

1105 HIDDEN CREEK DR

1105 Hidden Creek Dr, Leland, NC 28451

**CENTURY 21
COMMERCIAL.**
Triangle Group

Pat Flanagan, SVP of Commercial Real Estate

CENTURY 21 Triangle Group

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1105 HIDDEN CREEK DR



PROPERTY INFORMATION

PURCHASE PRICE
\$1,900,000.00

PROPERTY ADDRESS
1105 Hidden Creek Dr
Leland, NC 28451

LAND SIZE
17.51 Acres

1105 HIDDEN CREEK DR

1105 Hidden Creek
Dr Leland, NC 28451

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

PROPERTY OVERVIEW

An exceptional investment opportunity at 1105 Hidden Creek Dr., Leland, NC. This 17.51-acre site has received site plan approval from Brunswick County for 180 multifamily units, making it ideal for an upscale residential development. Additionally, the property includes 2 acres of prime commercial space, perfect for retail or mixed-use development. Essential utilities, including water and sewer connections, are conveniently located at the street. Seize this chance to develop a versatile and highly desirable property in a rapidly growing area.



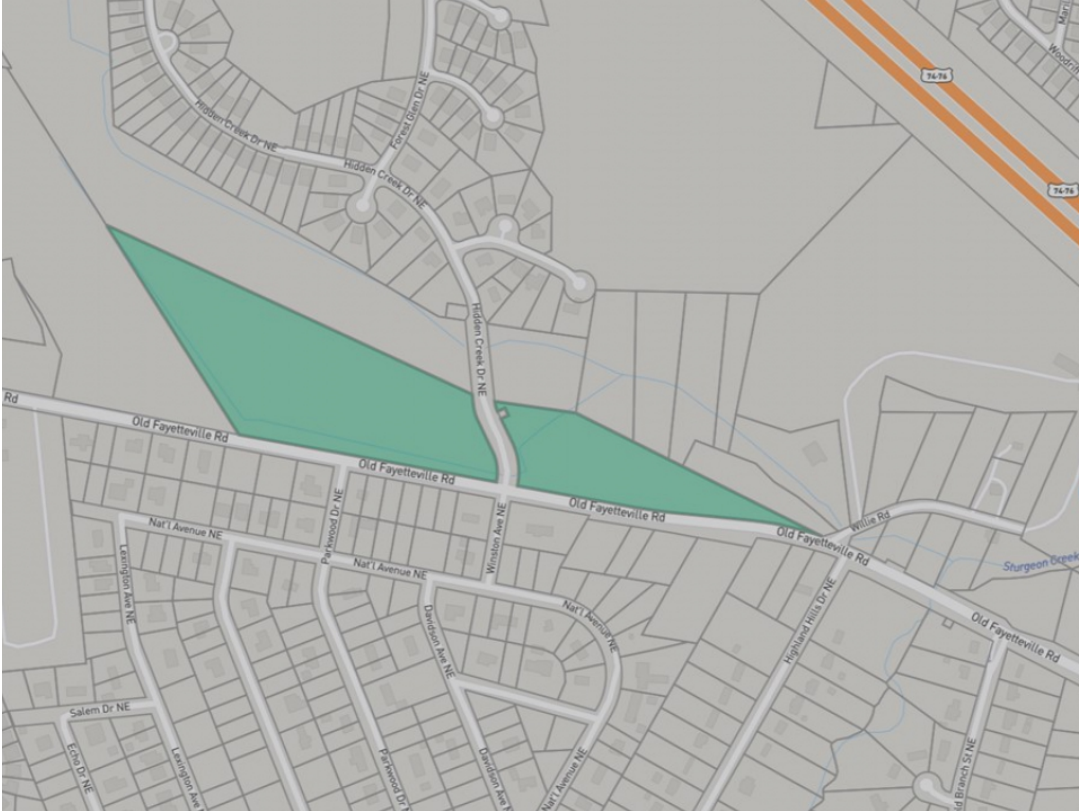
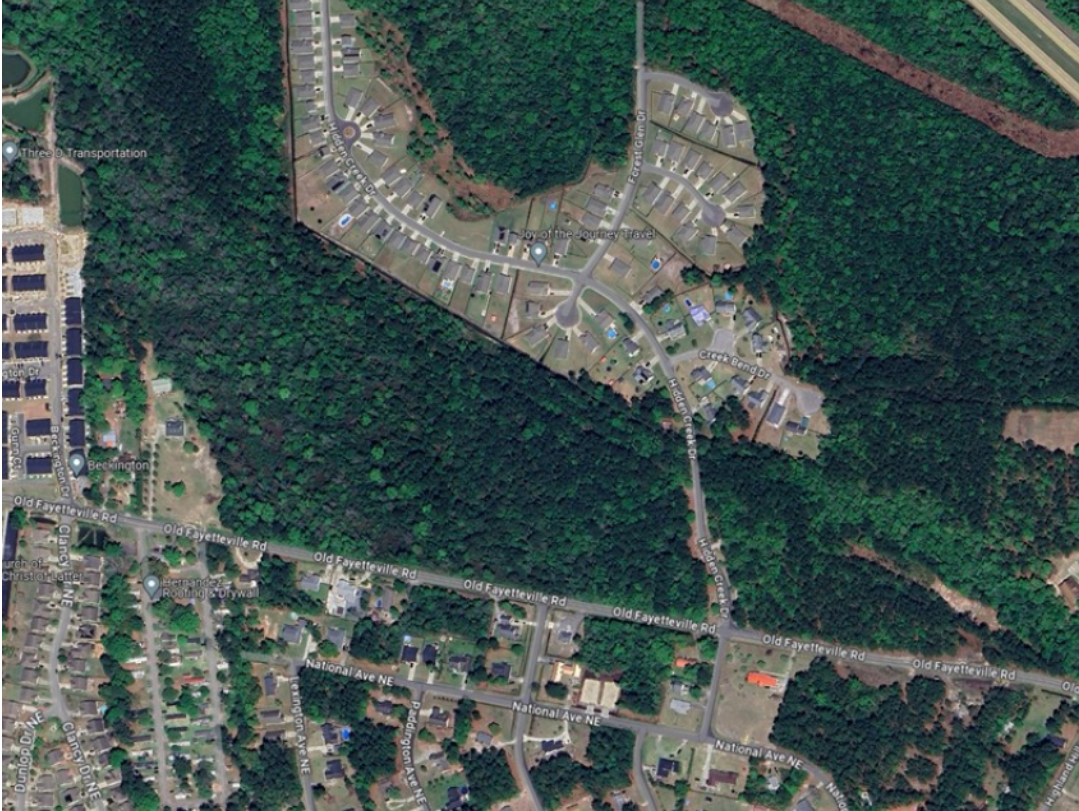
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PROPERTY PHOTOS



