



OFFERING
MEMORANDUM

Compass Pointe South Wynd
NE, Leland, NC 28451

PREPARED BY
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DESCRIPTION OF LELAND, NORTH CAROLINA

Leland and the broader Brunswick County region of North Carolina, is experiencing robust economic growth. This growth is largely fueled by a burgeoning population, driven by relocation from other states and within North Carolina. Local economic development efforts have successfully attracted new businesses, contributing to job creation and a diversified economy beyond traditional tourism. Infrastructure improvements, including road enhancements and utility expansions, are consistently underway to support this rapid development. This sustained economic vitality creates a positive environment for both existing businesses and new ventures looking to capitalize on the region's expansion.

Housing growth in Leland and the surrounding areas is among the fastest in the state. New residential communities, ranging from active adult neighborhoods to family-oriented developments, are continuously being constructed to meet the high demand. This includes a mix of single-family homes, townhouses, and apartment complexes, offering diverse housing options for various budgets and lifestyles. The influx of new residents, combined with attractive property values relative to larger metropolitan areas, continues to drive strong sales and new construction starts. While this growth brings economic benefits, it also presents challenges related to managing infrastructure, preserving natural spaces, and maintaining housing affordability.

The expansion of shopping and retail options is a direct response to the area's population boom. New commercial developments, like the envisioned Seaward Pointe, are critical to providing residents with convenient access to grocery stores, restaurants, and various retail services, reducing the need to travel to nearby Wilmington. This retail growth creates a more self-sufficient community, enhancing local amenities and contributing to a vibrant commercial landscape. The demand for diverse dining experiences, specialty shops, and everyday conveniences ensures that developers are actively planning and executing new projects to cater to the evolving needs and preferences of the growing population.

Overall, the quality of life in this coastal North Carolina region remains a significant draw. Residents benefit from a mild climate, proximity to beaches, and abundant outdoor recreational opportunities. The community-oriented atmosphere, coupled with improving local services and amenities, contributes to a high degree of satisfaction among residents. Investment in parks, green spaces, and community programs further enhances the area's appeal. While rapid growth can bring its own set of challenges, the commitment to thoughtful development aims to preserve the charm and natural beauty that initially attracted so many to this thriving corner of North Carolina.



DESCRIPTION OF ASSET – COMPASS POINTE SOUTH WYND NE, LELAND NC

EXECUTIVE SUMMARY

This opportunity offers a prime retail outlots located directly adjacent to the proposed premium grocery store, the dominant high-frequency anchor for the trade area. By positioning your brand at the "front door" of the community's daily routine, this site delivers not just visibility, but a captured, recurring audience. In an era of shifting retail trends, the grocery anchor remains the gold standard for traffic generation, stability, and cross-shopping synergy.

1. A Centralized Retail Node

An opportunity to efficiently capture trip chained consumers as they take advantage of the only premium grocery store within 5 mi radius. These customers do not just go to the grocery store; they combine their weekly grocery run with other essential tasks—grabbing coffee, picking up a prescription, eating lunch, or banking.

The Advantage: By locating these outlots, ancillary business becomes the most convenient "second stop" for thousands of customers already visiting the center. They aren't just relying on destination traffic; they are drafting off the anchor's gravitational pull.

2. Unrivaled Frequency & Consistency

Unlike malls or soft-goods centers where shoppers visit monthly or seasonally, grocery stores generate **2-3 visits per week** per household.

The Advantage: This ensures a consistent flow of traffic morning, noon, and night, seven days a week, regardless of economic conditions. Your signage is viewed multiple times a week by the same high-value consumers, building massive brand recall without extra advertising spend.

3. Maximum Visibility & Accessibility

While inline tenants compete for attention deep within a shopping strip, this offers:

Unobstructed Sightlines: Direct visibility from the main thoroughfare 74/76 and the primary entrance of the shopping center.

Drive-Thru Potential: The ability to capture "on-the-go" traffic that inline spaces cannot accommodate.

