.52 Acres in Wilmington, NC

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± 4.52 Acres Total

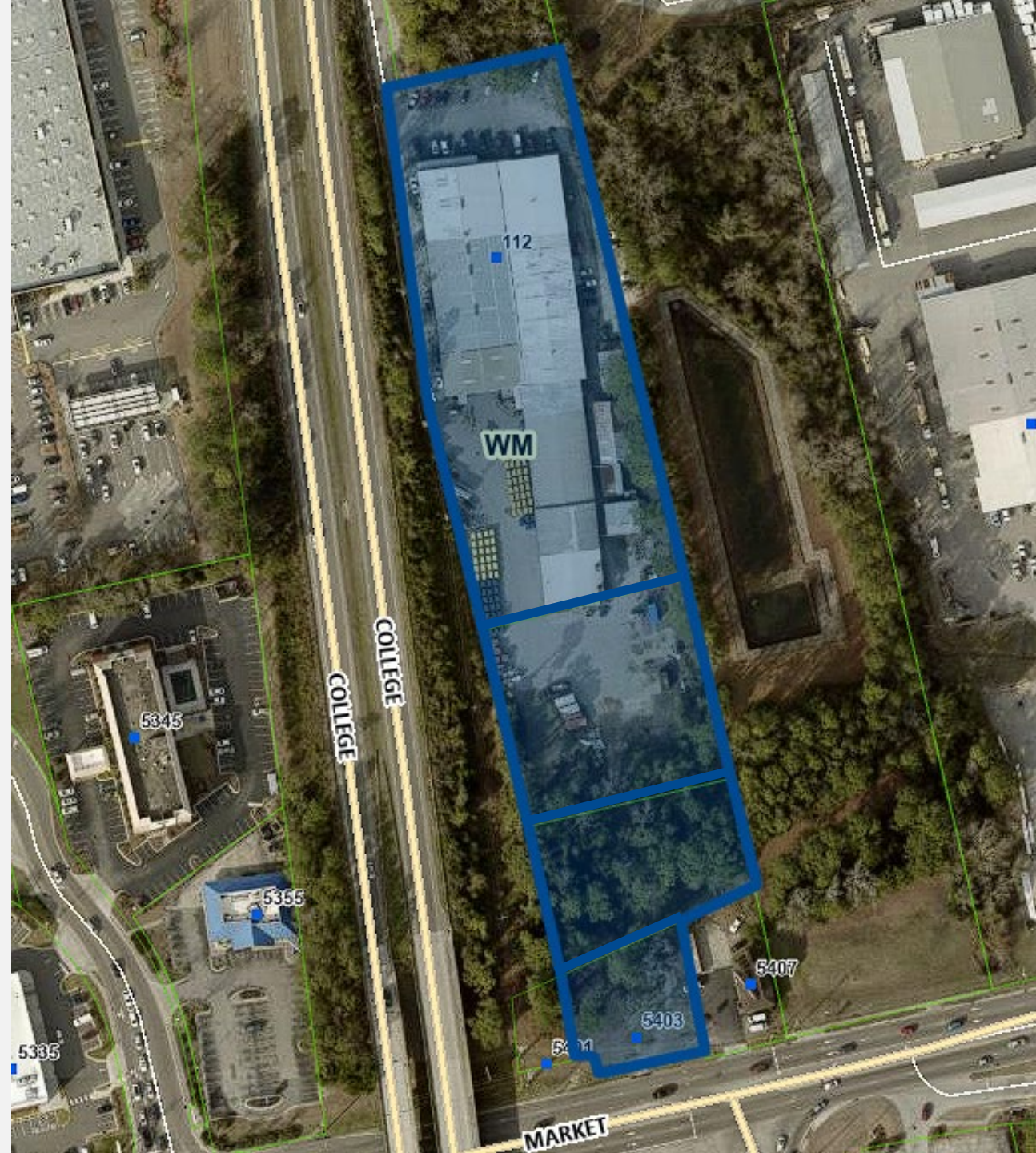
Currently zoned for both General Industrial (IND) and Regional Business (RB) and is currently leased by Container Products Company, LLC.

\$4,570,000
Asking Price

1000+ Ft.
Road Frontage

196,762 Ft²
Land Area

Currently
Vacant



Property AADT 2021

College Rd. & Market St.



