

OFFERING MEMORANDUM

**BRUNSWICK
COUNTY
BELVILLE NC
26 ACRE
COMMERCIAL
SITE**

10118 BLACKWELL ROAD SE
BELVILLE NC 28451
BRUNSWICK COUNTY

PRESENTED BY:

FRANK EFIRD JR

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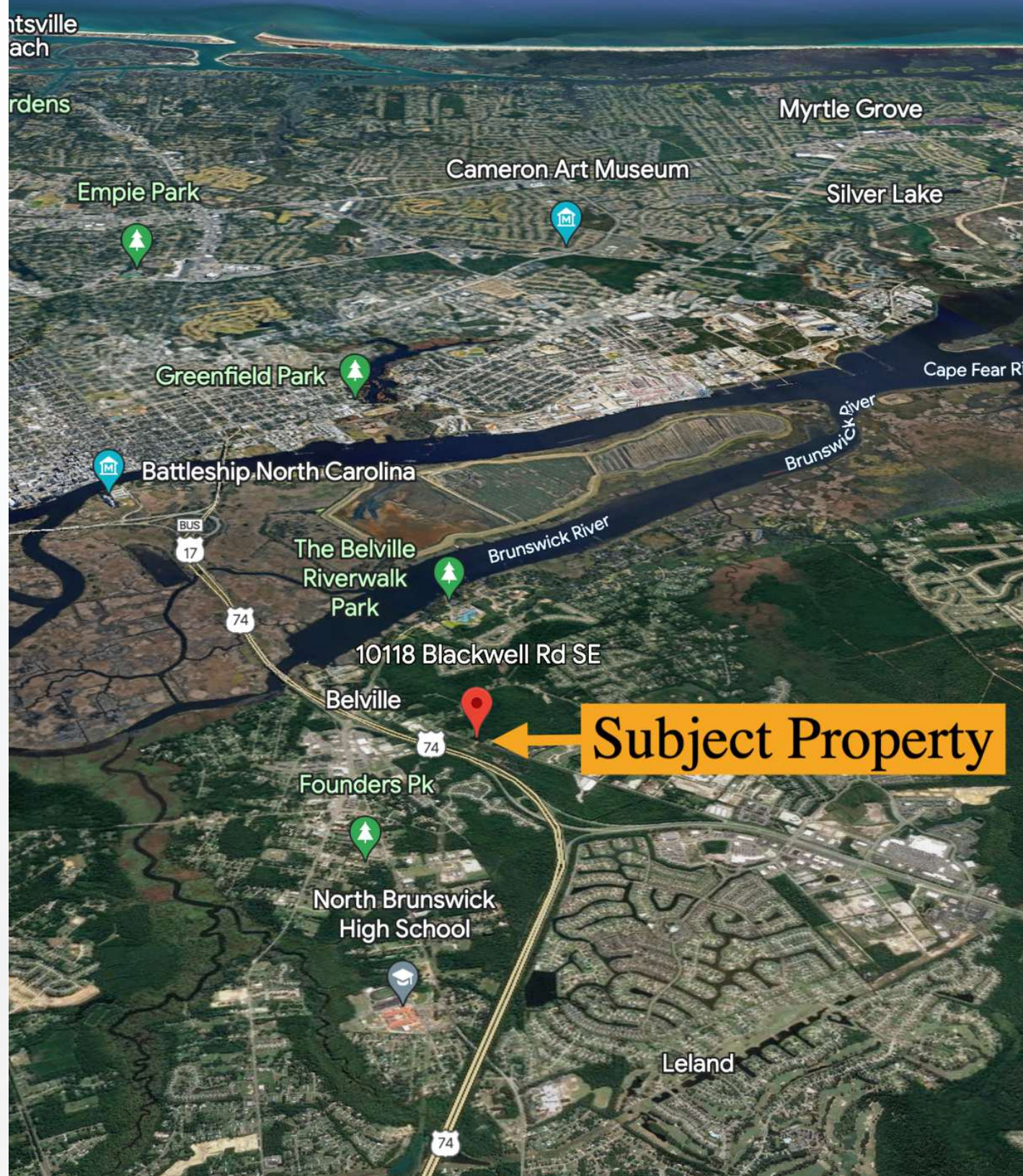
NC #106541

