

POINT HARBOR

1551 POINT HARBOR ROAD | WILMINGTON, NC | NEW HANOVER COUNTY



CITY BLOCK APARTMENTS

SKYLINE CENTER

EMBASSY SUITES

FLATS ON FRONT

PIER 33 APARTMENTS

SAWMILL POINT APARTMENTS

LIVE OAK BANK SPAVILLION

FOR SALE
29 ACRES

ISABEL HOLMES BRIDGE

421

74

CONTACTS

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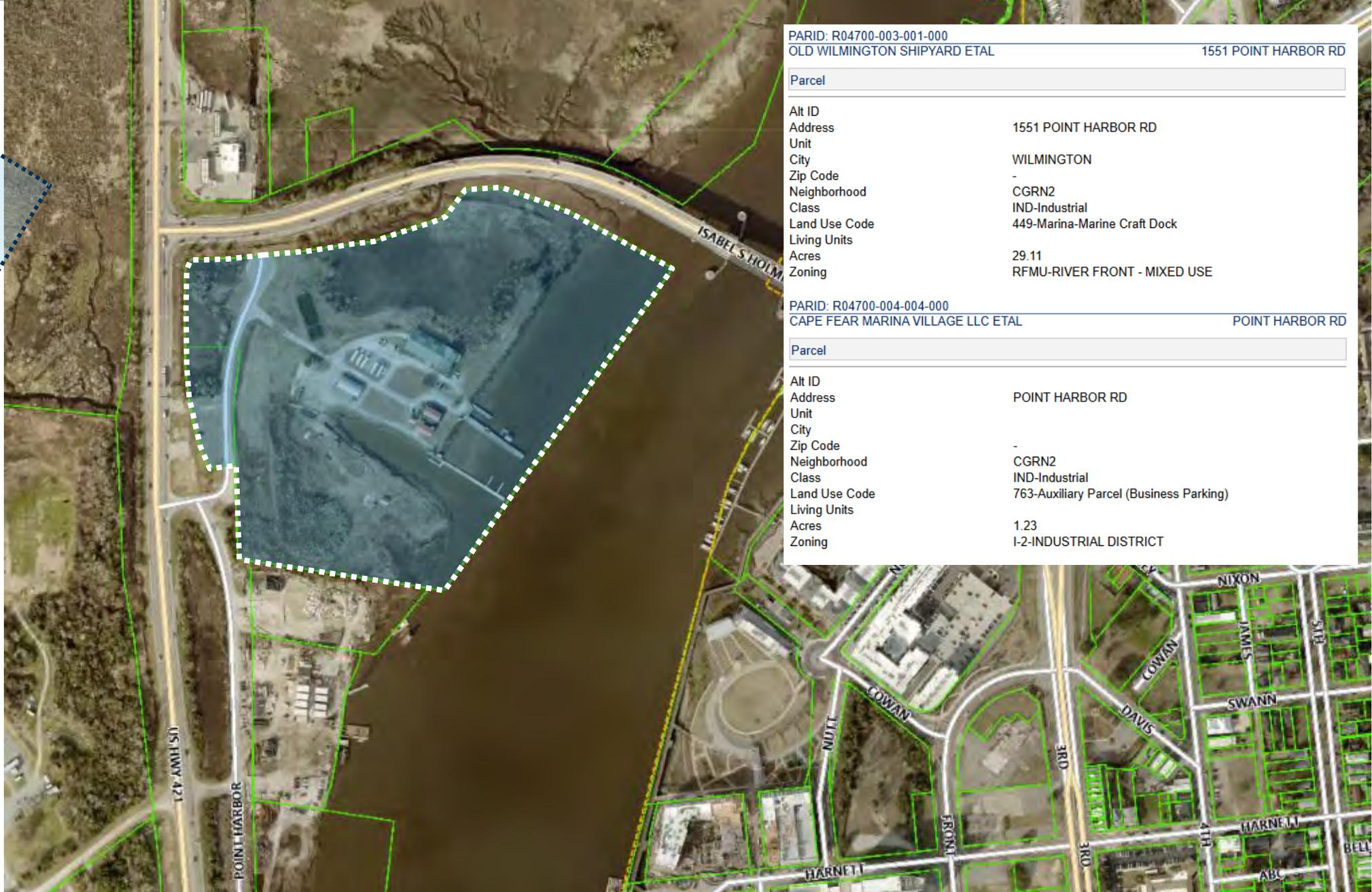


Located on the Cape Fear River in Wilmington, NC, the Subject consists of approx. 29 acres of waterfront land with over 900 feet of frontage along the Cape Fear River. The site benefits from tremendous views of downtown Wilmington along with access and visibility from the Isabella Holmes Bridge and US Hwy 421.