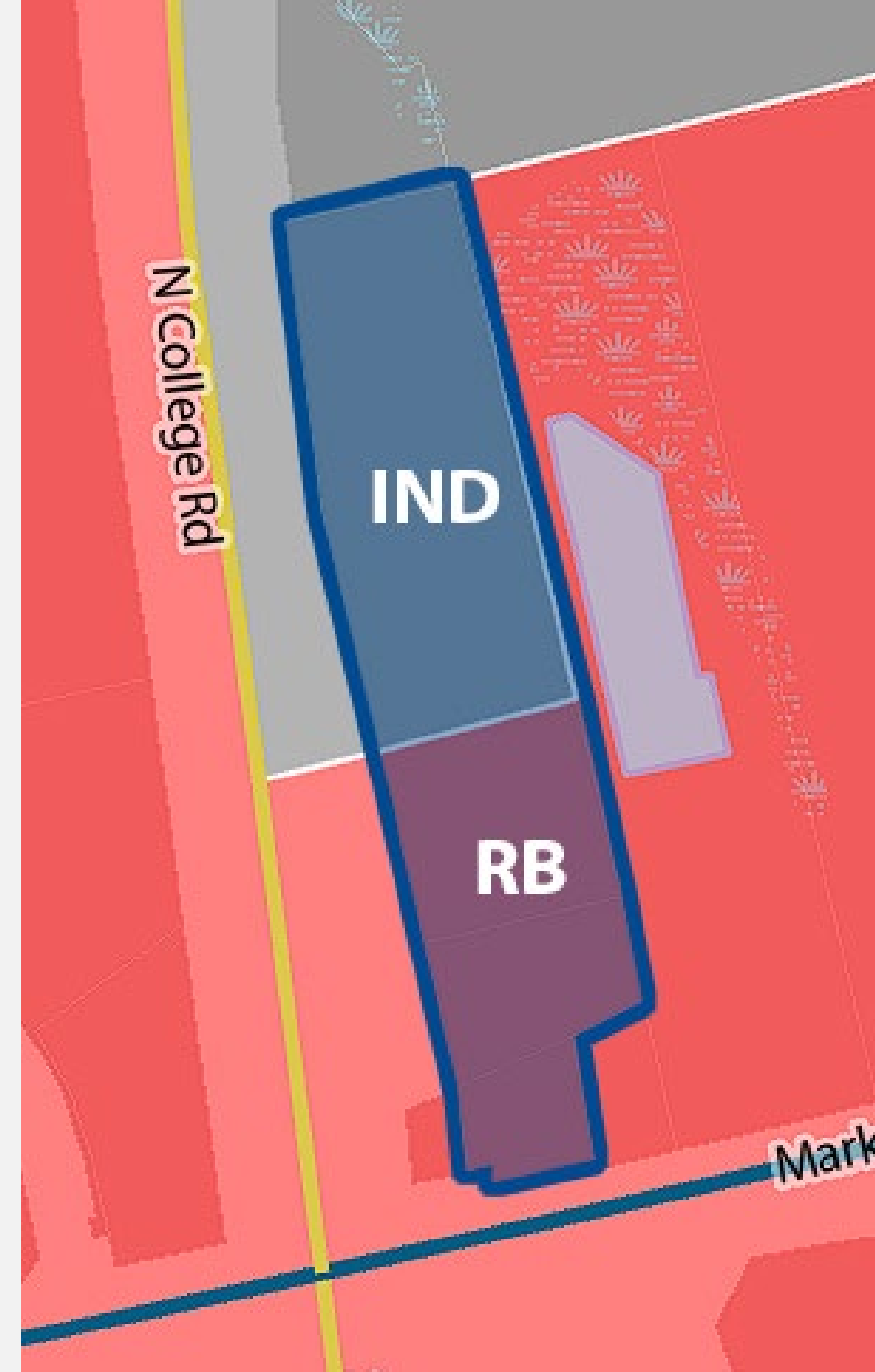
Zoning Map – Wilmington

IND - General Industry

This district is intended to accommodate larger or more intensive manufacturing and distribution facilities and related support services. General industry sites typically have ready access to necessary utilities and transportation infrastructure. Characteristics of the uses in this district may include outdoor storage areas, truck traffic, production of goods from raw materials, multiple worker shifts, and low worker-to-land ratios.