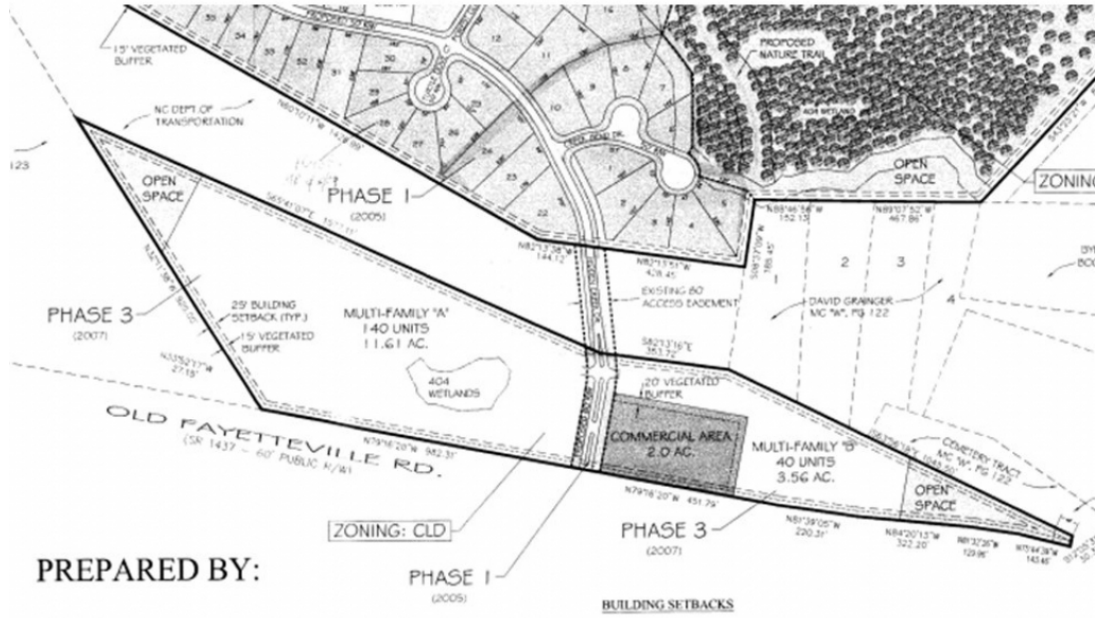
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PROPERTY PHOTOS



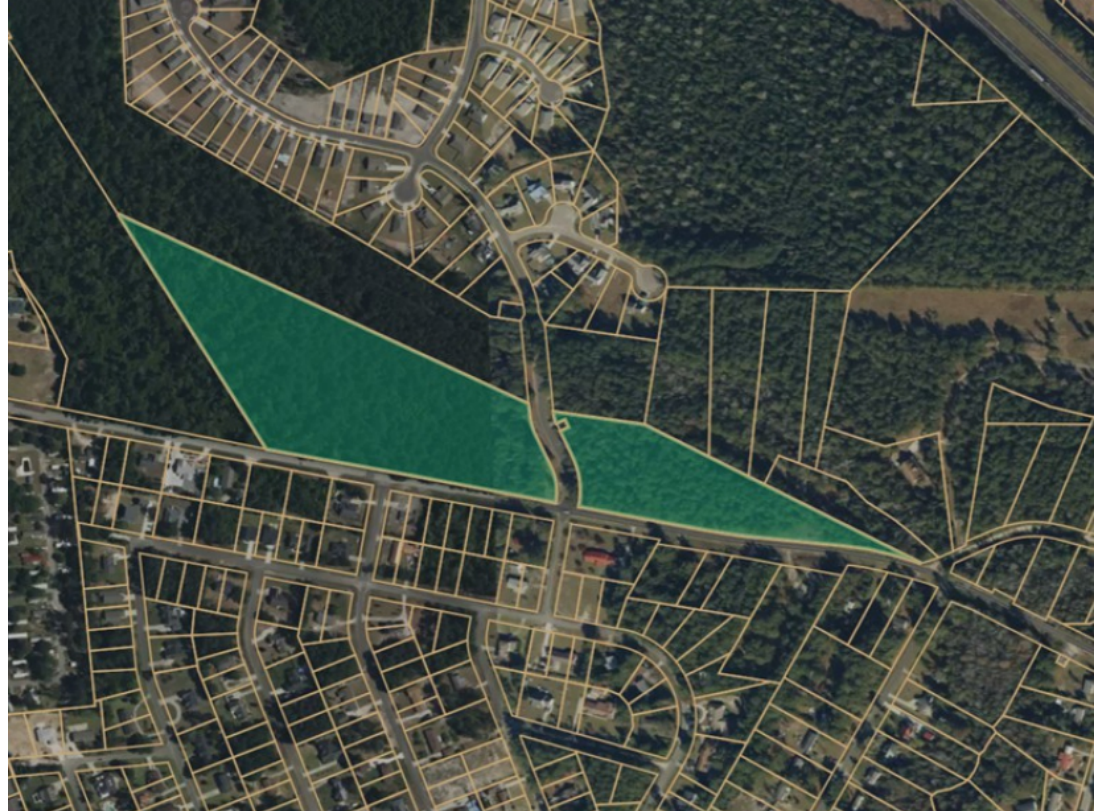
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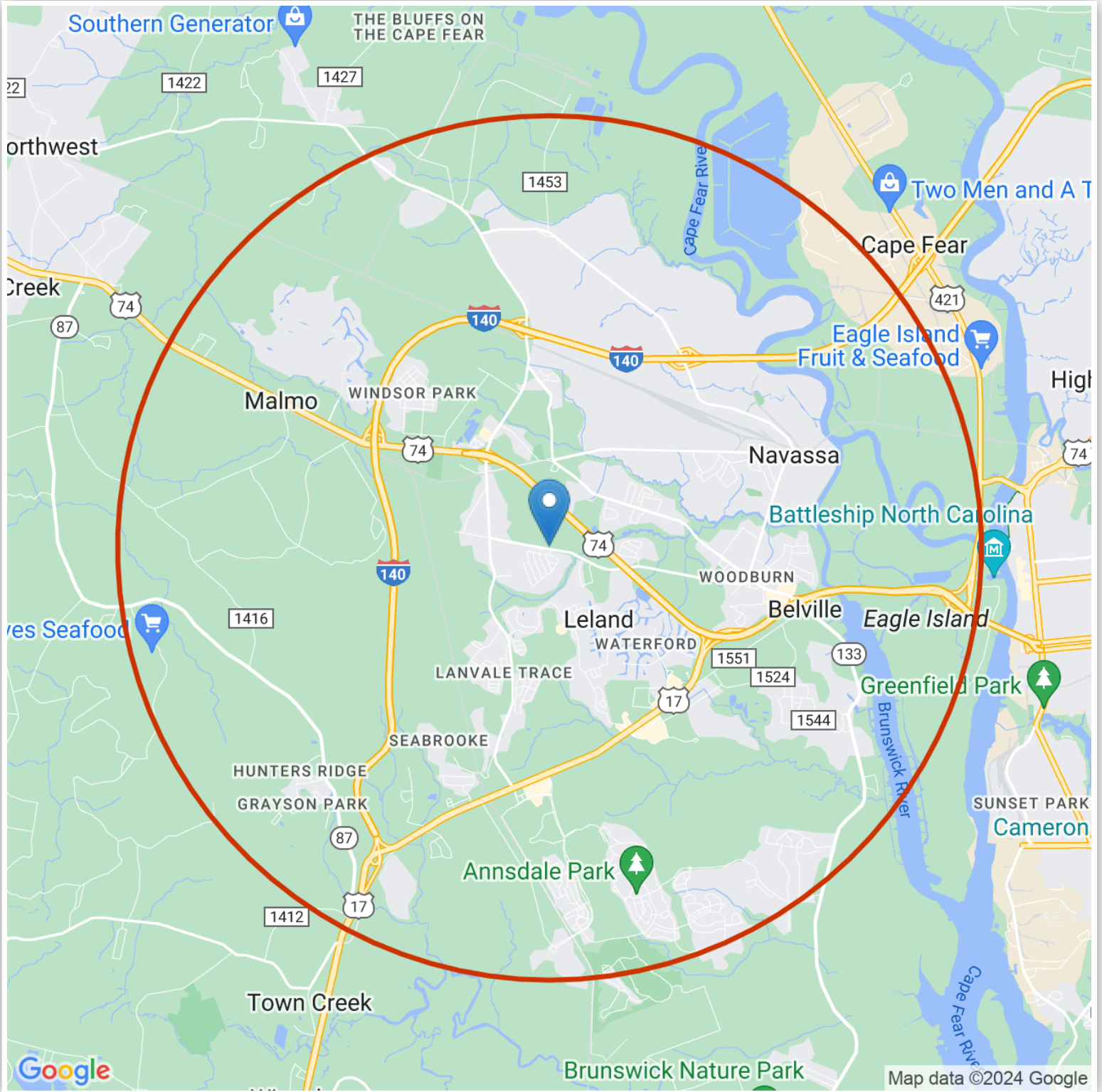