Of note, the Subject has received a Letter of Eligibility for the NC Brownfield Program and has a CAMA Major permit as well.

PROPERTY:	1551 Point Harbor Road Wilmington, North Carolina New Hanover County
PARCEL ID:	R04700-003-001-000; and R04700-004-004-000
ACREAGE:	± 29.38 Acres
ZONING:	RF-MU (New Hanover County), which is a mixed-use that permits a variety of commercial, retail, and high-density residential. A portion is also zoned I-1 and I-2., as further outlined on page 8.
WETLANDS:	Received, indicating approx. 13.9 acres of uplands. See page 6.
UTILITIES:	Sewer - at the site (force main) Water - at Terminal Road (approx. 2,500' to the north)
FLOOD ZONE:	AE-9
IMPROVEMENTS:	Multiple buildings, totaling over 15k SF of warehouse and office w/ several short term leases. In addition, there are two piers located on the property that are over 440' linear feet combined.
CAMA MAJOR PERMIT:	There is an approved CAMA Major permit to construct twenty-one wet boatslips (25'-30' in length each) as well as a 200 slip enclosed drystack storage building. See Page 7
BROWNFIELDS:	Letter of Eligibility under the Ready-for-Reuse option.
TRAFFIC COUNTS:	49,765 VPD (January 2023) on Isabel S. Holmes Bridge *Wilmington Urban Area Metropolitan Planning Organization
PRICE:	\$9,435,000
SELLER:	Old Wilmington Shipyard, LLC and Homesbridge, LLC Cape Fear Marina, LLC

GIS AERIAL



PARID: R04700-003-001-000
OLD WILMINGTON SHIPYARD ETAL 1551 POINT HARBOR RD

Parcel

Alt ID
Address 1551 POINT HARBOR RD
Unit
City WILMINGTON
Zip Code -
Neighborhood CGRN2
Class IND-Industrial
Land Use Code 449-Marina-Marine Craft Dock
Living Units
Acres 29.11
Zoning RFMU-RIVER FRONT - MIXED USE

PARID: R04700-004-004-000
CAPE FEAR MARINA VILLAGE LLC ETAL POINT HARBOR RD

Parcel

Alt ID
Address POINT HARBOR RD
Unit
City
Zip Code -
Neighborhood CGRN2
Class IND-Industrial
Land Use Code 763-Auxiliary Parcel (Business Parking)
Living Units
Acres 1.23
Zoning I-2-INDUSTRIAL DISTRICT

SURVEY & FORMER WETLANDS

WETLAND CERTIFICATION

The wetlands identified on this plot were located using a Trimble Geo XH GPS Receiver which delivers differentially corrected C/A positions to submeter accuracy on a second by second basis.

David B. Floyd
David B. Floyd P.L.S. L-3640
9-23-08



REVISED 09/12/2008 TO SHOW
ADDITIONAL WETLANDS

CORPS CERTIFICATION

This certifies that this copy of this plot accurately depicts the boundary of the jurisdiction of Section 404 of the Clean Water Act, pursuant to the 1987 Corps of Engineers Wetlands Delineation Manual, as determined by the undersigned on this date. Unless there is a change in the law or our published regulations, this determination of Section 404 jurisdiction may be relied upon for a period of five years from this date.

U.S. Army Corps of Engineers Official

Date

LEGEND	
(EIP)	EXISTING IRON PIPE
(NIP)	NEW IRON PIPE
(X)	X IN CONCRETE
(NMFS)	NO MONUMENT FOUND OR SET
(R/W MON)	RIGHT OF WAY MONUMENT

Date: 5/23/07, 9/12/08

Party Chief: M.S.

