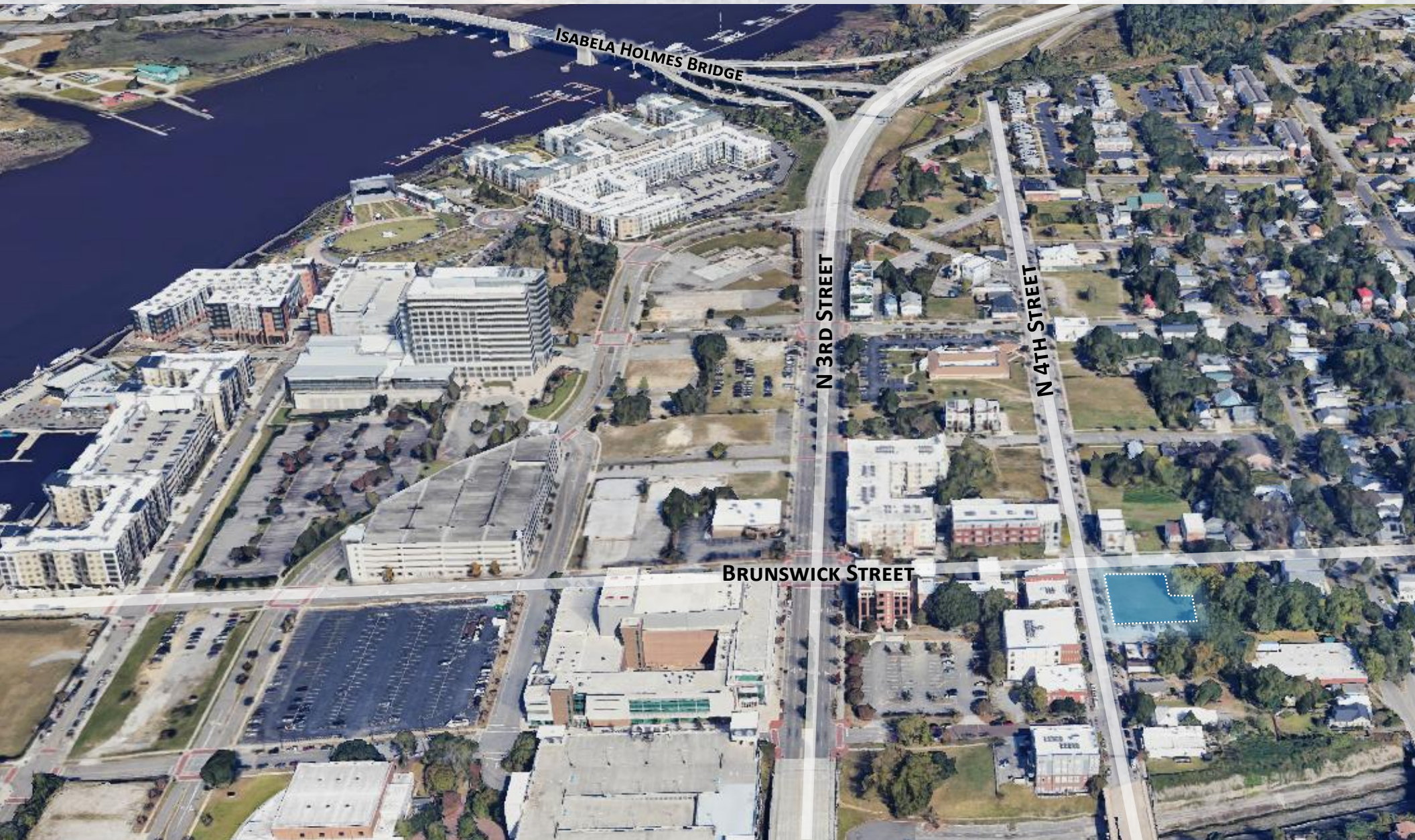


# FOR SALE: INFILL DEVELOPMENT SITE

±17,860 SF SITE ENTITLED FOR 84 MULTIFAMILY UNITS (AKA "THE BRICKHOUSE")

722 N 4TH STREET, WILMINGTON, NC





# CONTACTS

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## SUMMARY

Located in the heart of downtown Wilmington in “Brooklyn Arts Social District” and known as **The Brickhouse**, the Subject is a  $\pm 17,860$  SF parcel, entitled and designed for 84 studio, one, and two-bedroom apartments.

The site is situated on the northern section of downtown in close proximity to the Live Oak Amphitheater, the Riverwalk, and several multifamily projects including Sawmill Point, Flats on Front, and The Metropolitan.

Of note, the Subject is located along a section of N 4th Street that has been designated as the “Brooklyn Arts Social District” which is further described herein.