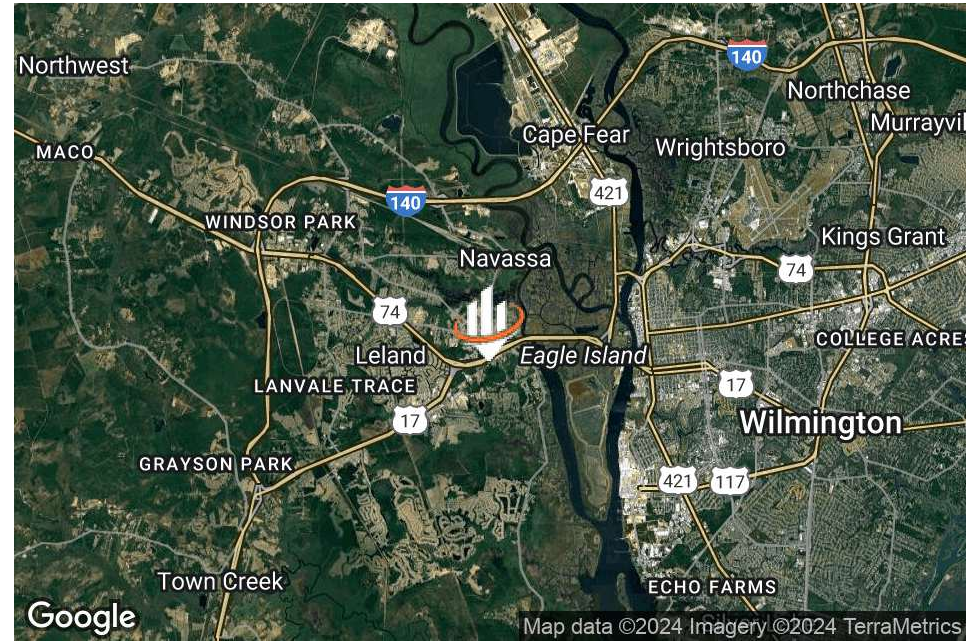
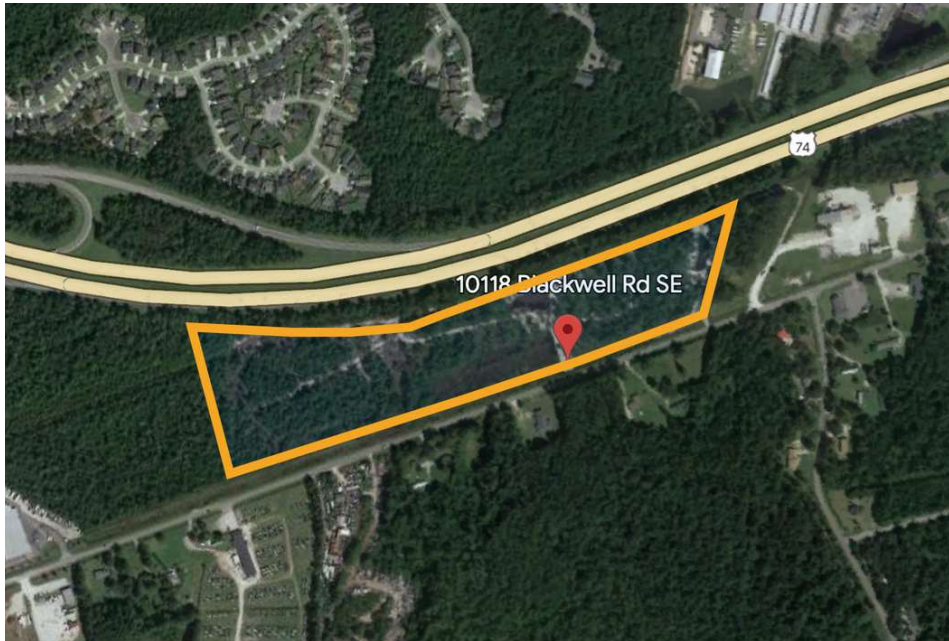
WIN EDWARDS

