

MULTI-FAMILY LAND FOR SALE

MALLORY CREEK MULTI-FAMILY TRACT



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**Hwy 133/River Rd**

Sale Price

\$4,320,000**OFFERING SUMMARY**

Lot Size:	18.39 Acres
Price / Acre:	\$234,910
Zoning:	C-1
Market:	Leland
Submarket:	Mallory Creek

PROPERTY OVERVIEW

Mallory Creek Land & Timber is pleased to offer for sale approximately 18 acres for a proposed Class A garden style multi-family development. Based on the conceptual land plan prepared by H+W Design, the property can accommodate 288 units (3-story walk-ups), complete with stormwater, clubhouse, pool, and outdoor amenities. The concept is surfaced parked at a ratio of 1.9 spaces per unit. The asking price is the greater of \$4,320,000 or \$15,000 per MF unit.

The property is situated in the Town of Leland, Brunswick County, North Carolina. The property is currently zoned C-1 by Town of Leland. The site is entirely uplands, pursuant to Jurisdictional Determination notice SAW-2021-01942.

LOCATION OVERVIEW

The subject property is located on River Road (Highway 133) at the entrance of Mallory Creek Plantation. Located just minutes from Leland proper and downtown Wilmington, this infill site is well positioned to capitalize on the tremendous growth and development occurring in the Leland marketplace. Mallory Creek Plantation contains over 1,500 homes and will contain over 2,000 homes at full buildout, including a 700 home Del Webb community.

MALLORY CREEK MULTI-FAMILY TRACT

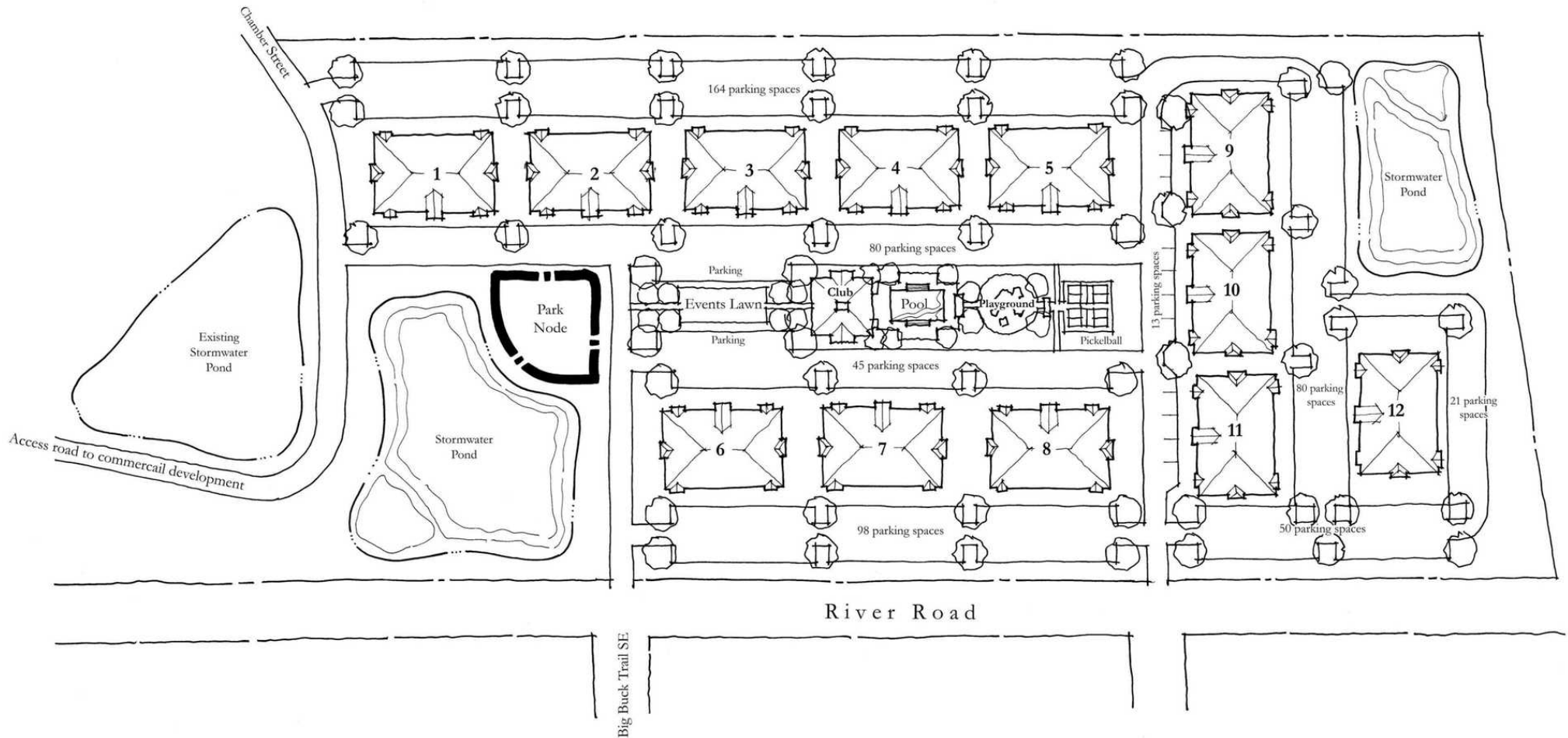


LOCATION INFORMATION

Property Name	Mallory Creek Multi-Family Tract
Street Address	1401 River Road
City, State, Zip	Leland, NC 28479
County	Brunswick
Market	Leland
Sub-market	Mallory Creek
Cross-Streets	River Road and Mallory Creek Drive

