

# BLUE CLAY BUSINESS PARK

UP TO ±41 CONTIGUOUS ACRES FOR SALE  
NEW HANOVER COUNTY | WILMINGTON, NC





## OUR TEAM



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## SUMMARY

FOR SALE opportunity to acquire up to ±41 contiguous acres (smaller sites available) within Blue Clay Business Park, Wilmington, North Carolina's premier industrial and employment hub.

Blue Clay Business Park is strategically located in northern Wilmington, offering immediate access to Interstate 40, U.S. Highway 117, and the greater Cape Fear region. The park has established itself as one of Southeastern North Carolina's most important industrial corridors, benefiting from proximity to the Port of Wilmington, CSX Rail Service, and a growing regional workforce.

Home to a diverse mix of national, regional, and international employers, Blue Clay Business Park supports advanced manufacturing, life sciences, distribution, and industrial operations. As industrial land availability in the Wilmington MSA continues to tighten, this offering provides a compelling opportunity for owner-users, developers, or investors seeking scale in a proven industrial location.

LOCATION	<b>Blue Clay Business Park</b> Wilmington, NC   New Hanover County
SIZE	Up to ±73.96 acres
PARCEL IDs	R02600-002-014-000, R02600-002-015-000, R02600-002-005-003, R02600-002-018-000, & R02600-002-016-000
ZONING	I-2 — Industrial District
PRICING	\$79,500 per acre

## HIGHLIGHTS

- + ± 41 acres located within Blue Clay Business Park (smaller sites available)
- + Convenient access to I-40, U.S. 117, and regional transportation networks
- + Close proximity to large, skilled industrial workforce from multiple counties
- + Certified Site Ready by Duke Energy Site Readiness Program
- + CXS Rail Service
- + Site configuration is appropriate for targeted development and smaller footprints
- + Site is generally flat with minor change in elevation
- + Electric infrastructure is located on site and can serve up to 10MW without improvements or upgrades
- + Natural gas, water, wastewater, and fiber telecommunications infrastructure lines are adjacent to the site
- + At full build-out site could support 875,000 square feet

## COMPLETED DUE DILIGENCE

Clear Title	COMPLETE
Phase I Environmental	COMPLETE
Geotechnical Analysis	COMPLETE
Wetland Delineation	COMPLETE
Endangered Species Report	COMPLETE
Archeological Report	COMPLETE

