



Tract 1
± 1.26 Acres



CAROLINA BEACH ROAD

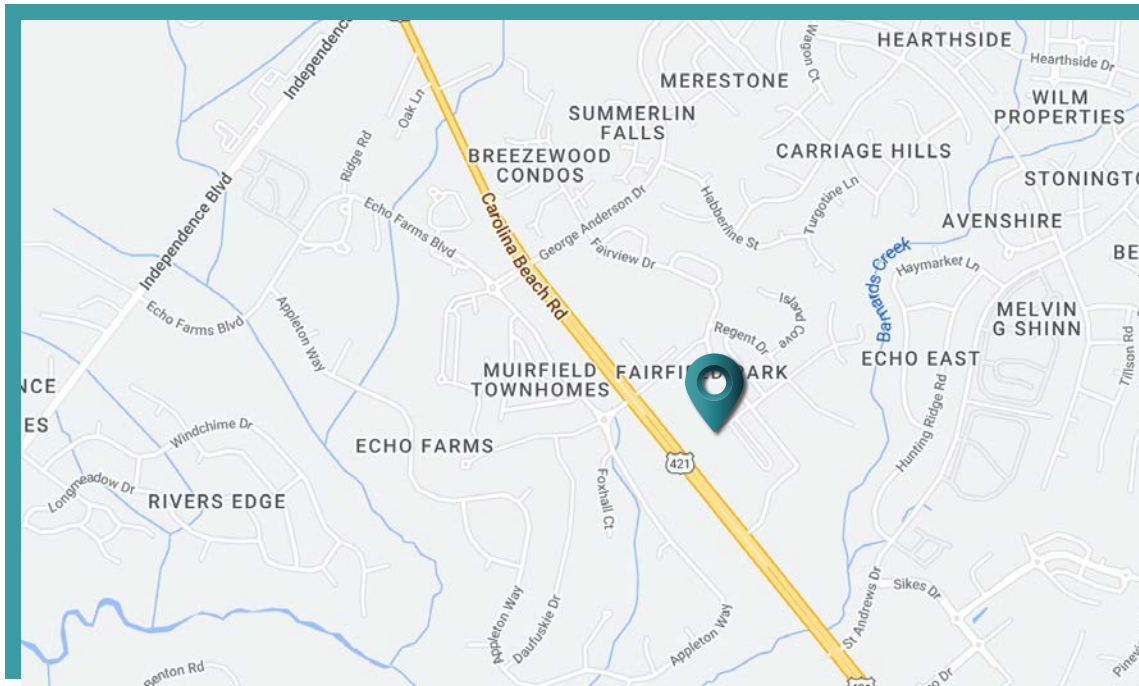
FAIRVIEW DR.



ANSLEY PARK OUT PARCEL - TRACT 1
WILMINGTON, NORTH CAROLINA

FOR SALE





4544 Fairview Drive Wilmington, NC 28412

ACREAGE*	1.26 Acres
SALE PRICE	\$497,700
UNIT PRICE	\$395,000/Acre
TAX ID	R07000-003-207-000 (to be subdivided at Closing)
ZONED	MX-MIXED USE
DEVELOPMENT NAME	Ansley Park
TOPOGRAPHY	Level

1.26+/- Acre Development Opportunity at Ansley Park in Wilmington, NC.

Ansley Park is a new mixed use development located off of Carolina Beach Road between Historic Downtown Wilmington and Carolina Beach with close proximity to UNCW, Novant Health (New Hanover Regional Medical Center), The Pointe at Barclay, Long Leaf Mall and Halyburton Park. The mixed use development currently consist of a brand new multi-family project with over 200 units and resort style amenities that include inner connectivity through Fairfield Park and open green space.

Currently available for sale is Tract 1. This 1.26+/- Acre out parcel within Ansley Park is ready for future office or retail development. The out parcel has existing infrastructure in place that includes existing road improvements within the Park, off site storm water and municipal utilities.

Please call listing broker for more details.

