



MARINA  
VILLAGE

# RIVERFRONT VILLAGE SITES

WATERFRONT SITES READY FOR  
COMMERCIAL DEVELOPMENT

WILMINGTON, NC



SETH CLARK  
+1 843 338 3804  
seth.clark@bridge-commercial.com

DANIEL PELLEGRINO  
+1 850 728 1050  
daniel.pellegrino@bridge-commercial.com



RIVERLIGHTS®



# Introducing commercial development opportunities at Riverlights

Bridge Commercial ("Bridge") is pleased to present Riverlights Marina Village Parcels 1-5 ("The Property"), a 0.22 - 1 acre infill mixed-use development opportunity in Wilmington, North Carolina. The property is a part of Riverlights, a master-planned mixed-use community on the Cape Fear River.

This is an opportunity to develop ±0.22 - 1 acre of commercial land for hotel, retail and or mix of uses. Riverlights already has 1,100 homes & 574 apartments existing with 3,350 homes at full build-out.

- MV-1 - 0.28 Acres
- MV-2 - 0.22 Acres
- MV-4 - 0.28 Acres
- MV-5 - 0.22 Acre

Situated along the Cape Fear River, Riverlights will be the upscale commercial bridge between Carolina Beach and downtown. It is surrounded by numerous employers, minutes to downtown Wilmington with it's charming streets and culinary scene, and home to award-winning golf courses. It's no wonder why Wilmington is noted as one of the fastest growing cities in North Carolina.



**RIVERLIGHTS**

- ☆ INFORMATION CENTER
- MODEL HOMES
- SINGLE-FAMILY HOMES
- DEL WEBB 55+
- HAMPS LANDING
- RIVER ROW
- TOWNHOMES
- MOSBY APARTMENTS
- MARINA VILLAGE
- PARKS
- FUTURE DEVELOPMENT
- TRAILS
- BOARDWALK

# Highlights

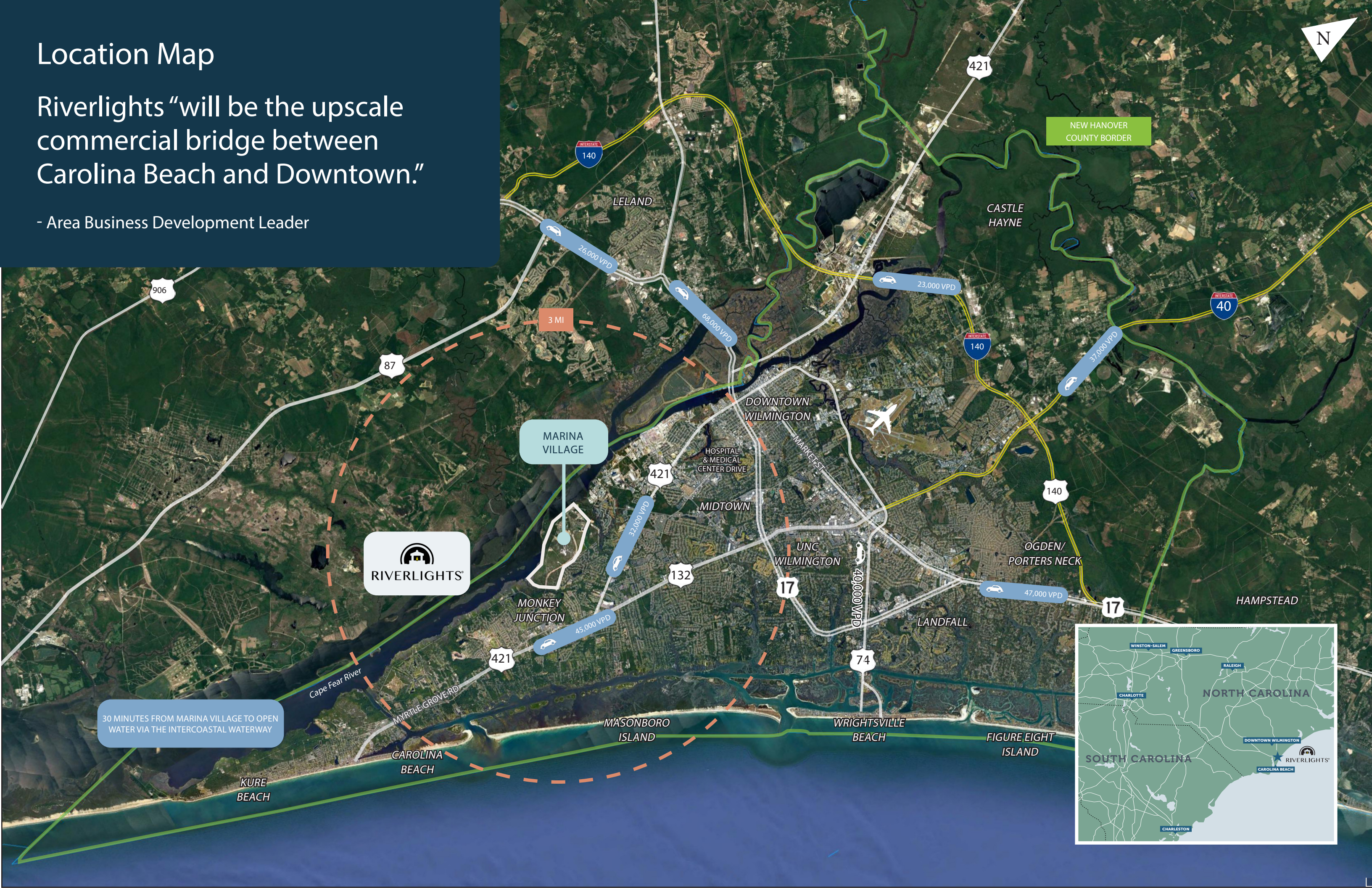
- ±140 acres of commercial land for mixed-use development within Riverlights.
- Riverlights is a ±1,300-acre, master-planned mixed-use development and will have approximately 3,000 residential units at full build-out.
- Proximate to 14,000+ existing residences within 3 miles.
- Waterfront location on the Cape Fear River.
- ±2 Miles of Cape Fear River frontage.
- Within 15 minutes to Downtown Wilmington, 15 minutes to the beach, voted No. 2 by USA Today's Reader Choice.
- Riverlights single family average sale price \$595,000