Project No.: 07101_001

Drawing No.: COErev0912.dwg

Drawn By: W.R.D

SURVEY FOR:

POINT HARBOR MARINA DEVELOPMENT

1550 Point Harbor Road

Wilmington, NC 28401

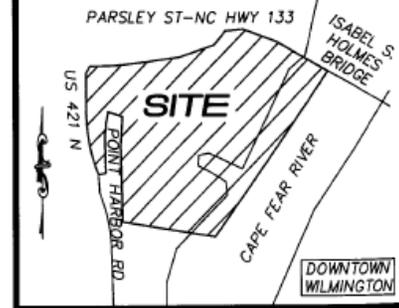
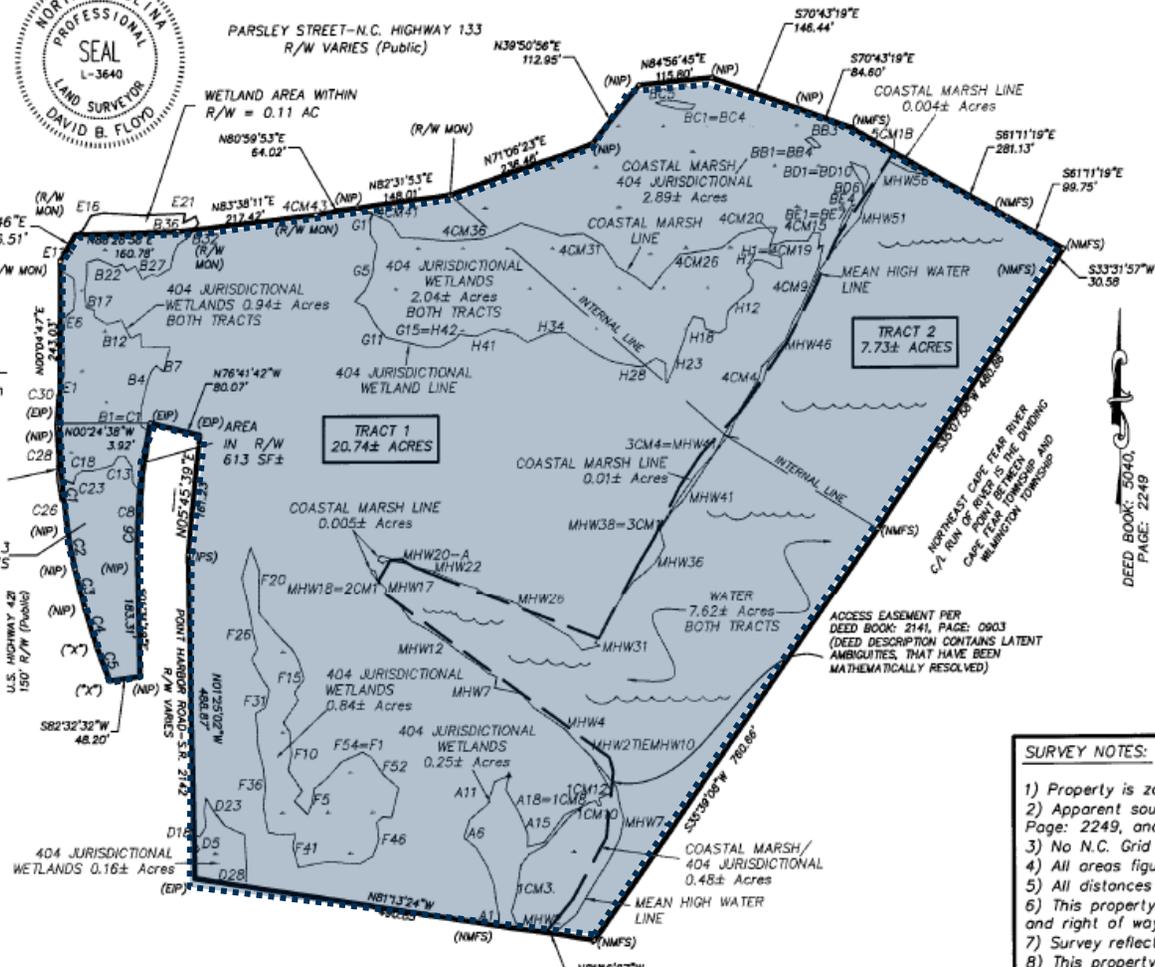
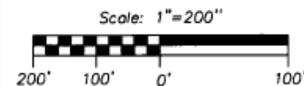
Parcel ID: R04700-003-001-000