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

ANSLEY PARK OUT PARCEL - TRACT 1 WILMINGTON, NORTH CAROLINA

SALE

TYLER PEGG
910 512 3550

tyler.pegg@scpcommercial.com

CODY CRESS
910 409 8421

cody.cress@scpcommercial.com





ANSLEY PARK OUT PARCEL - TRACT 1
WILMINGTON, NORTH CAROLINA

SALE

TYLER PEGG
910 512 3550

tyler.pegg@scpccommercial.com

CODY CRESS
910 409 8421

cody.cress@scpccommercial.com





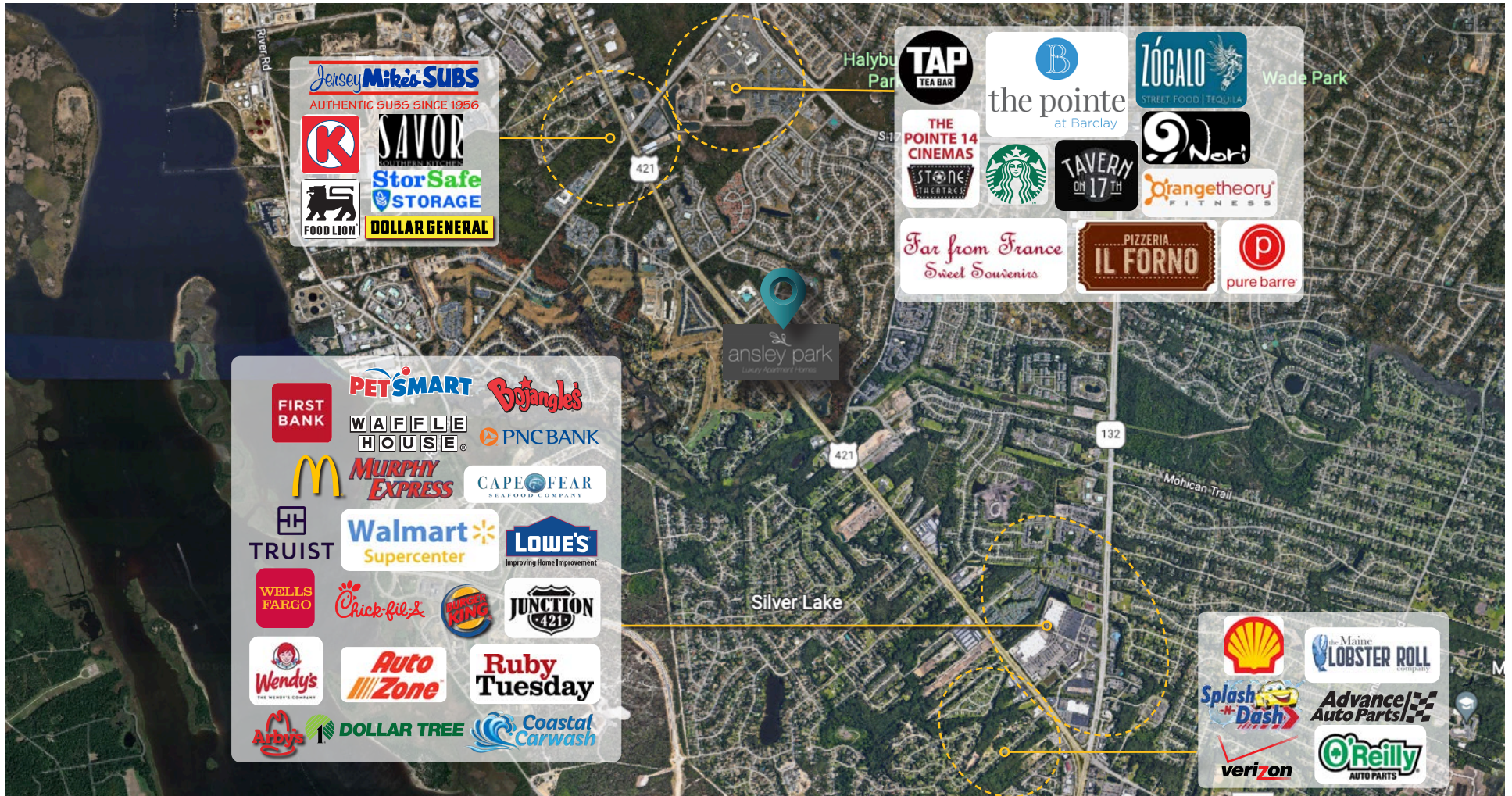
ANSLEY PARK OUT PARCEL - TRACT 1
WILMINGTON, NORTH CAROLINA