PROPERTY HIGHLIGHTS

- Asking Price of \$4,320,000 or the greater of \$15,000/unit
- Parcel ID's - 059000009, 0590000920, 0590000921
- 18.42 Acres with no wetlands
- Conceptual land plan supports 288 units at a 1.9 parks/unit



Mallory Creek Residential

Leland, North Carolina

Site Tabulations

Overall site acreage 18.39 ac
 Building footprint- 3 story-24 units per building
 MF residential yield - 12 bldgs. - 288 total units
 Gross density- $288/18.39 = 15$ du/ac
 Provided parking 551 total spaces
 Parking ratio 1.91 spaces/unit

This site plan is a graphic representation and should be utilized for discussion purposes only. The site plan approximates existing conditions relating to structures, wetlands, roads, parking, vegetation, and property boundaries. Plan components may change based upon regulatory and municipal regulations and requirements at



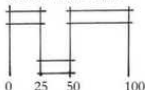
H+W DESIGN
 Land Planning
 Landscape Architecture
 Site Design

2512 Independence Blvd
 Suite 200
 Wilmington, NC



NORTH

December 15, 2021
 Scale: 1 inch = 50 ft.



CAMERON
 MANAGEMENT

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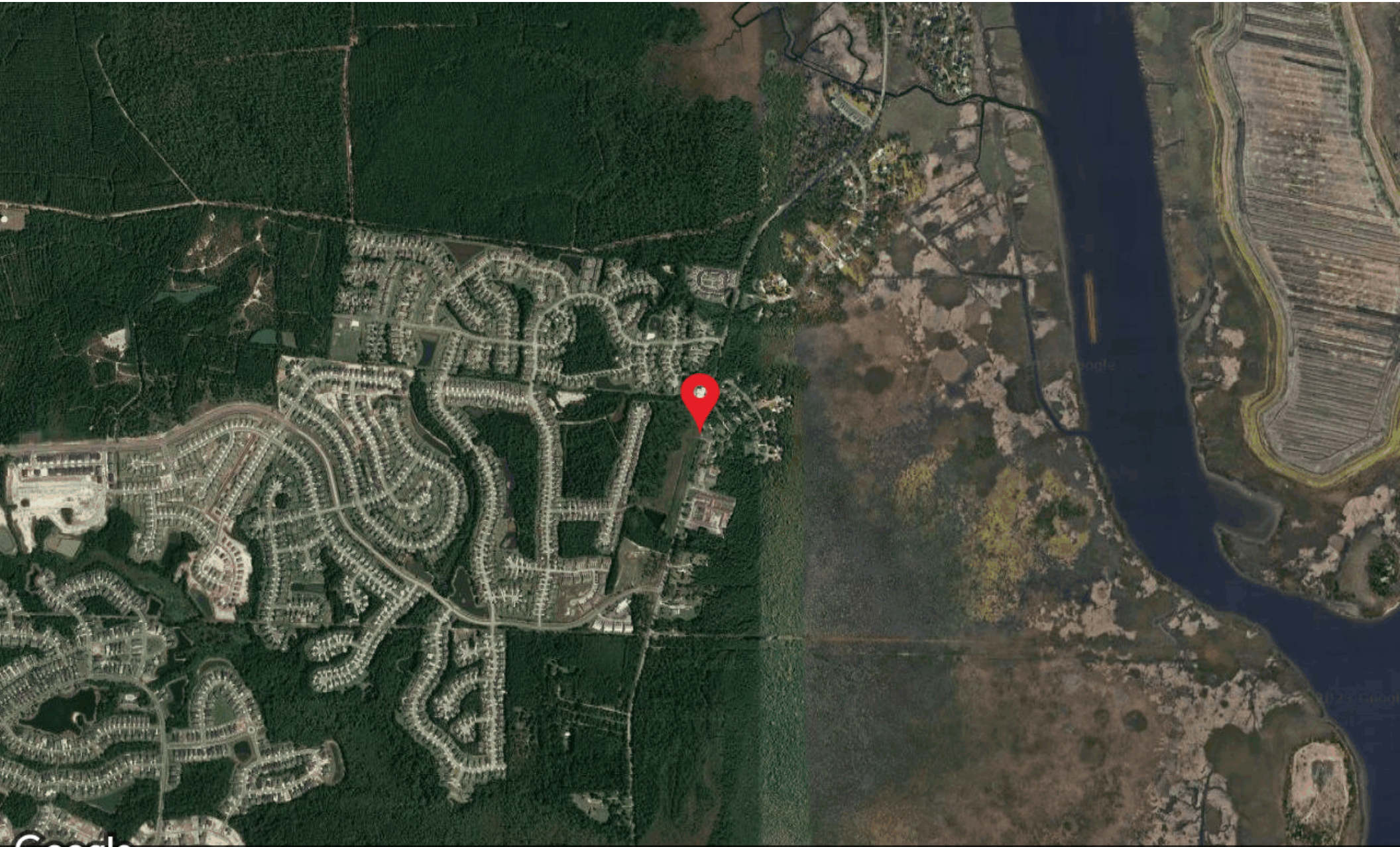
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Google Earth imagery provided by Google, Landsat / Copernicus, Maxar Technologies, New Hanover County, NC, U.S. Geological Survey, USDA/FPAC/GEO



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All interested prospects are advised to do their due diligence. Information displayed herein is believed to be accurate but listing broker makes no representations or warranties to the accuracy of the information herein. Prices and terms subject to change without notice.

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