RB - Regional Business

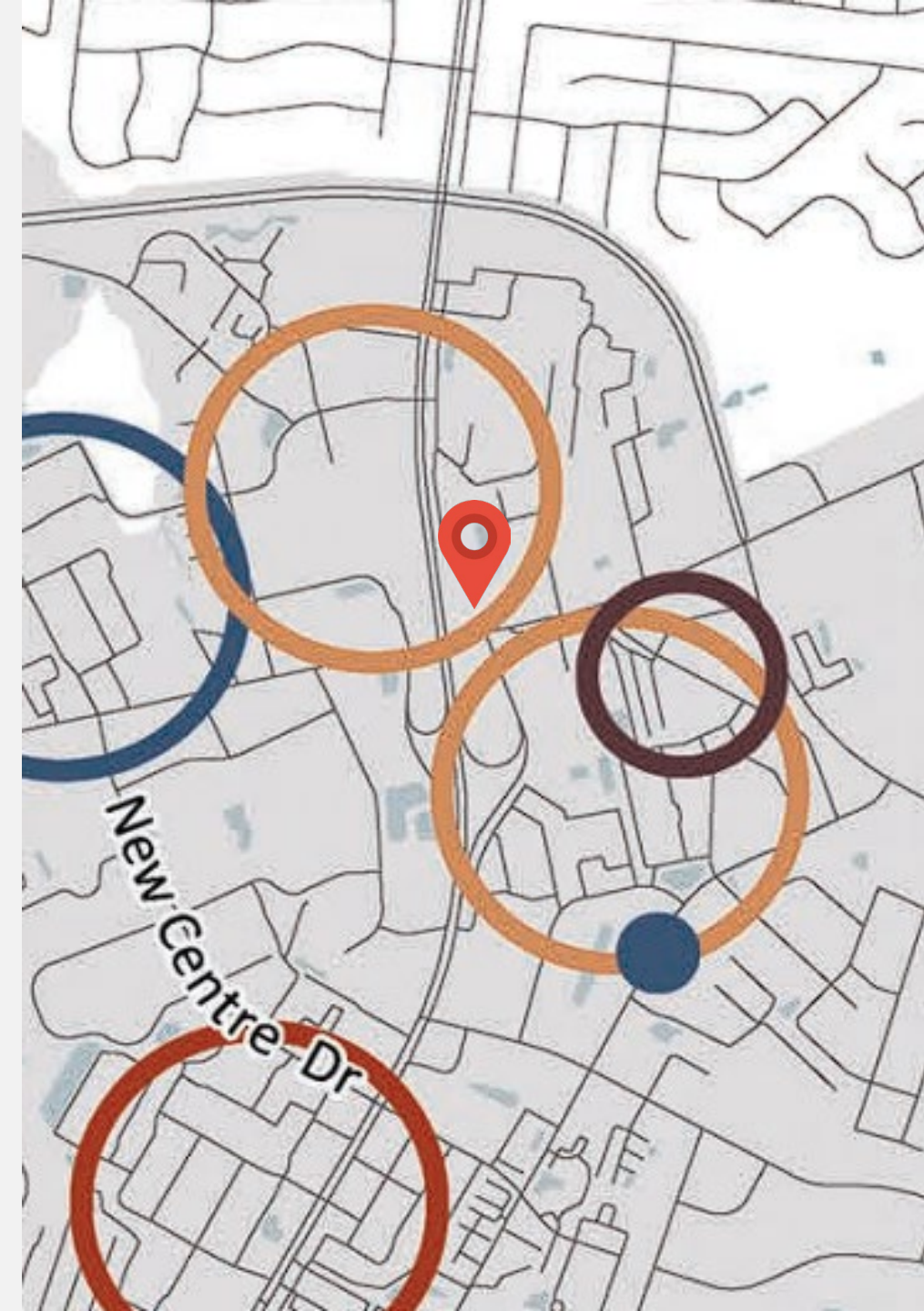
This district is intended to accommodate the range of retail and service uses serving the broad needs of the community and surrounding region. Larger-scaled retailers, auto-related businesses, and similar uses, not generally appropriate for or out of character with the CB district, are permitted. While the RB district should be located primarily along arterial roadways, care should be taken to ensure compatibility with adjacent uses, allow for pedestrian movement, and minimize conflicts with traffic along abutting streets. Generally, these areas are already developed and are likely to undergo change only through business turnover, infill, or redevelopment.