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LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

36,457

Population



Average Household Size

39.9

Median Age

\$67,927

Median Household Income

EDUCATION

8%

No High School Diploma



27%

High School Graduate



32%

Some College



33%

Bachelor's/Grad/Pr of Degree

BUSINESS



931

Total Businesses



7,997

Total Employees

EMPLOYMENT



61%

White Collar



25%

Blue Collar



13%

Services

5.7%

Unemployment Rate

INCOME



\$67,927

Median Household Income



\$33,708

Per Capita Income



\$160,090

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (20.4%)

The smallest group: \$200,000+ (4.1%)

Indicator	Value	Difference	
<\$15,000	9.3%	-0.6%	<div style="width: 9.3%;"></div>
\$15,000 - \$24,999	5.0%	-1.3%	<div style="width: 5.0%;"></div>
\$25,000 - \$34,999	8.4%	-1.5%	<div style="width: 8.4%;"></div>
\$35,000 - \$49,999	11.5%	-1.8%	<div style="width: 11.5%;"></div>
\$50,000 - \$74,999	20.0%	+0.3%	<div style="width: 20.0%;"></div>
\$75,000 - \$99,999	16.0%	+1.7%	<div style="width: 16.0%;"></div>
\$100,000 - \$149,999	20.4%	+4.2%	<div style="width: 20.4%;"></div>
\$150,000 - \$199,999	5.3%	-0.1%	<div style="width: 5.3%;"></div>
\$200,000+	4.1%	-0.9%	<div style="width: 4.1%;"></div>

Bars show deviation from 37019 (Brunswick County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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COMMUNITY PROFILE

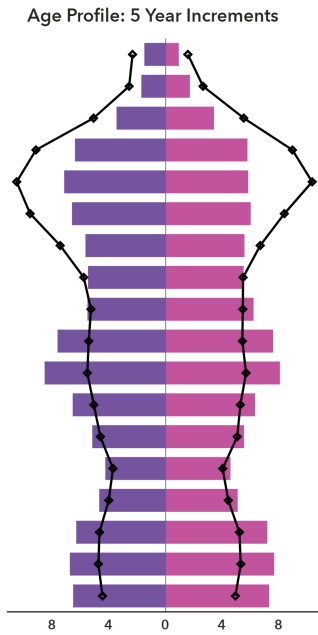
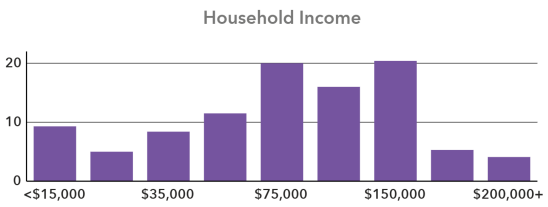
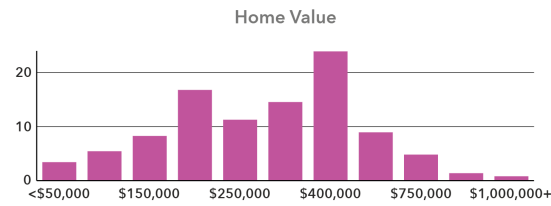
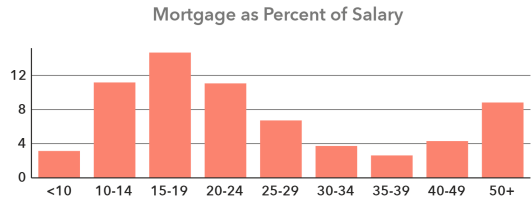
36,457 3.0% 2.4 52.8 39.9 \$67,927 \$160,090 \$266,543 24% 58% 18%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+