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NC #243984





OFFERING SUMMARY

SALE PRICE:	Call 910-769-1915
LOT SIZE:	26.64 Acres
ZONING:	BH - Business Highway
MARKET:	Leland
SUBMARKET:	Belville
APN:	03800030
VIDEO:	View Here

PROPERTY OVERVIEW

Over 26 acres on US Hwy 17/74/76, Ocean Hwy East, just 3 miles from Wilmington, NC. This property benefits from unparalleled visibility and accessibility, with over 72,000 vehicles passing by daily. An approved NCDOT 30' commercial driveway entrance off Blackwell Road, with easy access into the property. The property has been partially cleared with multiple ponds.

PROPERTY HIGHLIGHTS

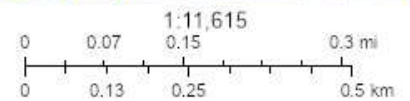
- +/- 2,400 feet of road frontage on Hwy 17/76/74 Ocean Hwy East.
- NCDOT 30' commercial driveway entrance on Blackwell Road.
- Road system in place with access to the entire property.
- Water, sewer, and natural gas available.
- Over 26 acres zoned Highway Business in Brunswick County, the fastest growing county in NC.

Brunswick County GIS Data Viewer



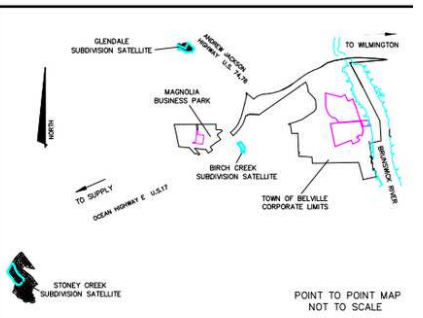
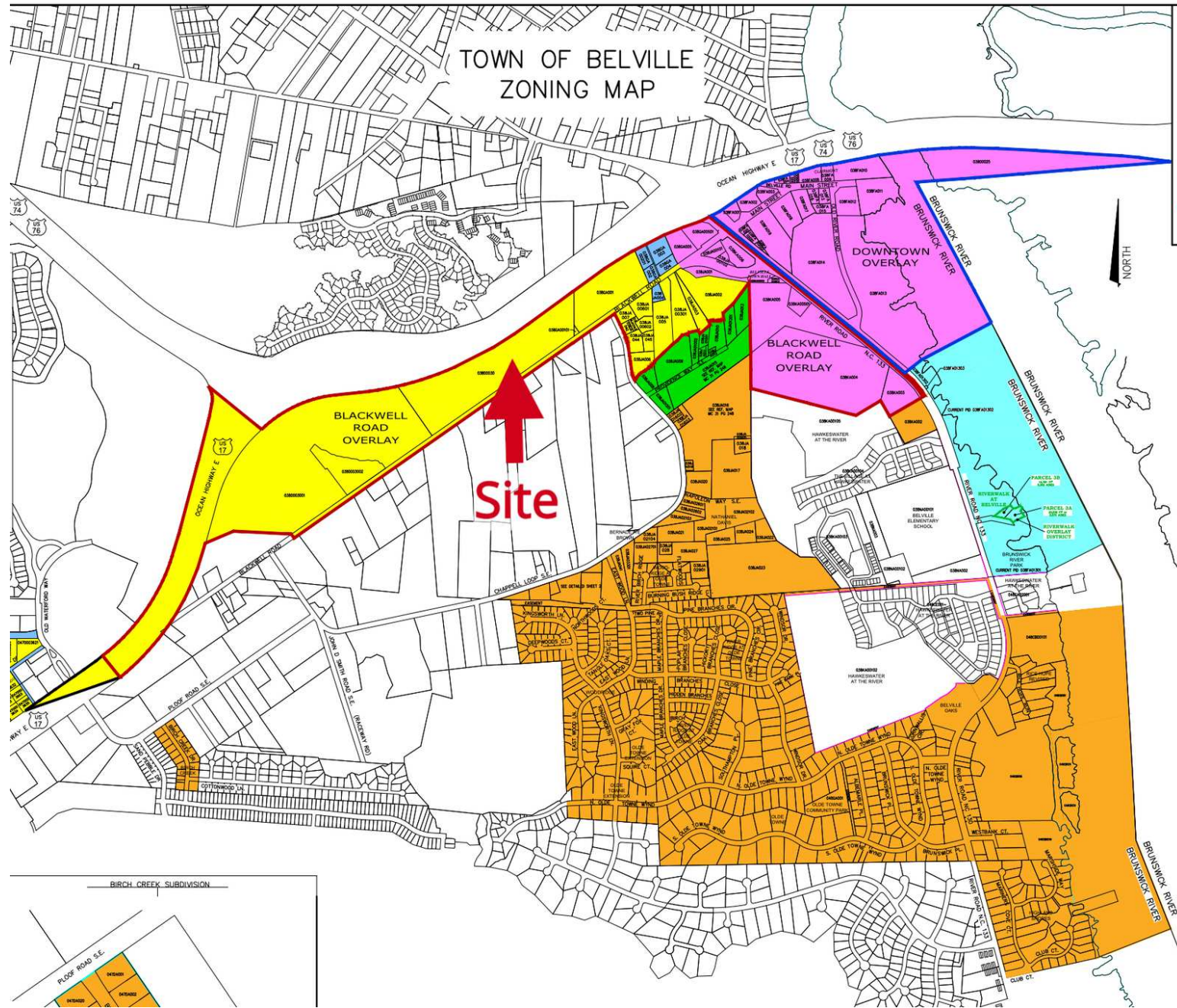
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- Parcels
- County Boundary
- PICTOMETRY_2023
 - Green: Green
 - Red: Red
 - Blue: Blue



