

±511' WATER FRONTAGE

±0.82 AC

±1.402 AC

WATERFRONT REDEVELOPMENT OPPORTUNITY
301 HODGES STREET
ORIENTAL, NC 28571

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PROPERTY OVERVIEW

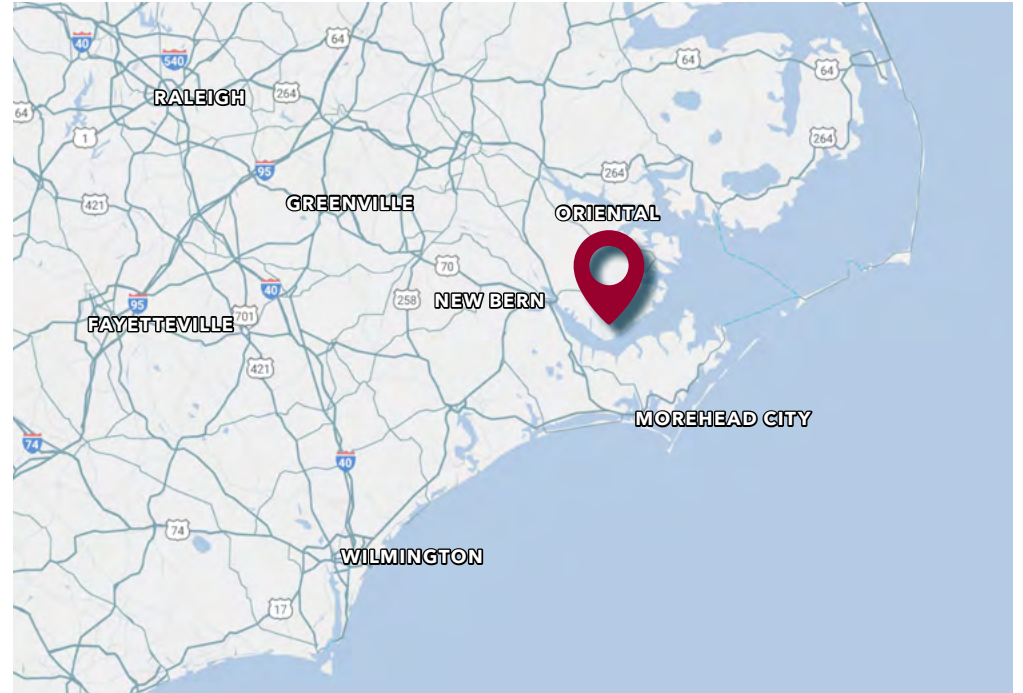
PROPERTY DESCRIPTION

These properties offer a unique opportunity for waterfront renovation or redevelopment. Select existing buildings fronting Hodges Street may be retained, while the remaining waterfront acreage allows for potential residential or mixed-use development.

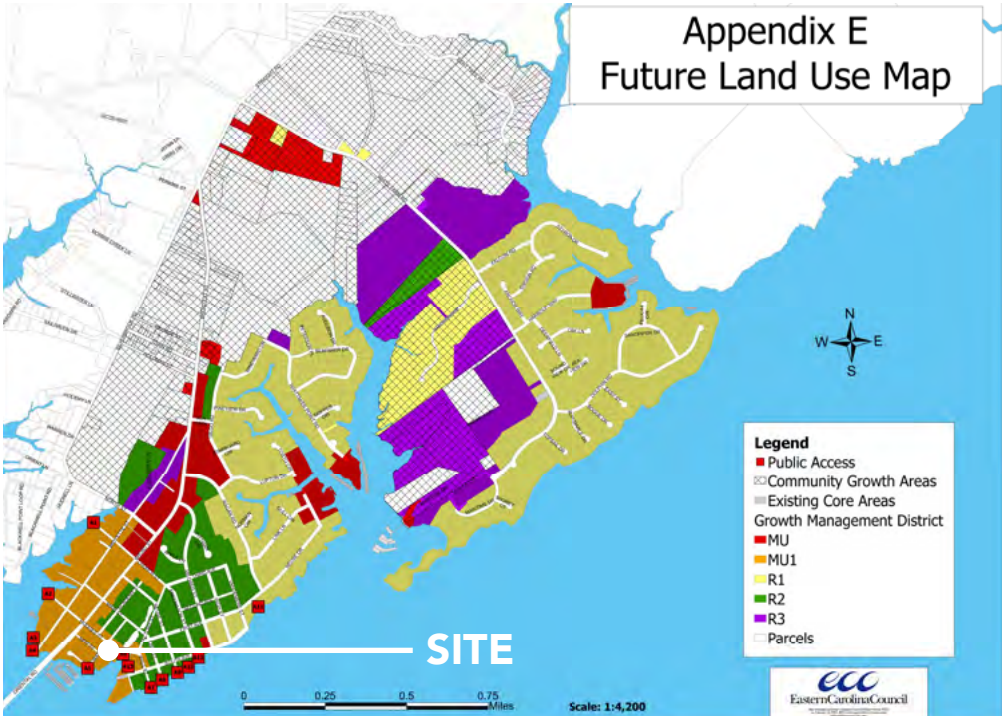
Situated on deep, protected water, the site represents a rare offering in a growing community, with convenient access to New Bern, Greenville, Morehead City, and the Research Triangle Park. Oriental is known as the Sailing Capital of North Carolina and provides exceptional access to the Neuse River, Intracoastal Waterway, Pamlico Sound, and the Atlantic Ocean via Morehead City, North Carolina.