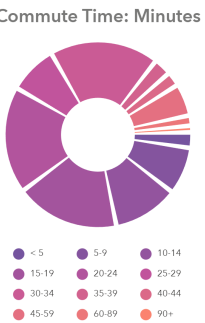
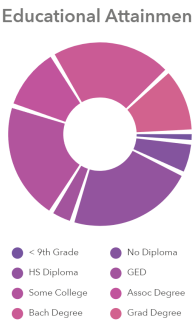
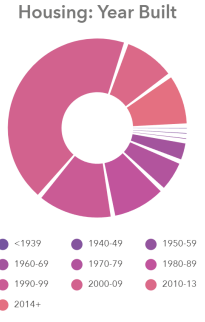
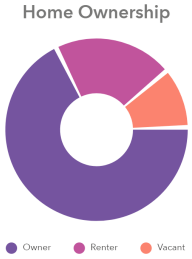
 **13.3%**
Service Workers

 **25.3%**
Blue Collar Workers

 **61.5%**
White Collar Worker



Dots show comparison to 37019 (Brunswick County)



Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2021 and 2026



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)



POPULATION TRENDS AND KEY INDICATORS

5-mile ring
1105 Hidden Creek Dr, Leland, NC, 28451

38,546	16,546	2.32	40.0	\$74,475	\$289,910	80	121	50
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



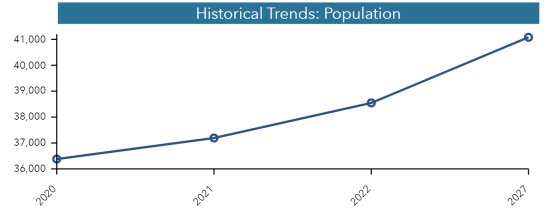
\$10,870

Avg Spent on Mortgage & Basics

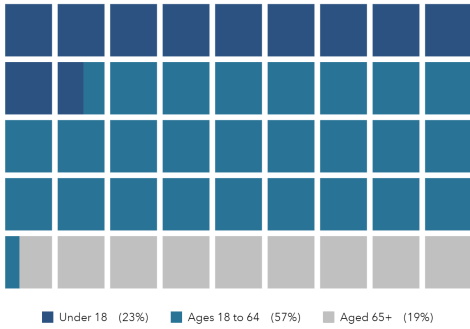


20.5%

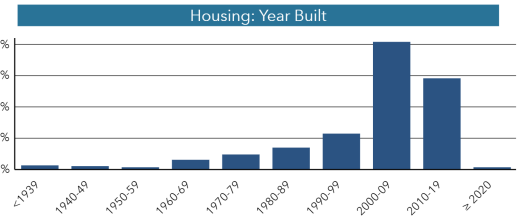
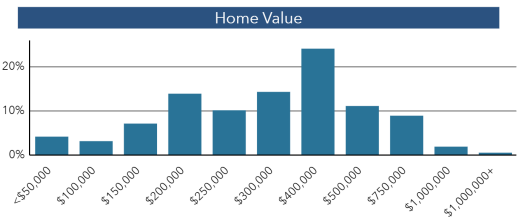
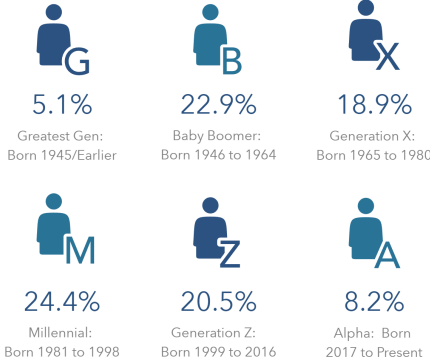
Percent of Income for Mortgage



POPULATION BY AGE



POPULATION BY GENERATION



Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2022, 2017-2021
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DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010	Census 2020	2023	2028				
Population	23,987	36,095	41,748	46,334				
Households	9,869	15,380	17,788	19,884				
Families	6,903	10,914	11,963	13,308				
Average Household Size	2.42	2.33	2.33	2.32				
Owner Occupied Housing Units	7,386	12,267	13,954	14,940				
Renter Occupied Housing Units	2,483	3,113	3,834	4,944				
Median Age	37.6	47.2	40.2	40.7				
Trends: 2023-2028 Annual Rate	Area	State	National					
Population	2.11%	0.53%	0.30%					
Households	2.25%	0.68%	0.49%					
Families	2.15%	0.60%	0.44%					
Owner HHs	1.37%	0.78%	0.66%					
Median Household Income	2.06%	3.37%	2.57%					
Households by Income	2023		2028					
	Number	Percent	Number	Percent				
<\$15,000	1,253	7.0%	1,159	5.8%				
\$15,000 - \$24,999	1,062	6.0%	976	4.9%				
\$25,000 - \$34,999	1,101	6.2%	986	5.0%				
\$35,000 - \$49,999	1,373	7.7%	1,396	7.0%				
\$50,000 - \$74,999	4,393	24.7%	4,621	23.2%				
\$75,000 - \$99,999	2,801	15.7%	2,956	14.9%				
\$100,000 - \$149,999	3,547	19.9%	4,466	22.5%				
\$150,000 - \$199,999	1,535	8.6%	2,266	11.4%				
\$200,000+	722	4.1%	1,057	5.3%				
Median Household Income	\$72,608		\$80,398					
Average Household Income	\$91,705		\$105,043					
Per Capita Income	\$38,890		\$44,894					
Population by Age	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,954	8.1%	1,788	5.0%	2,747	6.6%	2,997	6.5%
5 - 9	1,489	6.2%	1,954	5.4%	2,917	7.0%	3,206	6.9%
10 - 14	1,327	5.5%	1,975	5.5%	2,757	6.6%	3,309	7.1%
15 - 19	1,119	4.7%	1,492	4.1%	2,080	5.0%	2,724	5.9%
20 - 24	1,173	4.9%	1,493	4.1%	1,866	4.5%	2,043	4.4%
25 - 34	4,002	16.7%	4,226	11.7%	5,060	12.1%	5,161	11.1%
35 - 44	3,269	13.6%	4,333	12.0%	6,488	15.5%	6,881	14.9%
45 - 54	3,027	12.6%	3,656	10.1%	4,676	11.2%	5,791	12.5%
55 - 64	3,462	14.4%	5,461	15.1%	4,989	11.9%	4,734	10.2%
65 - 74	2,172	9.1%	6,716	18.6%	5,337	12.8%	5,246	11.3%
75 - 84	748	3.1%	2,463	6.8%	2,272	5.4%	3,462	7.5%
85+	246	1.0%	538	1.5%	560	1.3%	780	1.7%
Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	18,357	76.5%	27,557	76.3%	31,885	76.4%	35,389	76.4%
Black Alone	3,814	15.9%	4,307	11.9%	4,940	11.8%	5,366	11.6%
American Indian Alone	199	0.8%	262	0.7%	320	0.8%	378	0.8%
Asian Alone	251	1.0%	369	1.0%	445	1.1%	526	1.1%
Pacific Islander Alone	4	0.0%	38	0.1%	53	0.1%	73	0.2%
Some Other Race Alone	782	3.3%	1,213	3.4%	1,393	3.3%	1,547	3.3%
Two or More Races	580	2.4%	2,349	6.5%	2,711	6.5%	3,054	6.6%
Hispanic Origin (Any Race)	1,711	7.1%	2,631	7.3%	3,045	7.3%	3,394	7.3%