Brunswick County GIS
EagleView, Inc. |

TOWN OF BELVILLE ZONING MAP



LEGEND ZONING DISTRICTS

- R10 = RESIDENTIAL DISTRICT
- R15 = RESIDENTIAL DISTRICT
- MF = MULTI-FAMILY DISTRICT
- MH = MANUFACTURED HOMES DISTRICT
- BR = BUSINESS RESIDENTIAL DISTRICT
- BH = BUSINESS HIGHWAY DISTRICT
- CBD = CENTRAL BUSINESS DISTRICT
- I = INDUSTRIAL DISTRICT
- PI = PUBLIC INSTITUTIONAL DISTRICT

OVERLAY DISTRICTS

- DOWNTOWN OVERLAY
- BLACKWELL ROAD OVERLAY
- RIVERWALK OVERLAY

- Unincorporated Areas
- Town of Belville (Corporate Limits)
- Town of Belville (Satellite Areas)



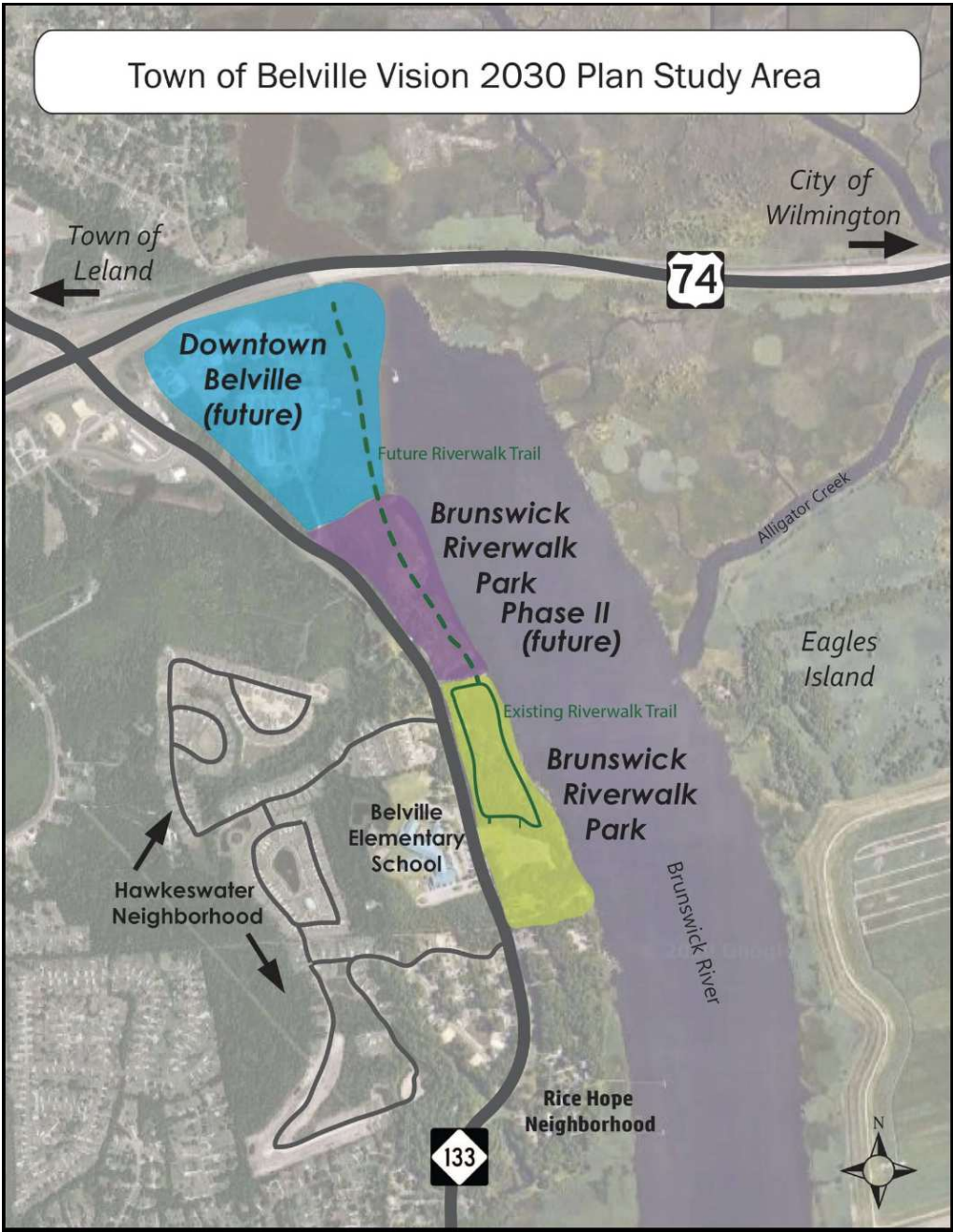
11 JUNE 2019

OFFICIAL
TOWN OF BELVILLE



LOCATION DESCRIPTION

Located on US Hwy 17/74/76 in the Town of Belville, Brunswick County NC, one of the fastest growing counties in the US & NC and part of the Wilmington MSA [Metropolitan Statistical Area] which borders the Myrtle Beach SC MSA to the south. Property borders the Town of Leland and 1 mile from the Brunswick River, which connects to the Cape Fear River. 3.5 miles from Historic Downtown Wilmington and NC Port Wilmington, 7 miles from Wilmington International Airport.