PHOTOS



PHOTOS

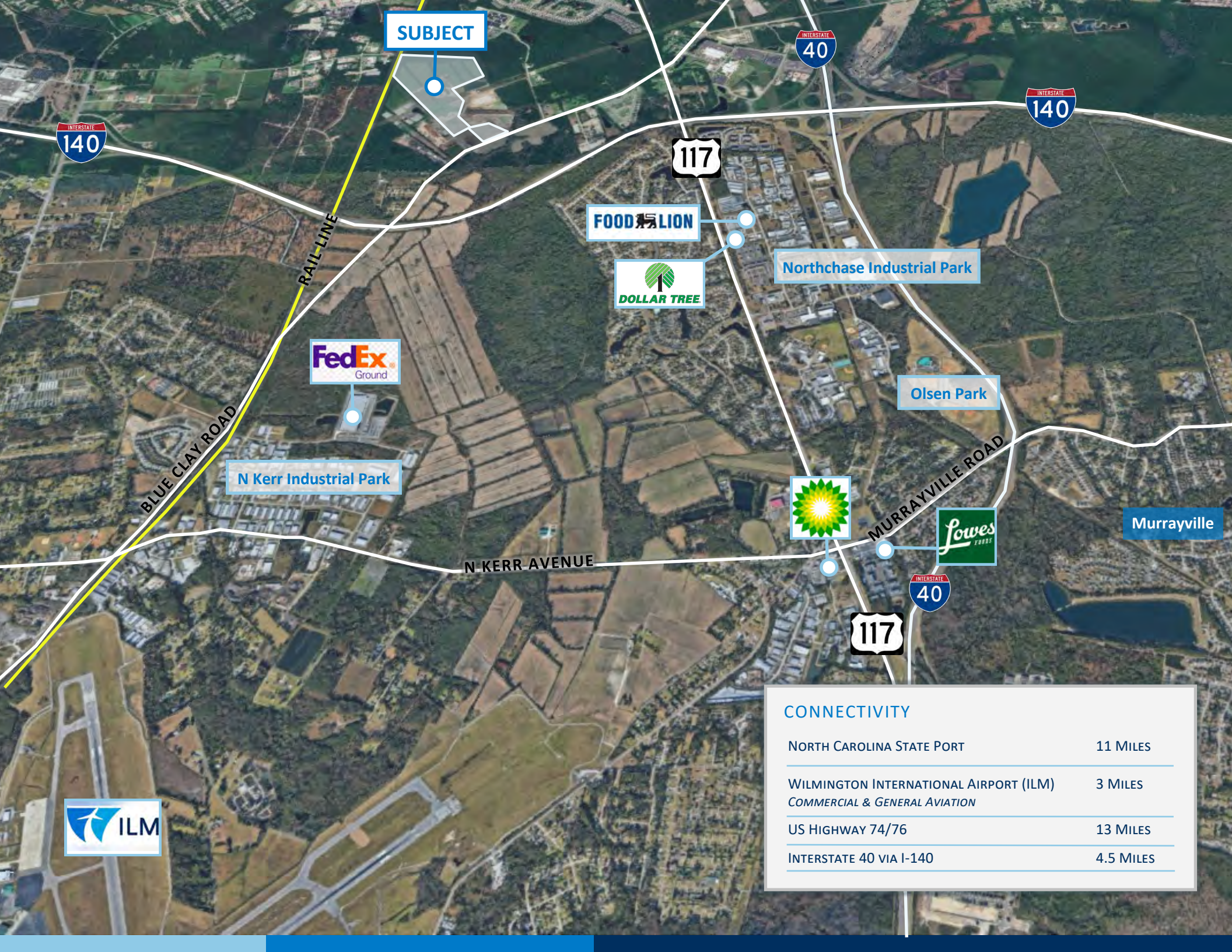


# CONCEPTUAL SITE PLAN



# ALTERNATIVE SITE PLAN





SUBJECT

INTERSTATE 140

INTERSTATE 40

INTERSTATE 140

117

FOOD LION

DOLLAR TREE

Northchase Industrial Park

FedEx Ground

Olsen Park

N Kerr Industrial Park

BLUE CLAY ROAD

RAIL-LINE

N-KERR AVENUE

MURRAYVILLE ROAD

Murrayville

Lowes

INTERSTATE 40

117

ILM

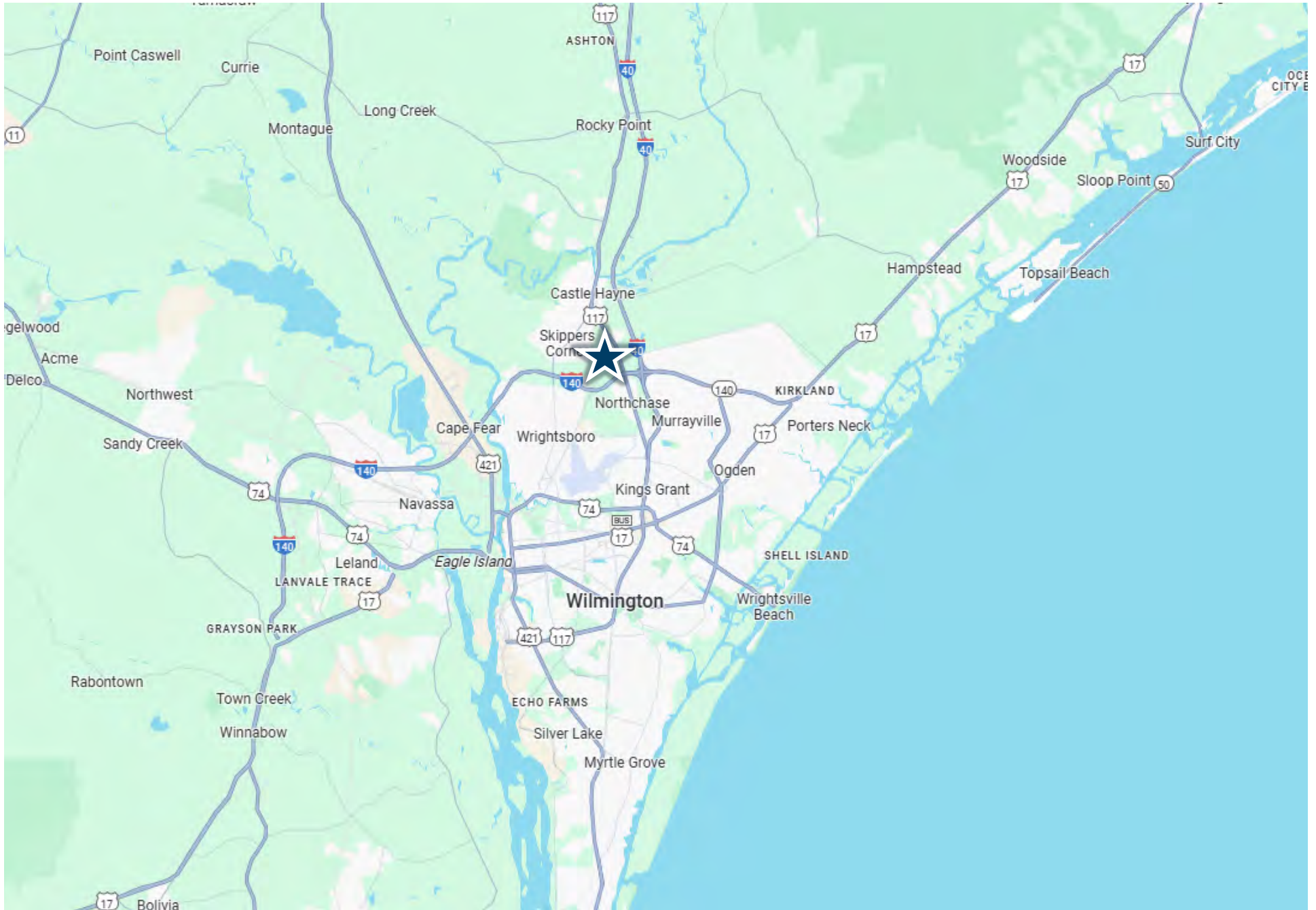
### CONNECTIVITY

NORTH CAROLINA STATE PORT	11 MILES
WILMINGTON INTERNATIONAL AIRPORT (ILM) COMMERCIAL & GENERAL AVIATION	3 MILES
US HIGHWAY 74/76	13 MILES
INTERSTATE 40 VIA I-140	4.5 MILES

GIS AERIAL



# LOCATION MAP



# MARKET OVERVIEW

## Wilmington, North Carolina



## Wilmington, North Carolina

Wilmington is a dynamic and thriving coastal community situated between the Cape Fear River and Atlantic Ocean in New Hanover County, North Carolina. It is the largest city in southeastern North Carolina and the eighth largest city in the state, as well as the principal city in the Wilmington Metropolitan Statistical Area (MSA).

As the cultural and business center of southeastern North Carolina, Wilmington boasts a charming historic district and lively arts scene. Points of interest include the Cape Fear Museum, the Cameron Arts Museum, Thalian Hall Center for the Performing Arts, Cape Fear Community College's Wilson Center, World War II Memorial Battleship USS North Carolina and the Bellamy Mansion, one of North Carolina's finest examples of historic antebellum architecture. The city plays host to one of the largest domestic television and movie production facilities outside of California and has an inviting business climate, which has attracted major employers such as GE-Hitachi Nuclear Energy, GE Aviation Corning, MegaCorp and Thermo Fisher Scientific. Furthermore, as North Carolina's largest port city, Wilmington serves as the backbone of state international trade.

With a beautiful riverfront, miles of unspoiled beaches and great local seafood restaurants, Wilmington offers the best of a casual, coastal lifestyle. It also boasts the appeal of a small, contemporary city with its global business opportunities and newly revitalized downtown. Top-notch medical facilities, award-winning institutions of higher learning and various entertainment/recreation options also make Wilmington an attractive choice for residents and visitors alike.