Data Note: Income is expressed in current dollars.

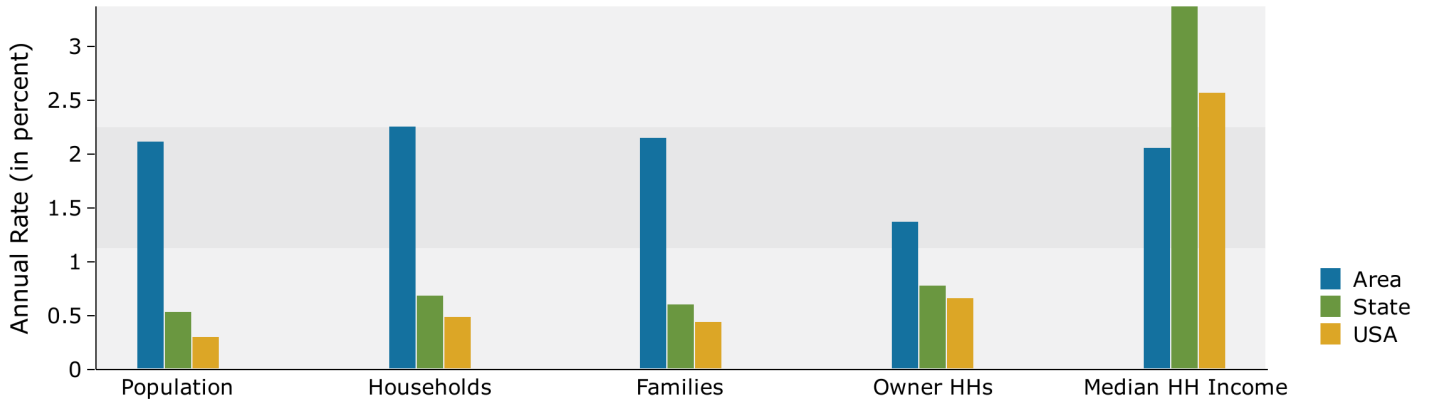
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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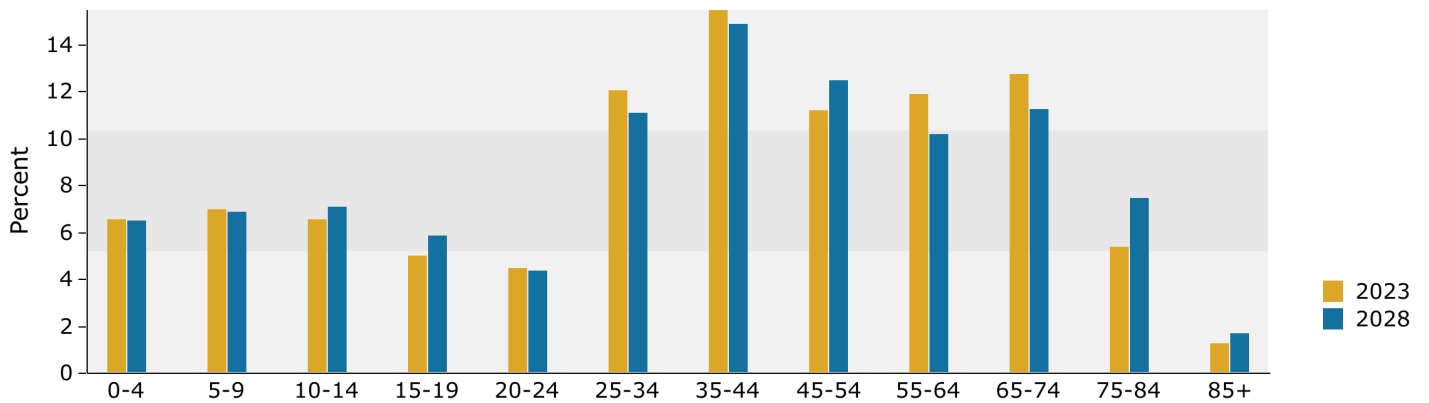
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DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