HIGHLIGHTS

- 301 Hodges St: ±1.402 acres, PIN# 648791690800
- 206 S Water St: ±0.82 acres, PIN# 6487914923000
- Retail building - corner of Hodges and Water St: ±4,542 SF
- Office building on Hodges Street: ±7,904 SF
- ±511 feet of waterfront on Raccoon Creek, bulkheaded with existing docks
- ±217 feet of road frontage on Hodges Street
- ±436 feet of road frontage on Water Street
- Zoning: MUI
- Located in the commercial core of town near the main docks, restaurants, marinas, and shops
- Blocks from access to Highway 55
- Excellent opportunity to own downtown waterfront property with boat dockage and capacity for five to six waterfront lots and commercial buildings
- Convenient to Camps Seagull, Seafarer, Don Lee, Caroline, and Vandemere
- Offered at \$3,750,000



PROPERTY INFORMATION



IMPROVEMENTS

Building	Size	Use
1	6,843 SF	Seafood Processing
2	11,271 SF	Crab Processing
3	9,624 SF	Laborers Quarters
4	1,470 SF	Living Quarters
5	4,543 SF	Retail Store
6	7,904 SF	Office/Storage

CAMA LAND USE PLAN (UPDATED 2023)

The CAMA Land Use Plan’s purpose is to encourage town leaders to preserve the natural resources and small town waterfront lifestyle that has prevailed for more than a century. The goal is to maintain and expand historic access to the waterfront by merging environmentally sound practices with resilient community, recreational, and commercial interests. Oriental supports growth and development that is diverse, environmentally sensitive, economically sustainable, and consistent with the natural, historical and cultural character of Oriental.

BUILDING 1

This building is a seafood processing facility located along the waterfront consisting of a single-pole frame and block masonry fish house containing a gross area of 6,843 SF. Approx. 2,654 SF of this building is constructed on pilings within the riparian and littoral rights of Raccoon Creek. Construction consists of a combination of frame and concrete block masonry exterior walls, a metal roof and minimal finish. The primary use of the building with the concrete loading docks and ramps is designed for seafood processing. This is on the original seafood processing buildings located along the waterfront.

BUILDING 2

This is a pole-frame shelter and concrete block masonry crab processing facility located on the waterfront and contains approximately 11,271 SF of gross building area. Construction consists of a concrete slab floor with a gable-designed roof constructed of wood trusses and plywood deck covered with tin. Light is provided by suspended fluorescent strip lights. A major portion of the building consists primarily of an open loading dock area. The balance of the building is enclosed and utilized for a crab picking facility. This portion of the building is equipped with a break room, two restrooms, and a small office area.