Future Land Use

Employment / Academic Center

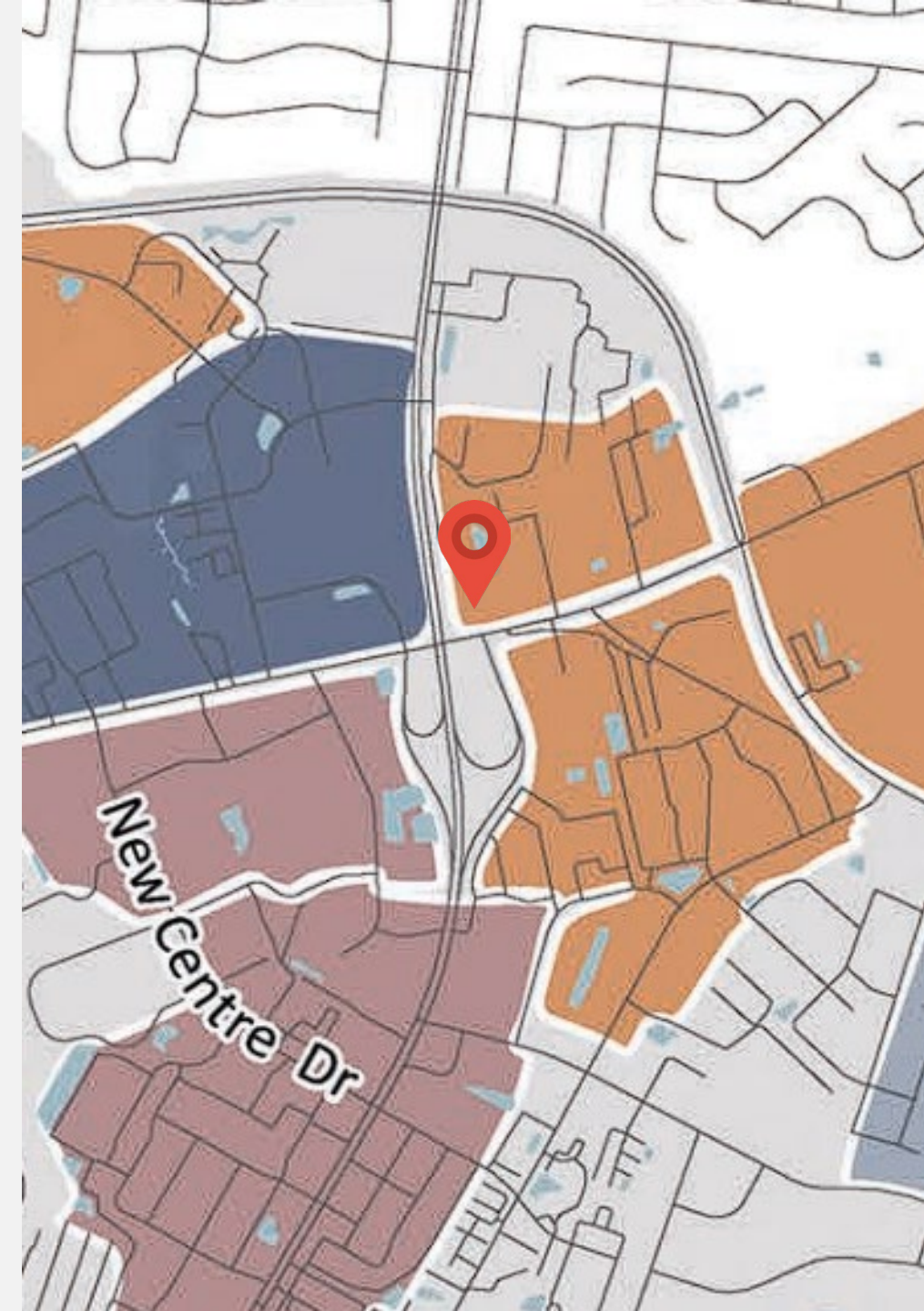
- Emphasize areas of economic activity associated with academic and/or employment areas (offices, manufacturing hubs, and small businesses).
- Provide a commercial and civic focal point for the provision of daily services and the exchange of ideas, especially for the benefit of entrepreneurial growth, client and talent attraction, and employee health.
- Introduce housing and commercial uses where appropriate.
- Source: Create Wilmington Comprehensive Plan - 2016



Future Land Use

Live/Work Innovation Zones

- Foster employment uses compatible with existing context.
- Capitalize on existing investments, facilities, and industries to develop “spin-off” and sector clusters (biomedical research, for example).
- Incorporate residential uses as part of a mixed-use development area.
- Encourage office and academic development and Increase connectivity and multimodal transportation choices.
- Create or retrofit streets to be complete, having on-street parking, sidewalks, and other complete street elements.
- Make strategic connections to adjacent residential areas that do not increase automobile traffic in such areas.
- Enhance social services and Crime Prevention through Environmental Design techniques to combat crime and poverty.
- Reconsider industrial zoning that calls for excessive separation of uses.
- Source: Create Wilmington Comprehensive Plan - 2016