R04700-004-004-000

Cape Fear Township

New Hanover County, North Carolina

SHEET 1 OF 4



TOTAL TRACT SIZE:	29.36± Acres
TOTAL UPLANDS	13.90± Acres
TOTAL 404 JURISDICTIONAL WETLANDS:	7.61± Acres
TOTAL COASTAL MARSH AREA:	3.40± Acres
TOTAL AREA FROM MEAN HIGH WATER LINE TO PROPERTY BOUNDARY IN NORTHEAST CAPE FEAR RIVER:	7.82± Acres

DEED BOOK: 5040, PAGE: 2249

- SURVEY NOTES:**
- Property is zoned: I-1.
 - Apparent source of title: Tract 1 and 2; Deed Book: 5040, Page: 2249, and Tract 3; Deed Book: 5117, Page: 1315.
 - No N.C. Grid monuments within 2000 feet of this property.
 - All areas figured by coordinate method.
 - All distances are horizontal measurements.
 - This property is subject to any and all easements and right of ways, written or implied.
 - Survey reflects existing conditions at date of survey.
 - This property shown hereon is located in a flood hazard zone per State Of North Carolina Federal Emergency Management Agency Map #3720311800K, Zone AE, Base Flood Elevation 8.0' and 9.0' per 1988 datum.
 - This survey was performed without the benefit of a title search.

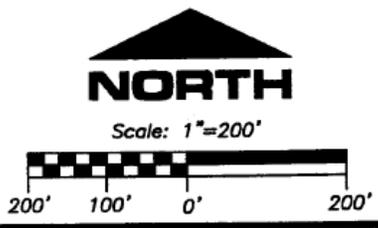
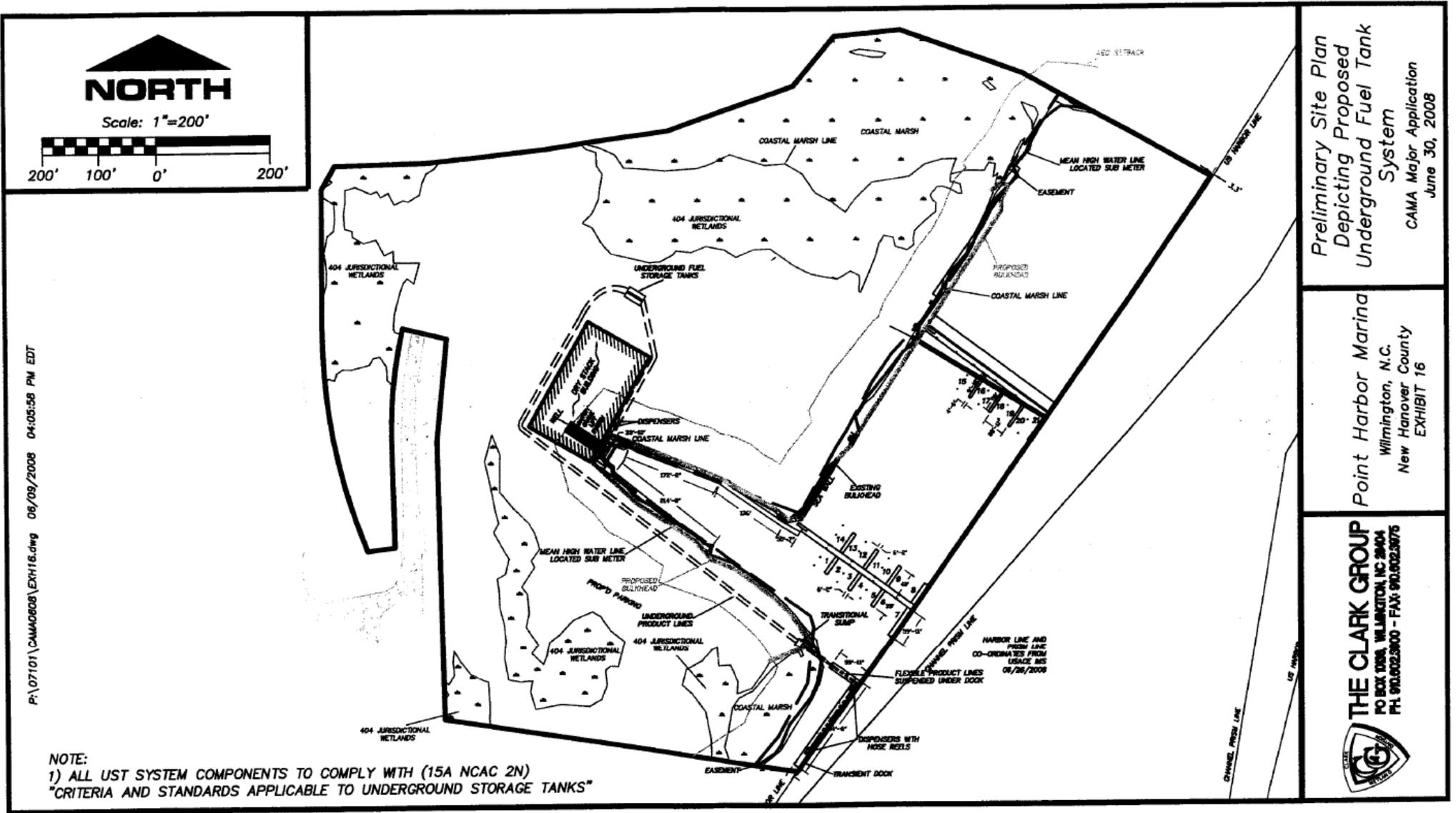
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CURVE TABLE					
CURVE	CHORD DIRECTION	CHORD	DELTA	RADIUS	LENGTH
C1	S04°47'46"E	CH=155.59'	DELTA 8°46'16"	R=1016.35'	L=155.59'
C2	S10°54'07"E	CH=61.04'	DELTA 3°26'27"	R=1016.35'	L=61.04'
C3	S14°21'51"E	CH=61.82'	DELTA 3°29'06"	R=1016.35'	L=61.82'
C4	S17°52'52"E	CH=62.92'	DELTA 3°32'50"	R=1016.35'	L=62.92'
C5	S21°10'09"E	CH=53.73'	DELTA 3°01'45"	R=1016.35'	L=53.73'
C6	S05°49'01"W	CH=200.98'	DELTA 14°40'40"	R=784.55'	L=200.98'