ADDRESS:	<b>THE BRICKHOUSE</b> 722 N 4th Street Wilmington, NC 28401 New Hanover County
PARCEL ID:	R04813-014-001-000
LAND SIZE:	$\pm 17,860$ SF
ZONING:	CBD - City of Wilmington
PRICING:	\$1,090,000, as-is
PROPOSED USE:	Multifamily, aka “The Brickhouse”
PROPOSED # of UNITS:	84 units
ENTITLEMENTS:	See following page
UNIT MIX:	6—Lofts 20—Studios 42—1Bd 16—2 Bd
CONSTRUCTION & DESIGN:	5 stories, open ceiling, industrial design concept with exposed ductwork





## ENTITLEMENTS & DUE DILIGENCE

Phase I ESA:	Yes
Boundary Survey:	Yes
Tree Survey:	Yes
Title:	YES
Construction Drawings:	30% complete
Pre-TRC Approval:	Yes
Civil Permits:	Yes
Construction Release:	No
CFPUA Development Fee:	No



## BROOKLYN ARTS “SOCIAL DISTRICT”

Designed to boost foot traffic in the area, The social district will run along Fourth Street from Walnut to North Front streets, covering 10 blocks. The footprint for the social district runs from Flytrap Brewing and The Eagle's Dare north to Pizzeria Don Luca. A social district designation allows for adults 21 years or older to exit licensed establishments with open containers, meaning that attendees will be able to walk around from business to business with their drinks.





## RENDERING



CONCEPT RENDERING - FRONT





CONCEPT RENDERING - REAR





CONCEPT RENDERING - INTERIOR (ONE BEDROOM)





## CONCEPT RENDERING - INTERIOR (LOFT APARTMENT)







## DEMOGRAPHICS



**95,081**  
POPULATION  
WITHIN A 5-MILE RADIUS



**\$85,361**  
AVERAGE HOUSEHOLD INCOME  
WITHIN A 1-MILE RADIUS



**1.68%**  
EXPECTED POPULATION GROWTH BY 2029  
WITHIN A 5-MILE RADIUS



## GIS AERIAL



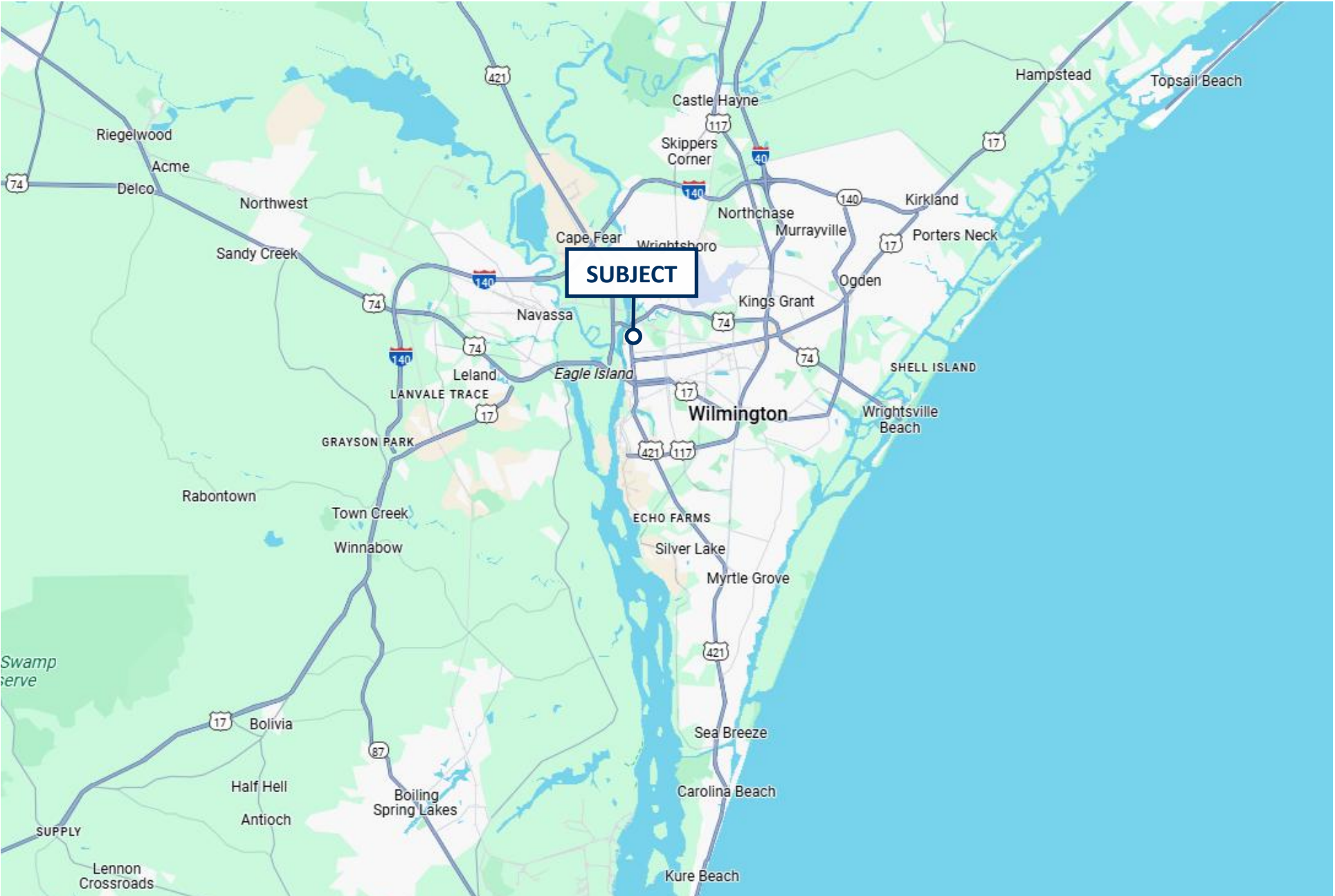


MARKET AERIAL





LOCATION MAP





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