Independent Identity: The ability to maintain distinct 360-degree branding and architectural identity separate from the main strip.

Market & Demographics

The Anchor: The Premium Grocery creates a "daily draw" of approximately customers.

Traffic Counts: 40,000+ on 74/76.

Household Income: Average HHI of \$79,867 within a 3-mile radius, indicating strong disposable income for dining/services.

Growth: Located in a growing corridor with thousands of units under construction.

CONCEPTUAL PLAN



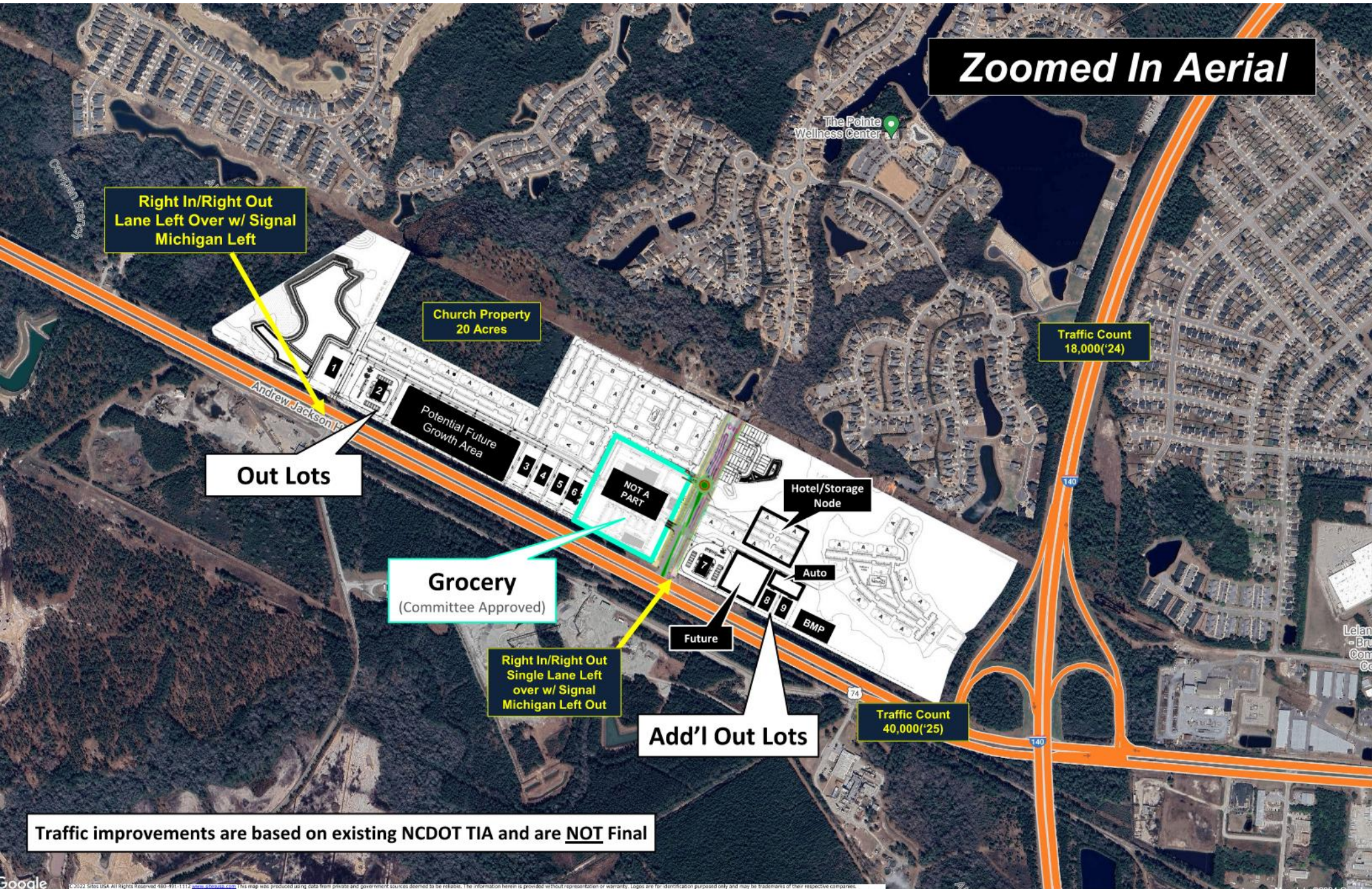
CONCEPTUAL MASTER PLAN
SEAWARD POINTE
LELAND, NC