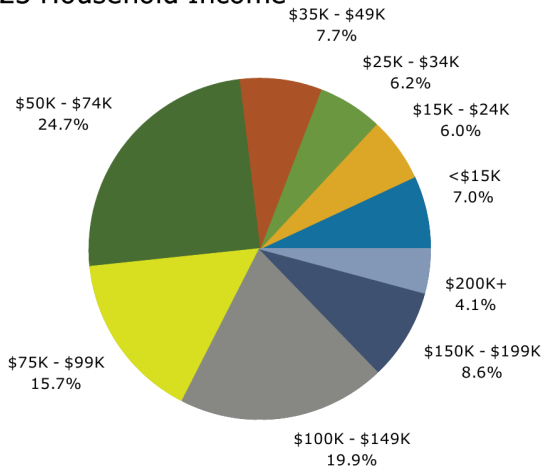
Trends 2023-2028



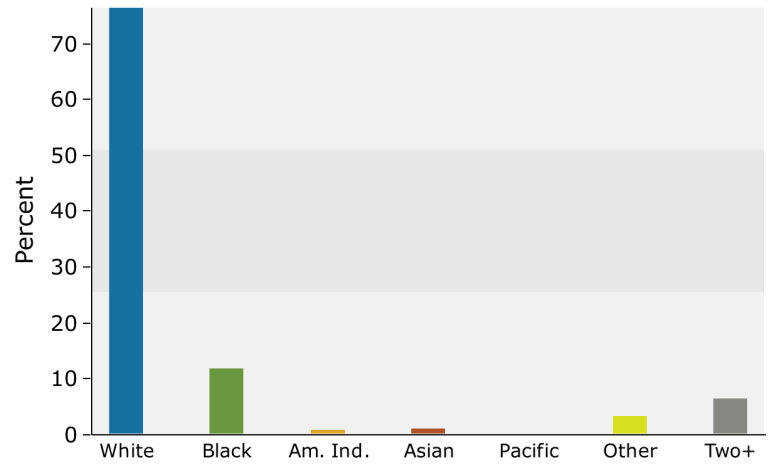
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 7.3%

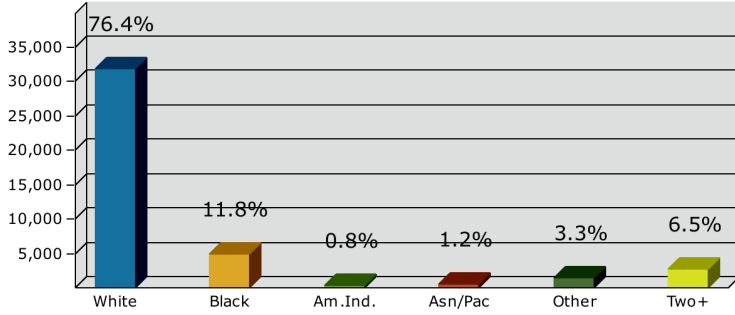
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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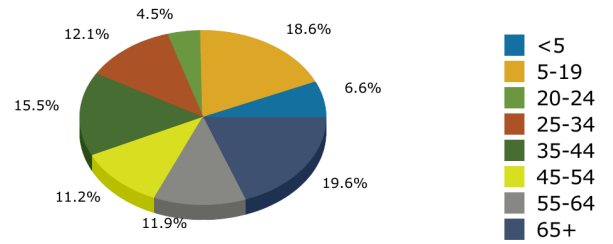
GRAPHIC PROFILE (RING: 5 MILE RADIUS)