# Location Map

Riverlights "will be the upscale commercial bridge between Carolina Beach and Downtown."

- Area Business Development Leader



# Minutes to Wilmington & Beaches

Situated along the Cape Fear River, Riverlights will be the upscale commercial bridge between Carolina Beach and downtown. It is surrounded by numerous employers, minutes to downtown Wilmington with its charming streets and culinary scene, and home to award-winning golf courses. It's no wonder why Wilmington is noted as one of the fastest growing cities in North Carolina.



# Riverlights: Where community & convenience come to play



3,350

RESIDENCES AT FULL BUILD-OUT



±400

TOWNHOMES PLANNED



±1,000

MULTIFAMILY PLANNED



±250

SENIOR HOUSING PLANNED



±100,000

SF OF COMMERCIAL



500

ACRES OF OPEN SPACE & ±10 MILES OF WALKING PATHS



RIVERLIGHTS®

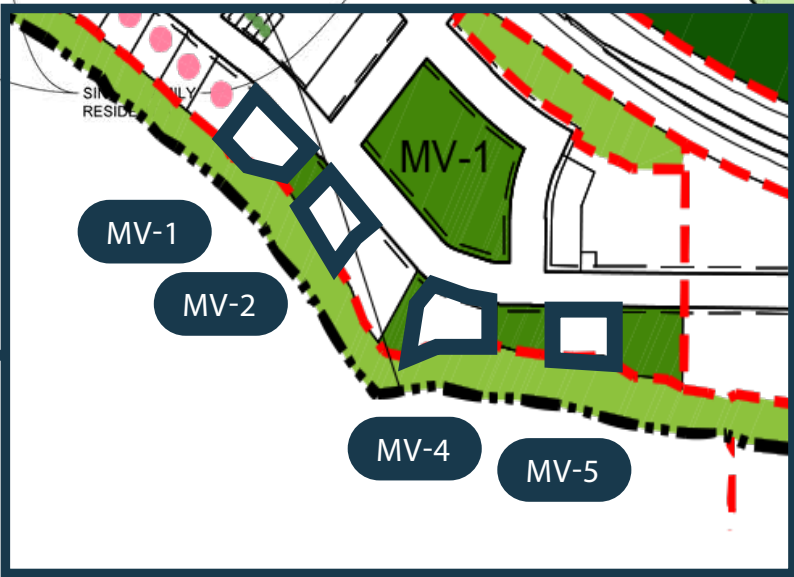
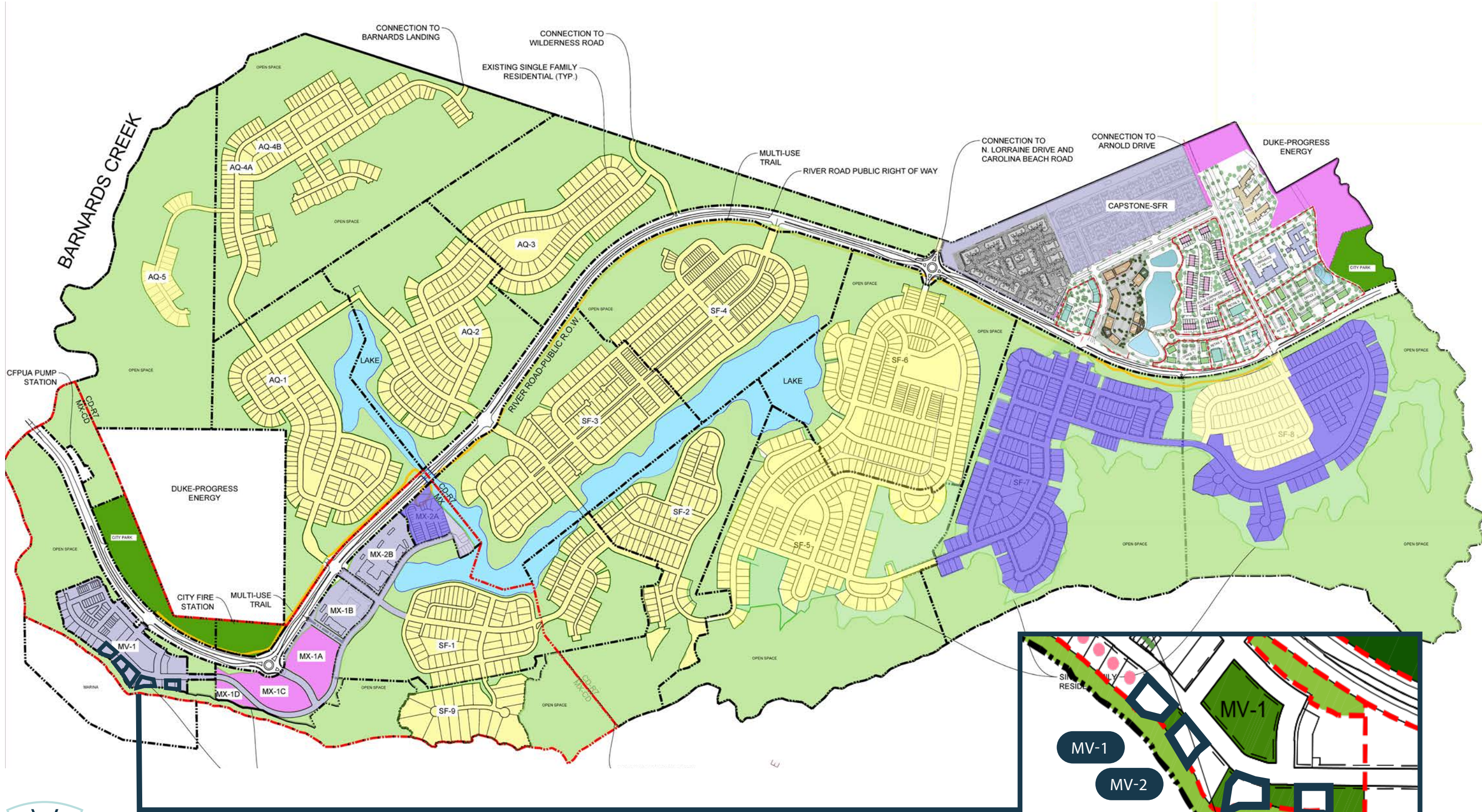
Community of the Year