THE CLARK GROUP
Wetland Division
PO BOX 10186, WILMINGTON, NC 28404
PH. 910.602.3900 - FAX: 910.602.3975

CAMA PERMIT



P:\07101\CAMA0608\EXH16.dwg 06/09/2008 04:05:58 PM EDT

NOTE:
1) ALL UST SYSTEM COMPONENTS TO COMPLY WITH (15A NCAC 2N)
"CRITERIA AND STANDARDS APPLICABLE TO UNDERGROUND STORAGE TANKS"

Preliminary Site Plan
Depicting Proposed
Underground Fuel Tank
System
CAMA Major Application
June 30, 2008

Point Harbor Marina
Wilmington, N.C.
New Hanover County
EXHIBIT 16

THE CLARK GROUP
PO BOX 1004 WILMINGTON, NC 28404
PH: 910.602.2900 - FAX: 910.602.2975

BROWNFIELD ELIGIBILITY

ROY COOPER
Governor
ELIZABETH S. BISER
Secretary
MICHAEL SCOTT
Director



NORTH CAROLINA
Environmental Quality

December 12, 2022

Sent Via Email

David Rouen, Jr.
Old Wilmington Shipyard, LLC & Cape Fear Marina Village, LLC
P.O. Box 15209,
Wilmington, NC 28408
dave@smeincusa.com

Subject: Letter of Eligibility
Wilmington Shipyard
1500, 1550, 1551, & 1560 Point Harbor Road
Wilmington, New Hanover County
Brownfields Project Number 26022-22-065

Dear Mr. Rouen:

The North Carolina Department of Environmental Quality (DEQ) has received and reviewed your April 5, 2022 Brownfields Property Application (BPA) and additional information (received September 19 & October 12, 2022) submitted by Geosyntec Consultants of NC, P.C. on behalf of Old Wilmington Shipyard, LLC & Cape Fear Marina Village, LLC as Proxy Prospective Developers seeking a Brownfields Agreement regarding the Brownfields Property.