Future NCDOT Projects

Project ID: U-5881

Status: Funded for Preliminary Engineering

Construction Estimate: N/A

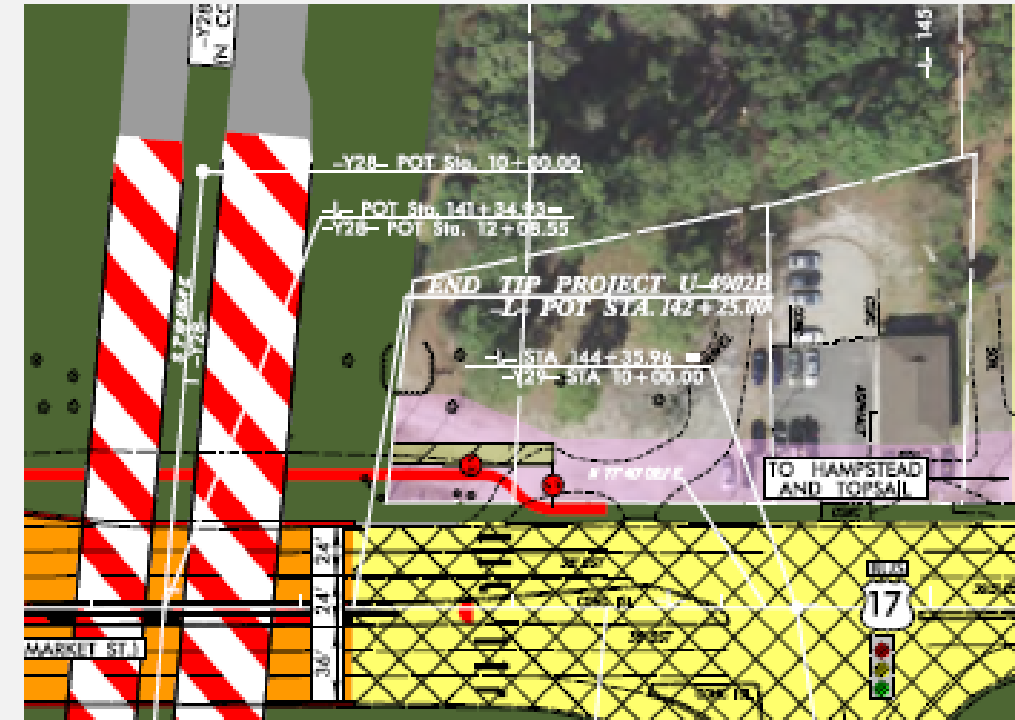
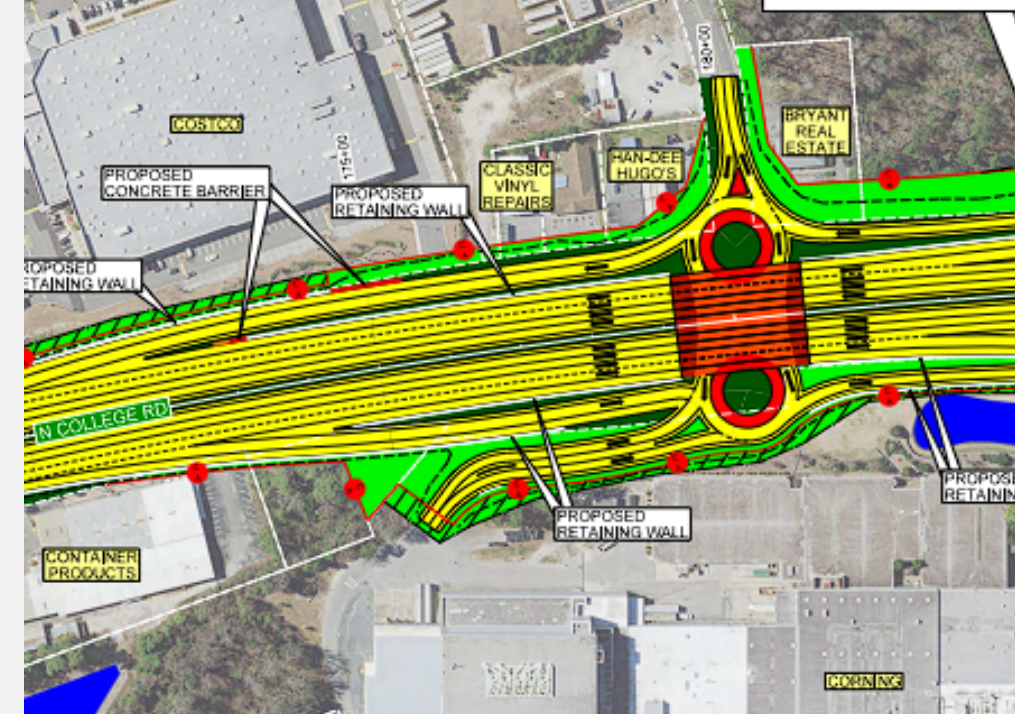
- Improvements to N.C. 132 (College Road) from Gordon Road (S.R. 2048) to New Centre Drive (S.R. 1272), Alternatives may include additional lanes, possible interchanges at Kings Drive and Ringo Street and minor modifications of the College Road/Market Street interchange.

Project ID: U-4902B

Status: Not Funded

Construction Estimate: N/A

- This project proposes to convert the existing center turn lane on US 17 Business (Market Street) to a raised median, creating a four-lane divided roadway from CSX Railroad to Cinema Drive and Jacksonville Street to north of US 177/132 (College Road) for U-4902B.