2023 Population by Race

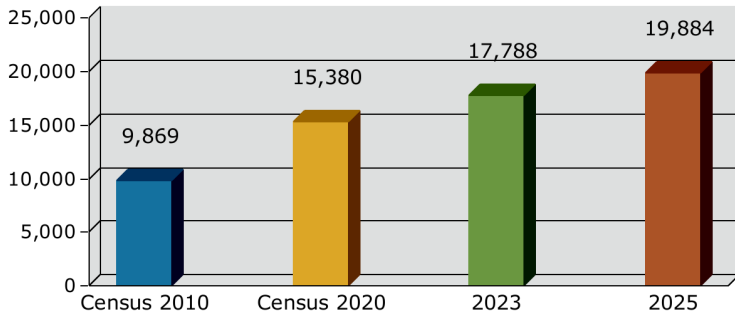


2023 Percent Hispanic Origin: 7.3%

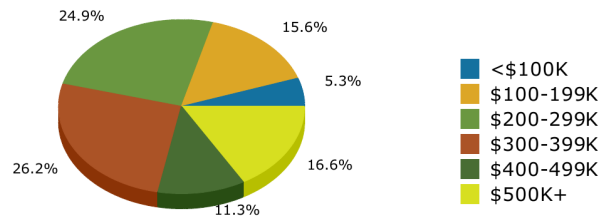
2023 Population by Age



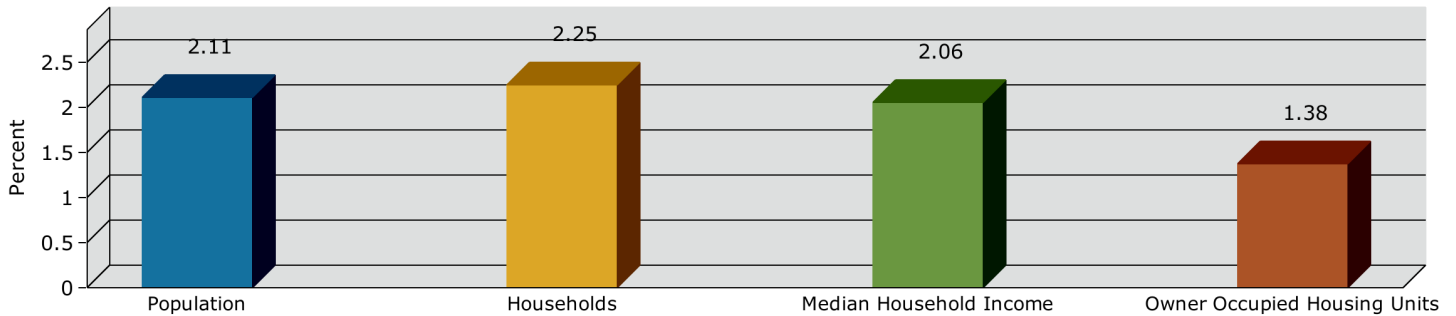
Households



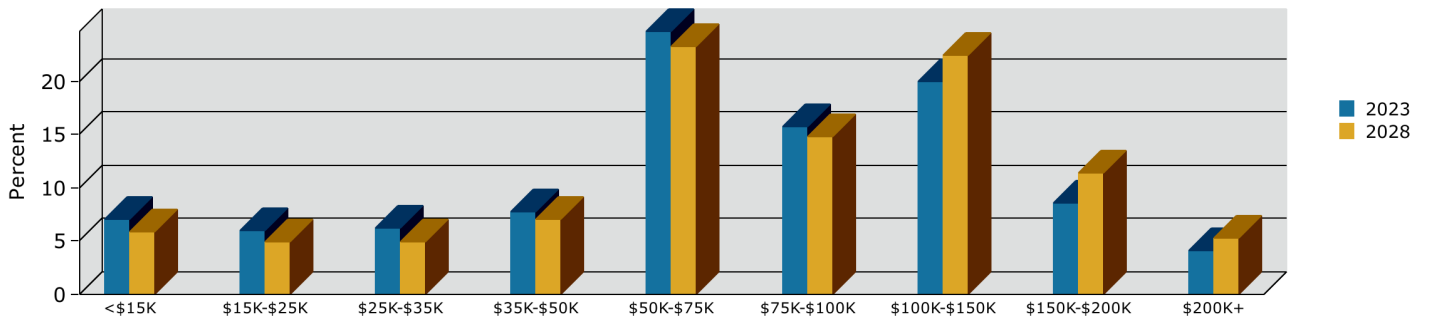
2023 Home Value



2023-2028 Annual Growth Rate



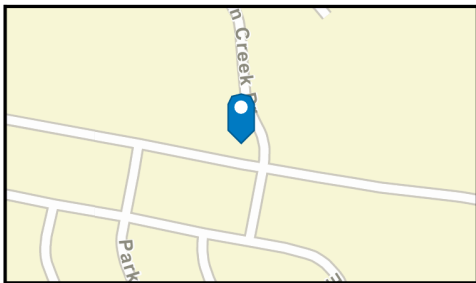
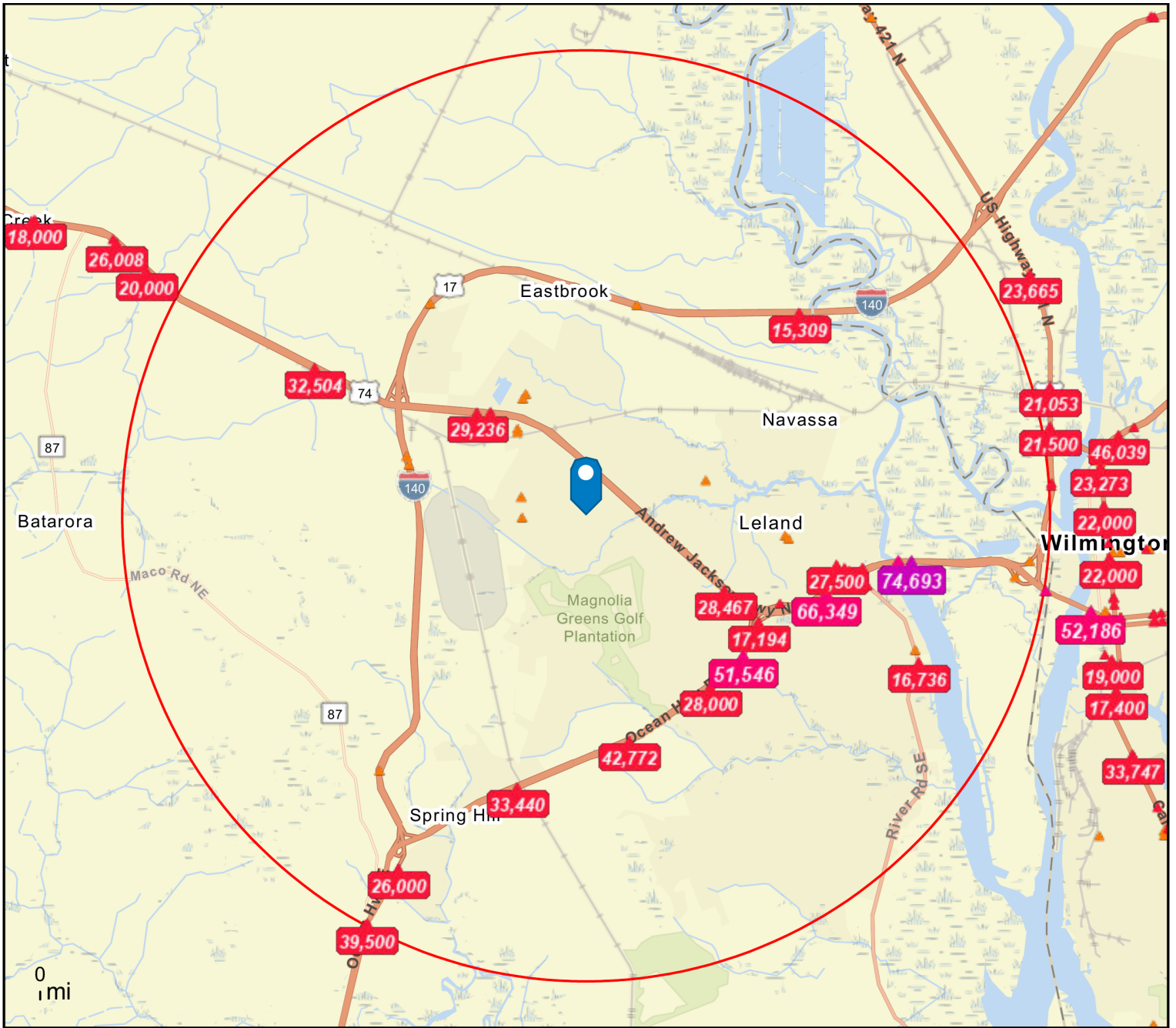
Household Income



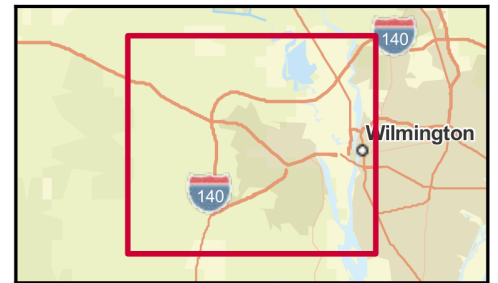
Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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TRAFFIC COUNT - STUDY AREA (RING: 5 MILE RADIUS)