### Wilmington MSA by The Numbers

Population	467,031
Median Age	46.4
Households	203,962
Average Household Size	2.25
Housing Units	257,560
Average Household Income	\$103,982
Median Household Income	\$75,596
Median Net Worth	\$274,166
Median Disposable Income	\$60,445
Education	40.5% Bachelor's/Grad/Prof Degree 30.2% Some College/Associate's Degree 23.6 High School Degree 5.7% No Diploma
Total Businesses	19,541
Total Employees	191,325
Employment	62.3% White Collar 19.3% Blue Collar 18.3% Services
Unemployment Rate	3.6%

Source:

ESRI forecasts for 2024 and 2029. Census Bureau 2020 decennial Census in 2020 geographies.



## AWARDS & ACCOLADES

America's Best Riverfront Town  
*USA Today*

#8 Best City For Tourists  
*ValuePenguin*

#7 Most Fun, Affordable City  
*Bloomberg Business Week*

#1 Best Place To Retire in North Carolina  
*Expedia.com*

#32 On List of Best Places For Business & Careers  
*Forbes*

America's 13 Hottest Up-and-Coming Coffee  
Cultures  
*Expedia.com*

#25 Best Small Town Honeymoon Destinations  
in the U.S.  
*VacationIdea Dream Vacation Magazine*

#3 Top Destinations on the Rise  
*Trip Advisor*

#2 Best City to Start A Business in the U.S.  
*Nerd Wallet*

Named to List of Coolest American Towns  
*Jetsetter Magazine*

A Top 10 Small Foodie City  
*Yelp*

#1 Best AI Fresco Dining Neighborhood  
*USA Today*

A 2022 "Top Performing City" in Terms of Economic  
Growth  
*Milken Institute*

Charming Under-the-Radar Southern Cities Worth  
Exploring  
*U.S. News & World Report*