Environmental Phase I & II

Phase I Completed: January 26th, 2024

Recommendation: Conduct Phase II

- Initial testing conducted by Terracon identified a few Recognized Environmental Conditions (RECs) which led to Terracon's recommendation to conduct additional assessments of the property.

Phase II Completed: April 19th, 2024

Remediation Conducted: May 28th, 2024

- The Phase II testing conducted by ECS Southeast, LLC identified isolated soil concentrations of barium above regulatory criteria and recommended excavation of the contaminated sediment.
- ECS Southeast, LLC completed remediation of the site and subsequent testing has revealed barium concentrations are below the applicable regulatory criteria.
- Final Phase II Report Completed 6/21/2024.



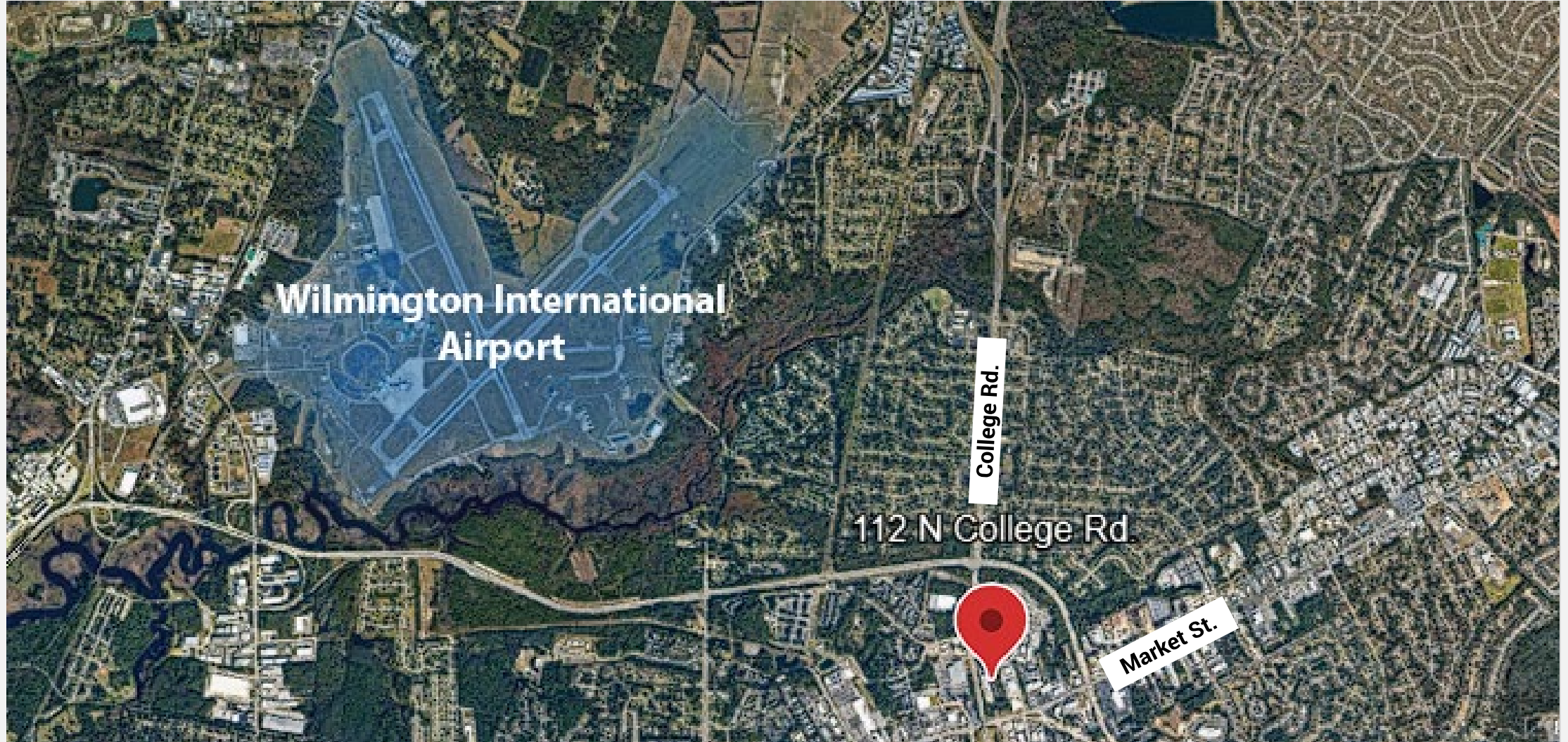
Demographics -Wilmington, NC

| | Total / Avg. | New Hanover | Brunswick | Pender | Onslow |
|--|--------------|-------------|-----------|-----------|-----------|
| Population Estimate – July 1, 2023 | 681,013 | 238,852 | 159,964 | 68,521 | 213,676 |
| % Change – Apr. 2020 – July 2023 | 10.25% | 5.8% | 17% | 13.8% | 4.4% |
| Female Persons, Percentage | 49.6% | 52.2% | 51.9% | 49.5% | 44.9% |
| Race | | | | | |
| White | 75.4% | 77.4% | 82.6% | 76.0% | 65.5% |
| African American | 12.6% | 12.7% | 9.3% | 13.0% | 15.3% |
| Hispanic or Latino | 8.4% | 6.4% | 5.3% | 8.3% | 13.6% |
| Asian | 1.4% | 1.6% | 0.8% | 0.8% | 2.2% |
| American Indian | 0.9% | 0.6% | 0.8% | 1.0% | 1.1% |
| Native Hawaiian | 0.2% | 0.1% | 0.1% | 0.1% | 0.3% |
| Other | 1.1% | 1.2% | 1.1% | 0.8% | 2.0% |
| Building Permits, 2022 | 10,655 | 3,327 | 4,912 | 1,094 | 1,322 |
| Households, 2018 – 2022 | 255,157 | 99,975 | 60,915 | 23,258 | 71,009 |
| Median Household Income (2022) | \$68,306 | \$67,515 | \$71,193 | \$74,538 | \$59,976 |
| Median Value of Owner-occupied Housing Units | \$260,425 | \$320,000 | \$284,100 | \$240,800 | \$196,800 |
| % High School Graduates (25+) | 92.3% | 93.5% | 93.5% | 90.2% | 92.0% |
| % Bachelor's Degree or higher (25+) | 32.5% | 43.4% | 32.4% | 28.6% | 25.7% |