SALE

TYLER PEGG
910 512 3550
tyler.pegg@scpcommercial.com

CODY CRESS
910 409 8421
cody.cress@scpcommercial.com





**ANSLEY PARK OUT PARCEL - TRACT 1
WILMINGTON, NORTH CAROLINA**

SALE

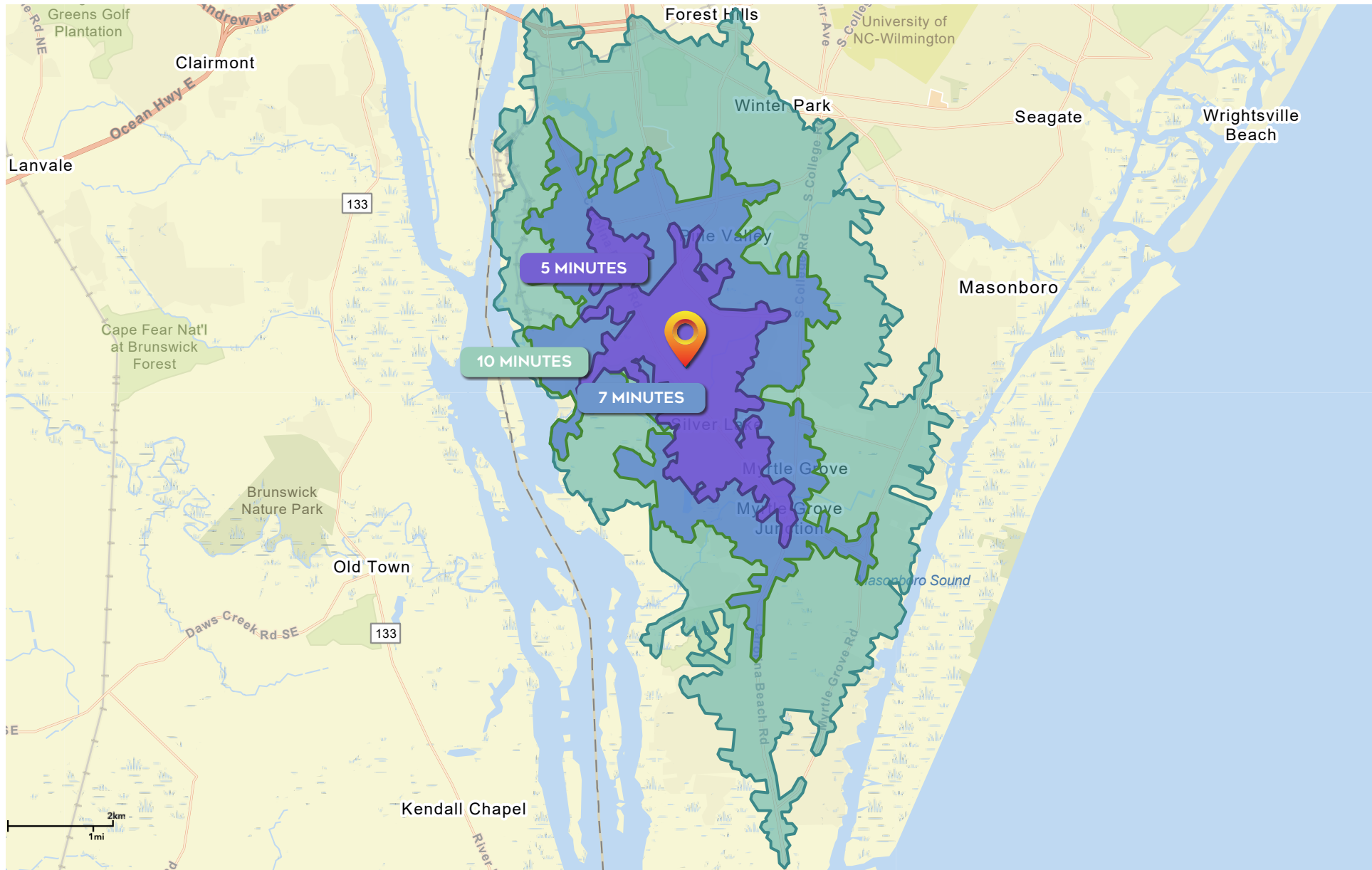
TYLER PEGG
910 512 3550

tyler.pegg@scpccommercial.com

CODY CRESS
910 409 8421

cody.cress@scpccommercial.com





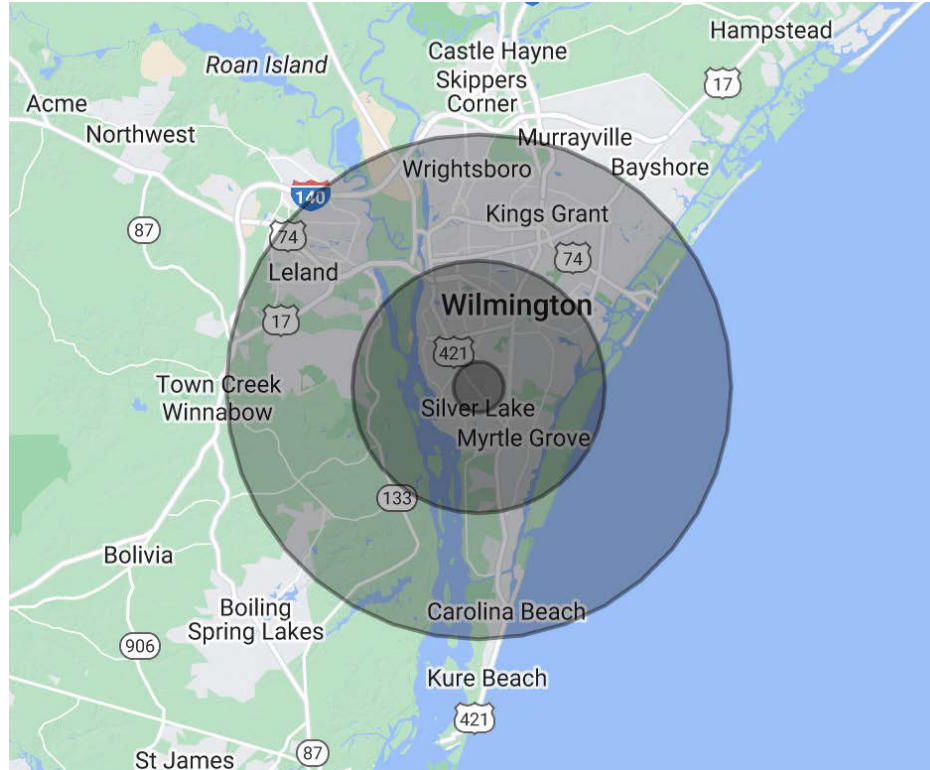
**ANSLEY PARK OUT PARCEL - TRACT 1
WILMINGTON, NORTH CAROLINA**

SALE

TYLER PEGG
910 512 3550
tyler.pegg@scpccommercial.com

CODY CRESS
910 409 8421
cody.cress@scpccommercial.com





DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Population	373	77,122	219,011
Average Age	34.1	32.8	36.5
Average Age (Male) 3	3.8	32.1	35.6
Average Age (Female)	35.5	33.6	37.9
Total households	135	33,308	92,838
# of Persons per HH	2.8	2.3	2.4
Average HH Income	\$54,550	\$45,353	\$63,754
Average House Value	\$186,725	\$185,835	\$278,236

**ANSLEY PARK OUT PARCEL - TRACT 1
WILMINGTON, NORTH CAROLINA**

SALE

TYLER PEGG
910 512 3550
tyler.pegg@scpccommercial.com

CODY CRESS
910 409 8421
cody.cress@scpccommercial.com



TYLER PEGG
910 512 3550
tyler.pegg@scpcommercial.com

CODY CRESS
910 409 8421
cody.cress@scpcommercial.com

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpcommercial.com

ANSLEY PARK OUT PARCEL - TRACT 1
WILMINGTON, NORTH CAROLINA

SALE