#18 City for Cost of Doing Business  
*Forbes*

Best Places To Live for Triathletes  
*Triathlete Magazine*

Top 10 City for Recent Grads  
*Livability*

Among Best Cities for Beer Drinkers  
*SmartAsset*

Azalea Festival Named #5 Best Flower Festival  
*USA Today*

Wrightsville Beach Named to List of South's  
Best Beaches  
*Southern Living*

Named to List of 20 Coolest Beach Towns in  
America  
*MatadorNetwork.com*

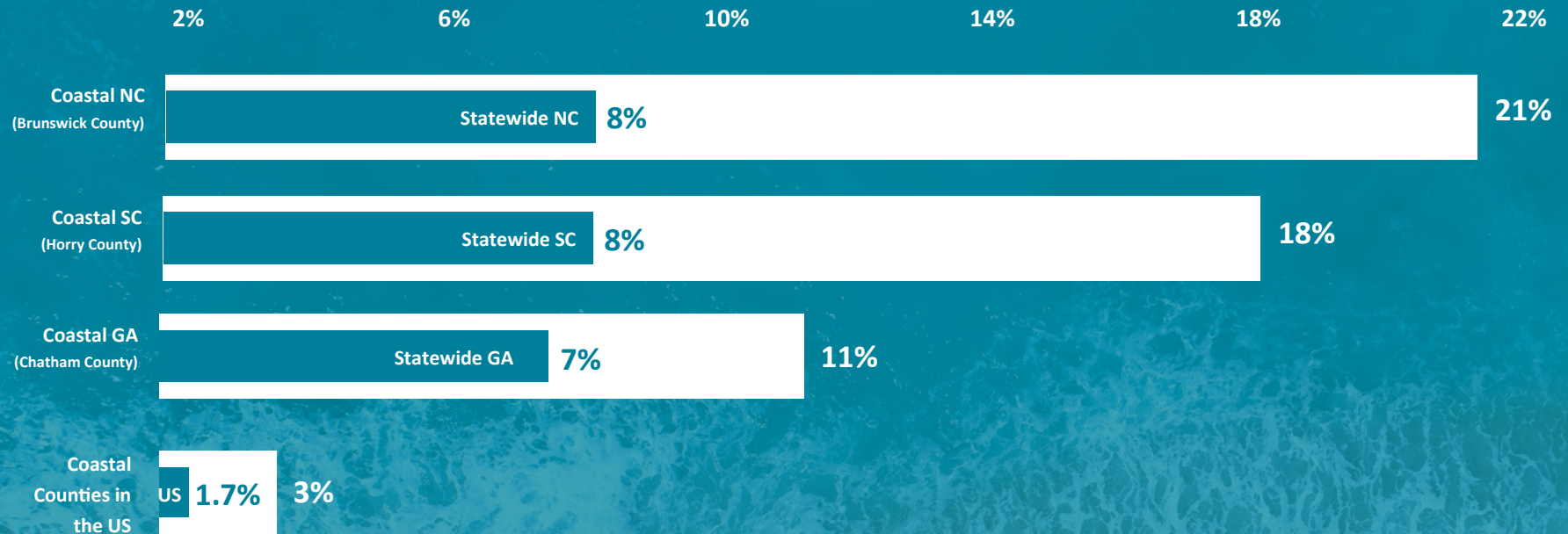


# THE COASTAL MIGRATION PHENOMENON

The Southeast is leading the nation in population growth. Coastal cities in North and South Carolina like Myrtle Beach and the greater Wilmington market area are at the forefront of the surge.

North Carolina Coastal Counties (overall) are leading population increases in the state, contributing significantly to NC's +7.7% population growth and nearly 605,000 net new residents since April 2020 to July 2024

Percent change in population, 2020-2024 (Cumulative) Coastal Counties



United States population growth includes both coastal and inland counties.

Source: National Ocean Economic Program

Novant Health / NHRMC  
is the 9th largest hospital in  
NC & has a \$1 billion annual  
economic impact



## GROWING & DIVERSIFIED ECONOMY

Tremendous population growth over the past few years has stimulated the local economy, which has become increasingly more diversified. The medical, manufacturing, pharmaceutical/biotech, education, tourism and transportation industries are well represented and attract a talented workforce with a strong demographic profile.

### MEDICAL



#### Novant Health / NHRMC

- 7,000 employees / 560 physicians
- 3 campuses
- 855 licensed beds
- 9th largest hospital in NC
- \$1 billion annual economic impact



#### Wilmington Health

- 870 employees across 22 locations in the greater Wilmington area
- Largest private, multi-specialty group practice in Southeastern NC



#### Well Care Home Health

- 590 Wilmington-based employees
- Leading home care assistance, rehabilitation and nursing organization

## MANUFACTURING



### General Electric

- 2,175 employees across GE Aviation and GE Hitachi locations
- GE Hitachi: provider of advanced reactors and nuclear services
- GE Aviation: provider of jet engines and systems for commercial and military aircraft

## CORNING

### Corning

- 1,000 total employees
- World's largest optical fiber manufacturing facility



GE Aviation & GEHitachi  
Nuclear Energy  
2,175 Employees

## PHARMACEUTICALS / BIOTECH



### ThermoFisher Scientific

- 1,700 total employees
- CRO serving pharmaceutical, medical, biotechnology, academic and government



### Alcami

- 455 total employees
- Pharmaceutical product contract development and manufacturing



ThermoFisher Scientific  
1,700 Employees



## BANKING / FINTECH

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### Live Oak Bank

- 660 employees
- Headquartered in Midtown submarket of Wilmington



### Live Oak Bank

- 660 employees
- Headquartered in Landfall/Mayfaire submarket of Wilmington



### Apiture

- 320 employees
- Headquartered in Landfall/Mayfaire submarket of Wilmington

**“ The city (Wilmington) has become a FinTech and banking hub over the past few years, sparking the growth of a new class of tech startup founders. ”**

**– Hypepotamus | Jan 2021**

## FILM & PRODUCTION

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The City of Wilmington has been dubbed “Hollywood East” and “Wilmywood” due to its longstanding ties to the film industry, which have been strengthened in recent years due to financial incentives that have been made available to filmmakers by the State of North Carolina.

### Cinespace Wilmington

- One of the largest domestic television and movie production facilities outside of California
- 152,000 SF of production space on 10 column-free sound stages
- The facility has played host to numerous film, television and commercial projects, including: Iron Man 3, We’re the Millers, The Conjuring, Nights in Rodanthe, Dawson’s Creek, One Tree Hill and Eastbound and Down.