Upon review of the BPA with respect to the requirements of the Brownfields Property Reuse Act of 1997, DEQ has determined that this project is suitable for continued evaluation for a draft Brownfields Agreement (BFA) under the Ready-For-Reuse option. Under this option, you will not be a prospective developer as defined under the Act, but instead will work with DEQ to prepare a draft agreement for a yet unspecified buyer who will ultimately need to qualify as a prospective developer. Nevertheless, as part of this process, you will need to work with DEQ to ensure the draft agreement is prepared in a manner consistent with the Act. Please be aware that as part of this process, depending on site-specific circumstances, you may be required to conduct certain data-gathering, risk assessment, or other response actions at the property in order for the agreement to be completed. Once an agreement is reached, you will be required to submit the draft for public comment under the public notification provisions of the Act.

The next step in the BFA process will involve a detailed review of available environmental and other relevant data to determine what is currently known about contamination at the Brownfields Property, and what, if any, information gaps may exist that may require additional assessment. We are in receipt of the following documents submitted with your BPA:

Wilmington Shipyard
December 12, 2022
Page 2

Report	Prepared By	Date
Environmental Characterization Report	Gemini Geotechnical Associates, Inc.	April 9, 2002
Groundwater Report	ECS Southeast, LLP	September 17, 2021
Report of Environmental Assessment	ECS Southeast, LLP	September 17, 2021

If available, historical Brownfields Property information from the files of DEQ's Division of Waste Management will also be utilized during the evaluation process. Please forward any additional information or data you may have or can acquire for our evaluation. This should include reports from other DEQ agencies or regional offices. We will contact you regarding any additional assessment that may be necessary to establish that the Brownfields Property is or can be made suitable for the intended reuse, as required by statute.

Risk management decisions, which ultimately will be memorialized in the final Brownfields Agreement, are made in order to achieve the safe and productive reuse of the property. Because risk management decisions may vary depending on the nature of the redevelopment, it will be important that DEQ reviews the locations of any future construction at the site when a Prospective Developer is identified.

We are excited about the potential for public benefit offered by the reuse of the Wilmington Shipyard Property and look forward to working with you to advance this brownfields redevelopment project. The Brownfields Program is currently experiencing a substantial influx of applications; at this time Ready-For-Reuse projects are being placed into a Program queue that will be assigned when we have capacity to address them. If a viable Prospective Developer is identified by your team, it is in your best interest to contact the Eastern District Supervisor listed below to evaluate next steps. If you have questions about this correspondence or require additional information, please feel free to contact the Eastern District Supervisor, Sharon Eckard by e-mail at sharon.eckard@ncdem.gov.

Sincerely,

Bruce Nicholson
Brownfields Program Manager

cc: Central Files, DEQ
Sharon Eckard, DEQ
Kaitlyn Rhonehouse, Geosyntec Consultants of NC, P.C.
David Martin, Murchison, Taylor, & Gibson



North Carolina Department of Environmental Quality | Division of Waste Management
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646
919.707.8200



North Carolina Department of Environmental Quality | Division of Waste Management
217 West Jones Street | 1646 Mail Service Center | Raleigh, North Carolina 27699-1646
919.707.8200

ZONING MAP



AERIAL



SUBJECT

**SAWMILL POINT
APARTMENTS**

MLK PARKWAY

**LIVE OAK BANK
PAVILION**

FLATS ON FRONT

SKYLINE CENTER

**PIER 33
APARTMENTS**

**CITY BLOCK
APARTMENTS**

**EMBASSY
SUITES**

**WILMINGTON
CONVENTION CENTER**

**CFCC HUMANITIES
AND FINE ARTS**

**MULTI MODAL
CENTER**

**COASTLINE EVENT &
CONFERENCE CENTER**

**CAPE FEAR
COMMUNITY
COLLEGE**

**CAPE FEAR
COMMUNITY
COLLEGE**

**CAPE FEAR
COMMUNITY
COLLEGE**

WALNUT STREET

THE HILTON

**HAMPTON
INN**

**MARRIOTT
COURTYARD**

GRACE STREET

FOURTH STREET

WATER STREET

**RIVER
PLACE**

FRONT STREET

**PUBLIC
LIBRARY**

**CITY OF
WILMINGTON**

THIRD STREET

CHESTNUT STREET

**RIVERVIEW
SUITES**

TRUIST

**THALIAN
HALL**

AERIAL



KEY	
1	SAWMILL POINT APARTMENTS 278 Units
2	ISABEL HOLMES BRIDGE 49,765 VPD (Jan'23)
3	FLATS ON FRONT 273 Units
4	LIVE OAK BANK PAVILION City Park w/ 6,800-Person Live Nation Amphitheater
5	CITY BLOCK APARTMENTS 168 Units
6	CITY OF WILMINGTON / THERMO FISHER 12-story Office Building + 1,537 Spaces
7	PIER 33 APARTMENTS 275 Units + 25K SF Retail + 745 Parking Spaces
8	WILMINGTON CONVENTION CENTER 107K SF Convention Center + 578 Parking Spaces