BUILDING 3

This is a 2-story frame dwelling renovated with additions for laborer quarters. The gross building area is calculated to be 9,624 SF. The interior consists of 16 bedrooms, 14 bathrooms, a large kitchen/dining area, and a living room area. Construction consists of concrete block piers with frame construction covered with a mixture of wood siding and vinyl. The interior finish consists of vinyl and carpet over wood floors and paneled walls. The building is equipped with central heat and air conditioning provided by through-wall heat pumps. The roof is constructed of wood rafters, covered with a wood deck and tin. This former dwelling was originally constructed around 1940, with renovations and additions made over the past several years. The facility has been remodeled and renovated for housing of migrant laborers in the crab processing facility.

BUILDING 4

This is a single-story frame dwelling measuring 30' x 49', containing 1,470 SF and was originally designed and utilized as an office and

has been remodeled and renovated for living quarters. Construction consists of frame construction on concrete block piers. The roof is a gable design constructed of wood rafters and covered with tin. The interior floor plan consists of 3 bedrooms, 3 bathrooms, a living room, and a kitchen/dining combination. The interior finish consists of panel-covered walls with vinyl and carpet floor coverings. The building is equipped with central heat and air conditioning.

BUILDING 5

This is a single-story pre-engineered metal building originally designed and constructed for a grocery store. Currently, the building is used primarily as a discount and retail store. The building contains a gross area of 4,543 SF. The major portion of the building is utilized as a retail sales area, with the rear storage area equipped with two two-fixture restrooms. Construction consists of a pre-engineered metal building constructed on a reinforced concrete slab floor system. The exterior walls and roof are metal, with the interior finish consisting of a combination of drywall, pegboard, and acoustical tile ceilings. The building is equipped with 200-amp electrical service and surface-mounted fluorescent strip lights. The retail area is equipped with central heat and air conditioning. Tax records reveal this was constructed around 1986.

BUILDING 6

This two-story, pre-engineered metal building is 7,904 SF (measures 52' x 76' containing 3,952 SF on each floor). The ground floor consists of a small office area and 3 built-in freezers. The 2nd floor area has approx. 2,652 SF of finished office space. The balance of the 2nd floor contains approx. 1,300 SF of unfinished office space utilized for storage only. The exterior walls and roof are covered with metal. The interior office finish consists of drywall over stud frame partitions. The office area is equipped with central heat and air conditioning provided by a heat pump. The major portion of the 1st floor has been equipped with freezers, a small office area and one 2-fixture toilet room. Constructed in 1994 and appears to be in good condition.

SITE IMPROVEMENTS

Related site improvements include an asphalt-paved parking area, bulkhead, a combination of wood and concrete floor docks, a pier and dock measuring 213 linear feet, and miscellaneous landscaping. (The above-ground fuel tanks are considered personal property.)



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PUBLIC DOCKS ACROSS
RACCOON CREEK



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AREA OVERVIEW



NEW BERN	30.2 MILES
MOREHEAD CITY	38.8 MILES
GREENVILLE	66.3 MILES
WILMINGTON	123 MILES
RALEIGH	144 MILES

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population (2025)	617	1,744	2,423
Daytime Population	863	1,761	2,253
Median Age	53.5	37.1	38.1
Median Household Income	\$54,936	\$67,444	\$71,866
Median Home Value	\$336,842	\$390,833	\$395,031





Sunset at the harbor of Oriental, "The Sailing Capital of NC"
Courtesy of VisitNC.com

PAMLICO COUNTY

Pamlico County, NC, is a quiet, rural coastal county known for its natural beauty, water access (Pamlico Sound, Neuse River), small towns (Bayboro county seat, Oriental), fishing, farming, and tourism, attracting retirees and boaters with its historic charm and outdoor recreation, despite facing challenges like poverty and hurricane vulnerability. Formed in 1872 from Beaufort and Craven counties, it's characterized by forests, marshes, and a rich history tied to the Pamlico Indians, offering a slower pace of life on the coastal plain.

ORIENTAL

Oriental, NC, is a charming waterfront town on the Neuse River known as the "**Sailing Capital of North Carolina,**" offering deep-rooted maritime culture, scenic harbors, and a relaxed coastal lifestyle. With a walkable downtown, marinas, local shops, and dining, Oriental attracts boaters, retirees, and visitors seeking small-town character with strong water access. Founded in the late 1800s and shaped by fishing, boating, and trade, the town blends historic coastal charm with outdoor recreation, community events, and a steady appeal as a niche destination along the Inner Banks.