## TOURISM

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### Wilmington Tourism

- Provides 6,470 jobs
- Supports a payroll of ~\$150M
- New Hanover ranked 7th among all NC counties in visitor spending in 2021
- In 2022, visitors to New Hanover County spent 41.23% more than in 2020



## EDUCATION



### UNC Wilmington

- 18,030 undergraduate/graduate students
- 2,540 total faculty/admin staff
- Offers 58 bachelor degree programs and 37 graduate programs – including a Ph.D. in marine biology – one of only three such programs offered on the Atlantic Coast



### New Hanover County Public Schools

- Primary public school system
- 4,443 total employees / 26, 131 students



### Cape Fear Community College

- NC's 5th largest community college
- 18,030 students employees
- 2,540 faculty/admin staff
- Offers over 60 technical degree programs of study, as well as two-year college transfer degrees and a wide variety of adult education and continuing education classes New Hanover County Schools for lifelong learning



UNCW Was Ranked 109th  
On U.S. News & World Report's  
2023-24 Best Colleges List

## TRANSPORTATION



### Port of Wilmington

- Busiest port in North Carolina
- Strategically located on the East Coast within 700 miles of more than 70% of the U.S. industrial base
- Operated by the North Carolina State Ports Authority
- Offers terminal facilities serving container, bulk breakbulk and ro-ro cargo operations
- Features a deep 42-foot navigational channel, nine berths with 6,768 feet of wharf frontage, four post-Panamax container cranes and three neo-Panamax container cranes.



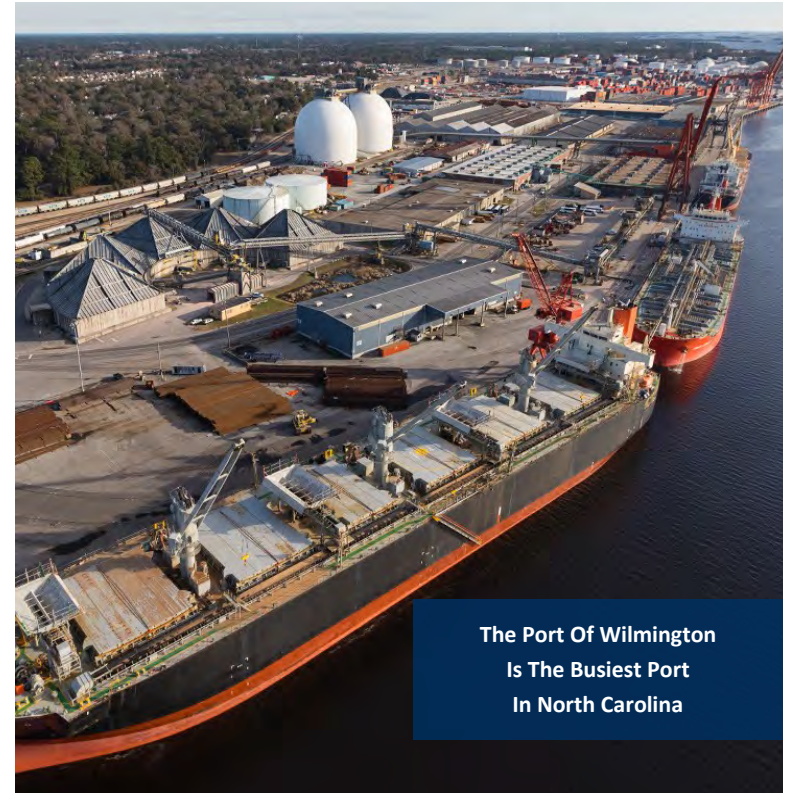
### MegaCorp

- Premier logistics firm headquartered in the Landfall/ Mayfaire submarket of Wilmington
- 375 current employees
- Committed to 300 additional hires over next 5 years



### ILM Airport

- 5th largest airport in NC
- 16,385 jobs
- \$2.25 billion economic impact annually
- \$68M terminal expansion opened in '22, increasing passenger capacity 50%
- Record high of 106,167 passengers in Aug'22



The Port Of Wilmington  
Is The Busiest Port  
In North Carolina



ILM Airport  
5th Largest Airport In NC



102 Autumn Hall Drive | Suite 210 | Wilmington, NC 28403

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