Submarket Overview



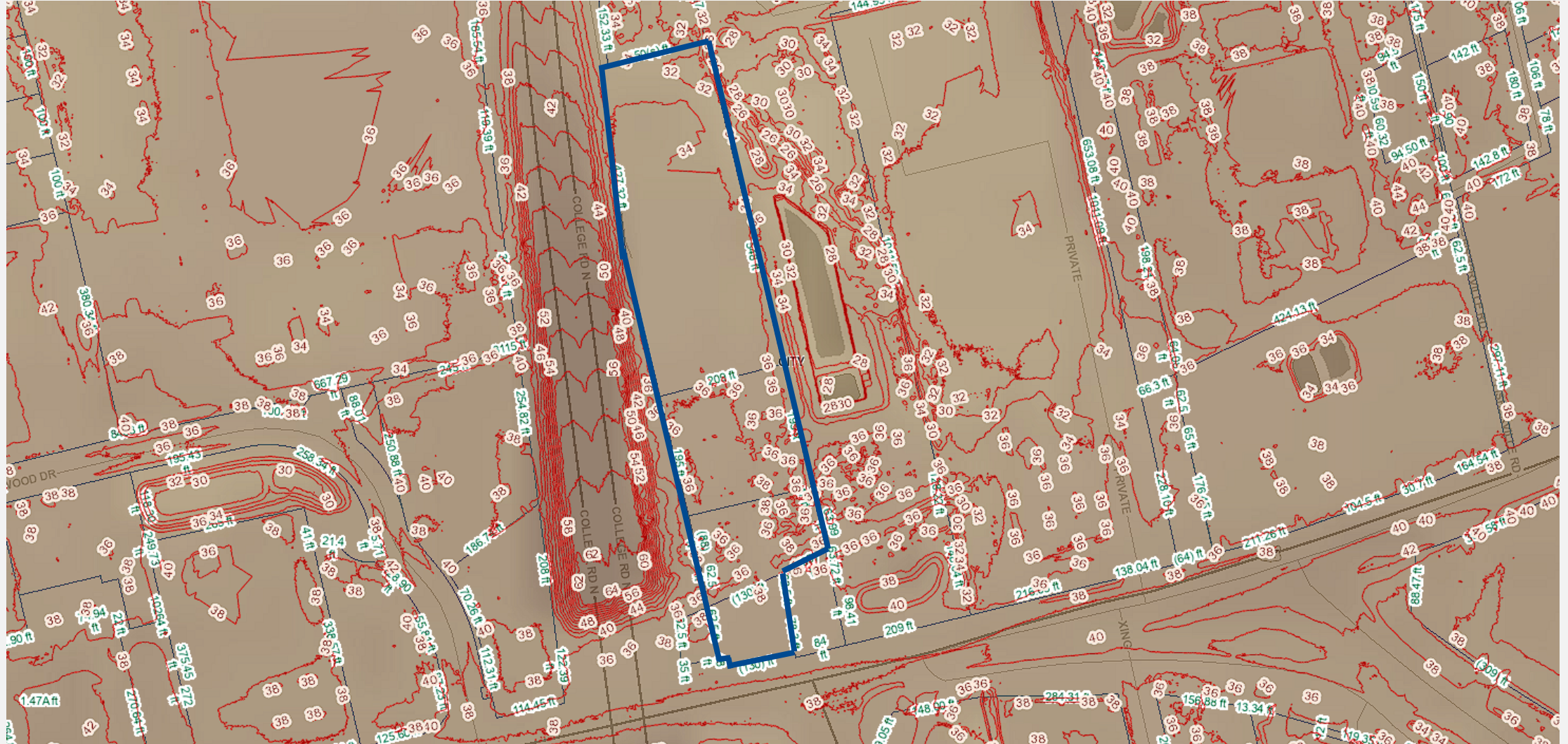
Submarket Overview



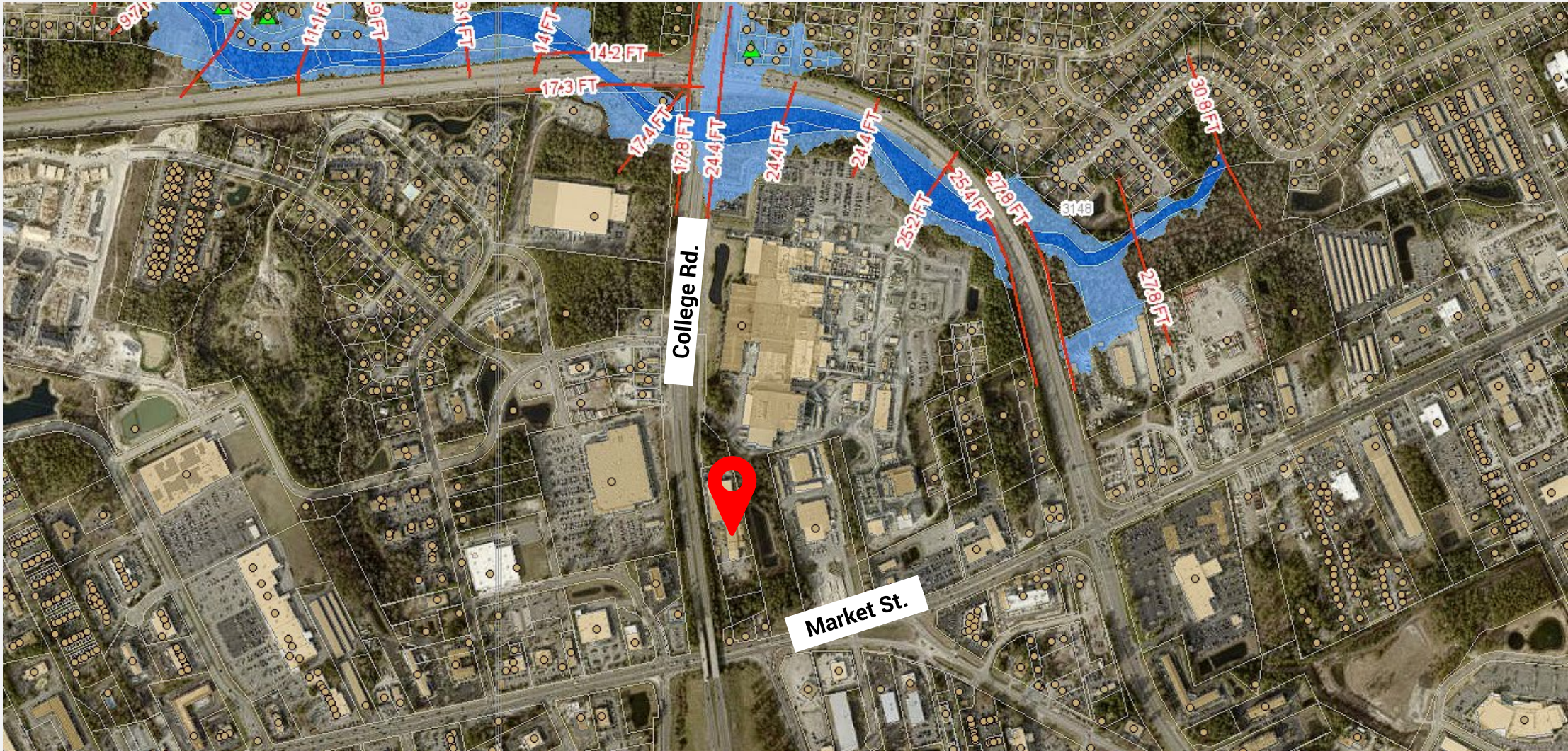
Submarket Overview



Topographical Map



Flood Zone Map



Property Photos



Property Photos




Property Photos






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