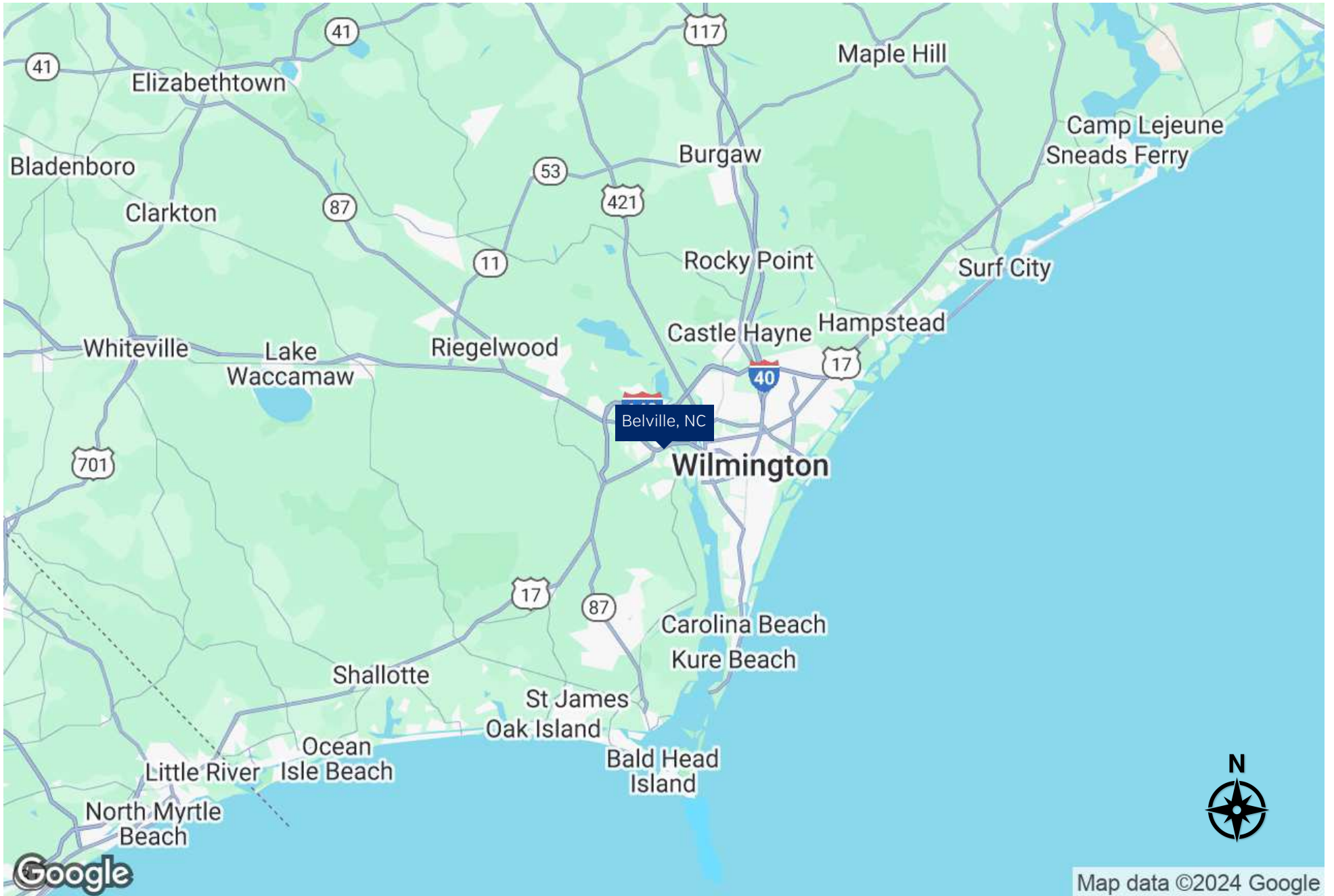














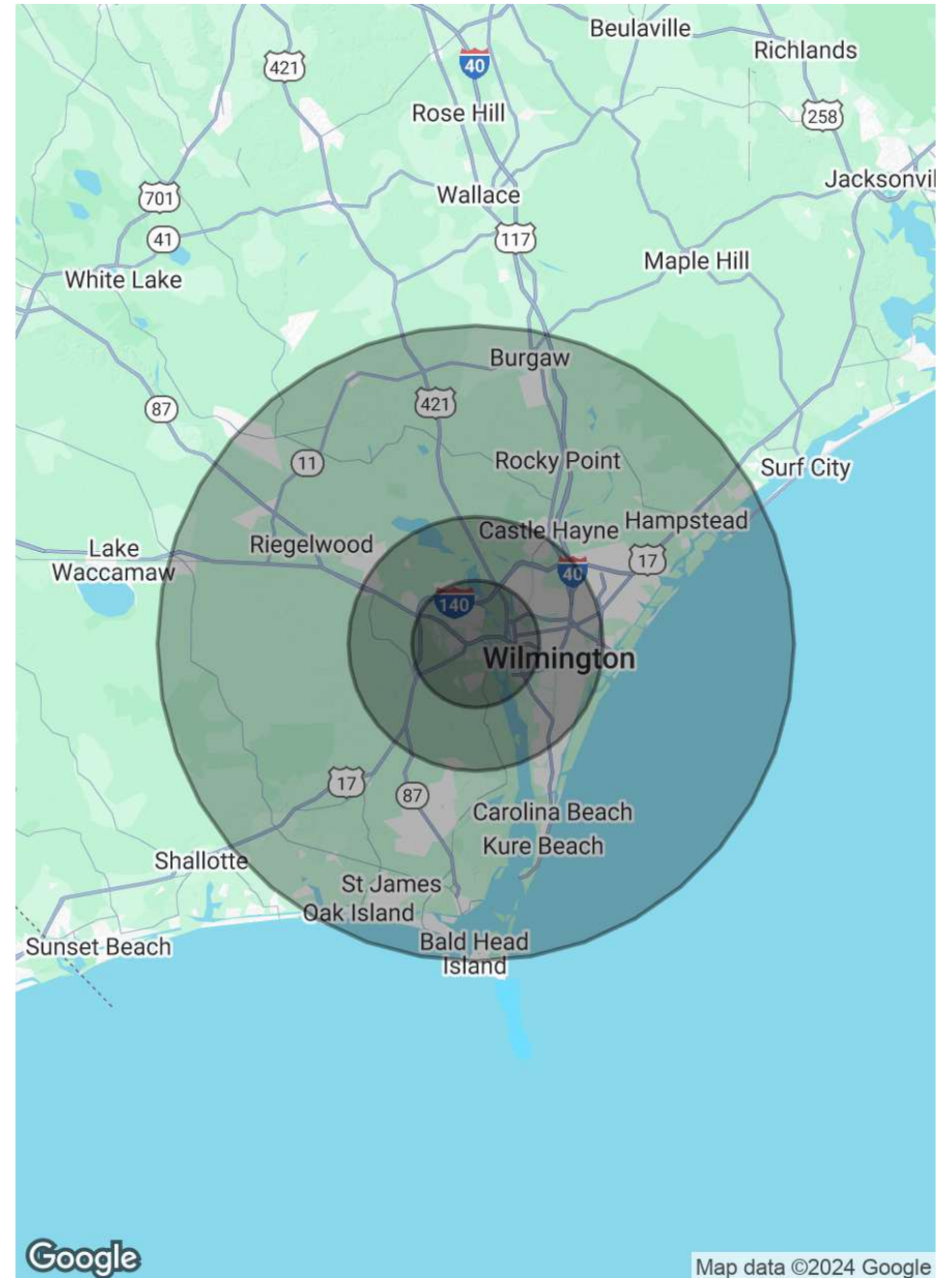
POPULATION

	5 MILES	10 MILES	25 MILES
TOTAL POPULATION	66,912	224,709	385,906
AVERAGE AGE	45	43	44
AVERAGE AGE (MALE)	44	41	43
AVERAGE AGE (FEMALE)	46	44	45

HOUSEHOLDS & INCOME 5 MILES 10 MILES 25 MILES

	5 MILES	10 MILES	25 MILES
TOTAL HOUSEHOLDS	30,377	98,408	165,703
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$86,923	\$94,671	\$102,249
AVERAGE HOUSE VALUE	\$383,092	\$396,442	\$422,684

Demographics data derived from AlphaMap





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