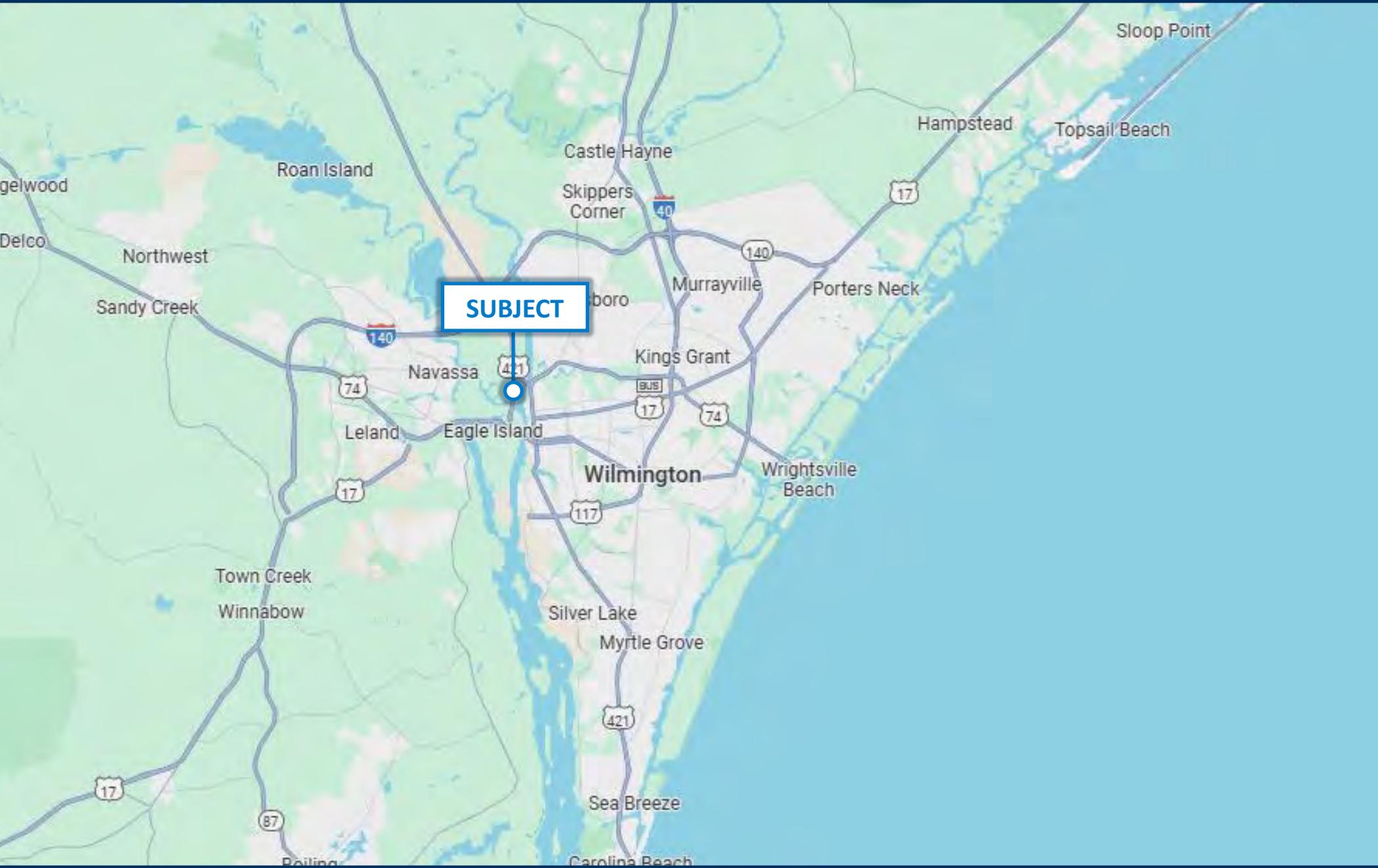
PROPERTY PHOTOS



PROPERTY PHOTOS



MAP





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