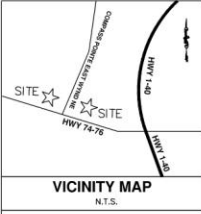
SEPTEMBER 26, 2025

THIS PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE

CONCEPTUAL PLAN - ZOOMED IN AERIAL

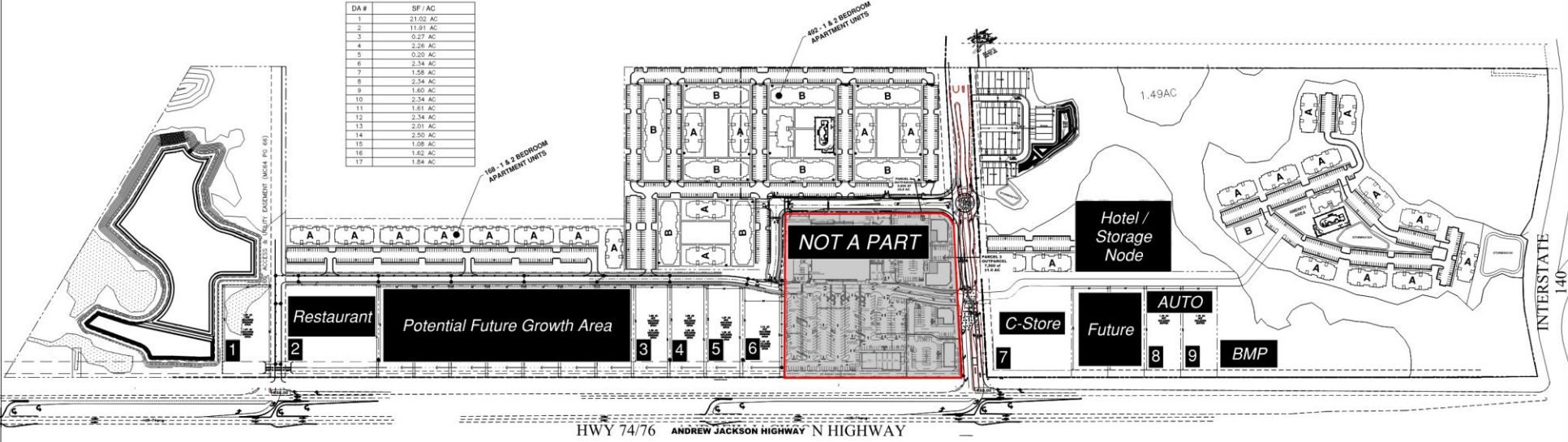


OUTLOT KEY



Outlot Key

DA #	SF / AC
1	23.02 AC
2	11.91 AC
3	0.27 AC
4	2.26 AC
5	0.20 AC
6	2.34 AC
7	1.58 AC
8	2.34 AC
9	1.65 AC
10	2.34 AC
11	1.61 AC
12	2.34 AC
13	2.01 AC
14	2.50 AC
15	1.08 AC
16	1.62 AC
17	1.84 AC



Call For Pricing

SCALE: 1" = 200'

SYMBOL	DATE

REGIONAL STORMWATER RETENTION POND
SEAWARD POINT
US 74-76
BRUNSWICK COUNTY, NORTH CAROLINA

BN NORRIS & BLAND
CONSULTING ENGINEERS, P.C.
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DWG. ZAC

DATE 03/03/26



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