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

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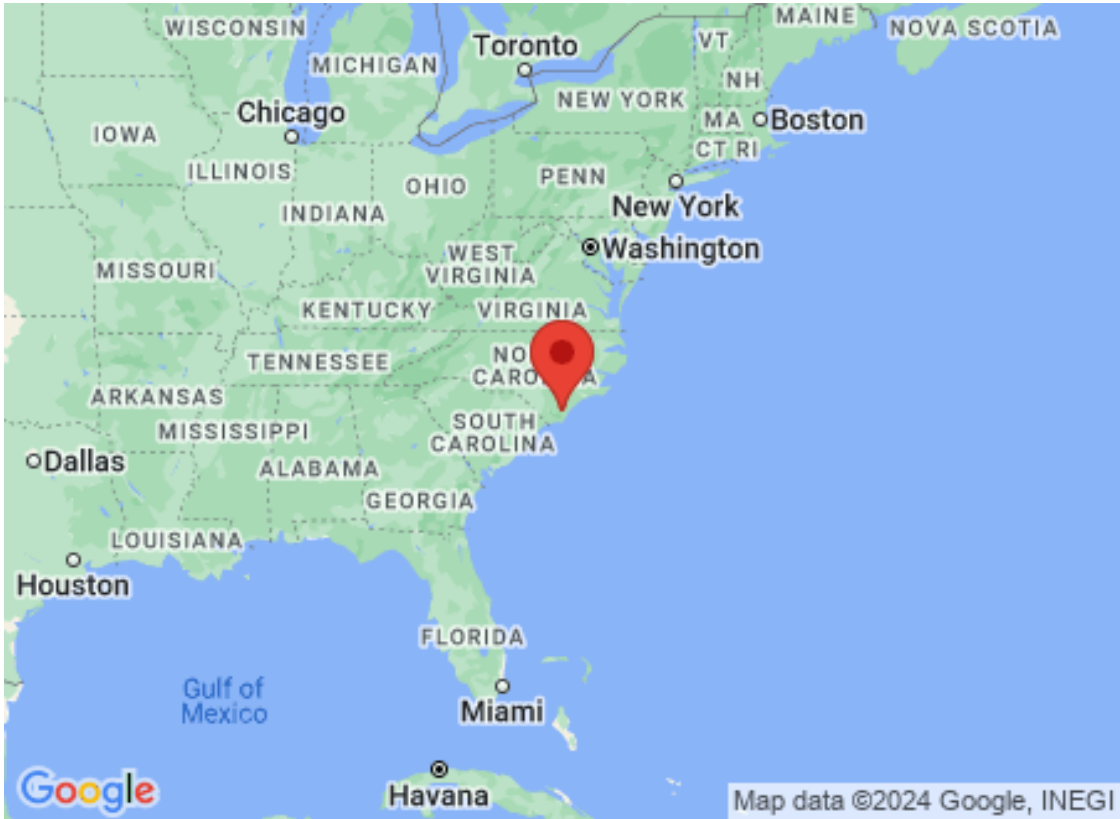
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AREA LOCATION MAP

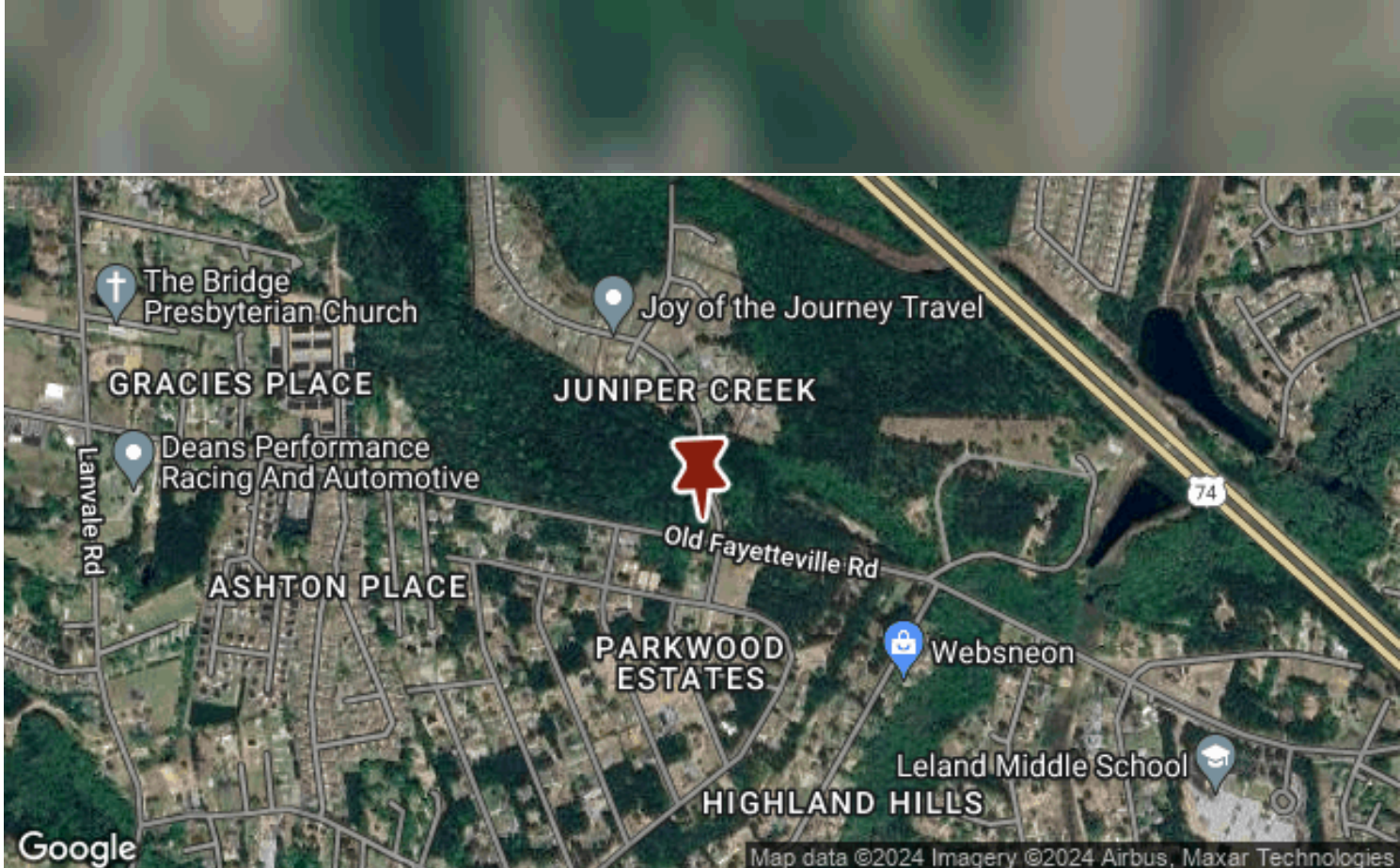


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AERIAL ANNOTATION MAP



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