- North Carolina Home Builder Association | 2022

America's  
**100**  
Best  
Places  
TO LIVE  
ideal-LIVING 2021

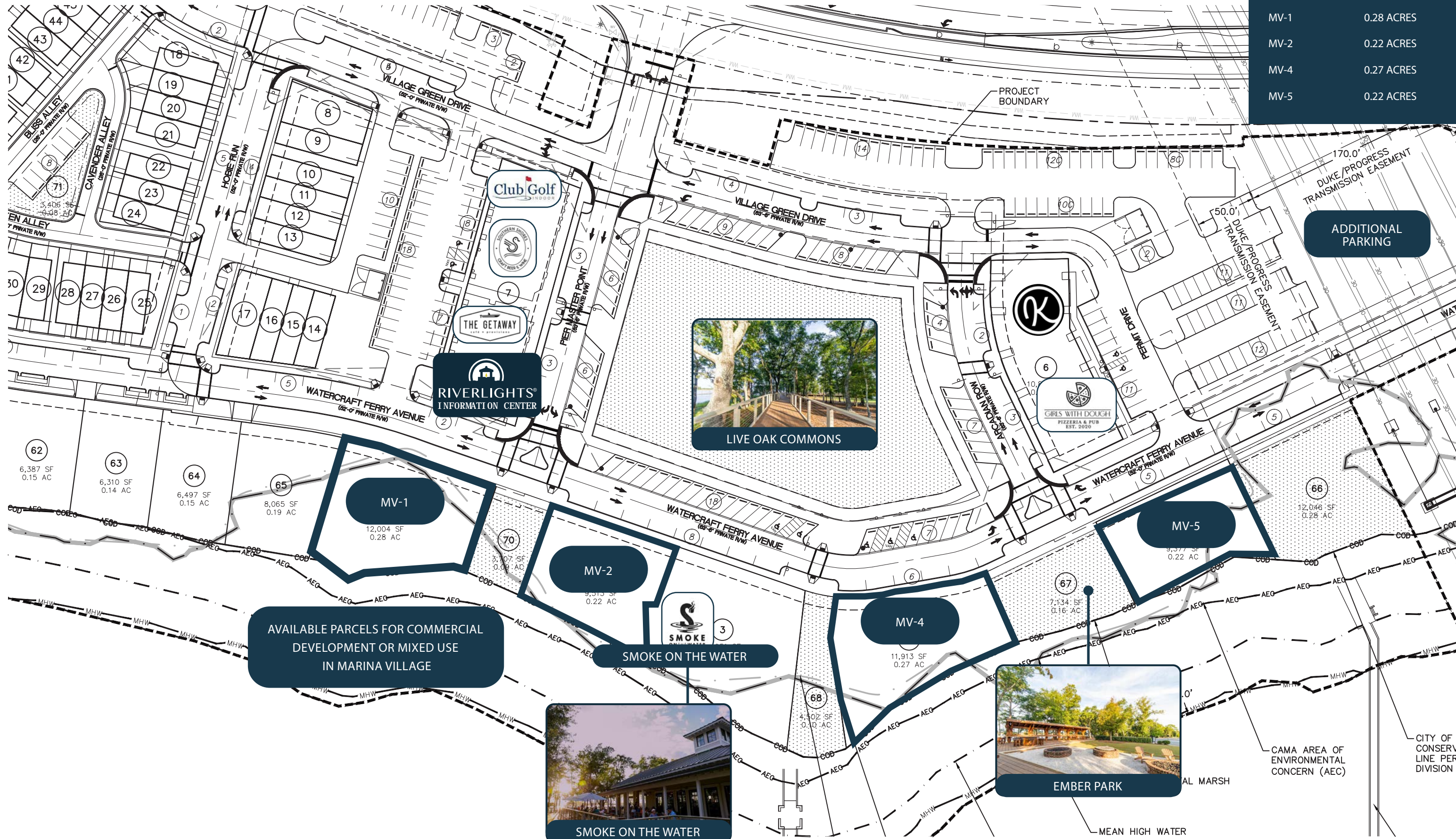


# Riverlights Master Plan

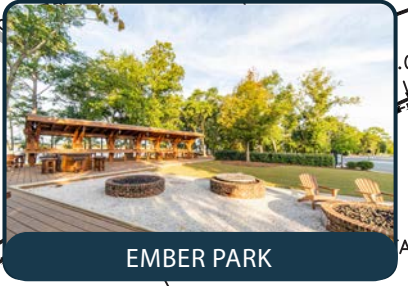


# Marina Village Site Plan

PARCELS	ACRES
MV-1	0.28 ACRES
MV-2	0.22 ACRES
MV-4	0.27 ACRES
MV-5	0.22 ACRES



AVAILABLE PARCELS FOR COMMERCIAL DEVELOPMENT OR MIXED USE IN MARINA VILLAGE



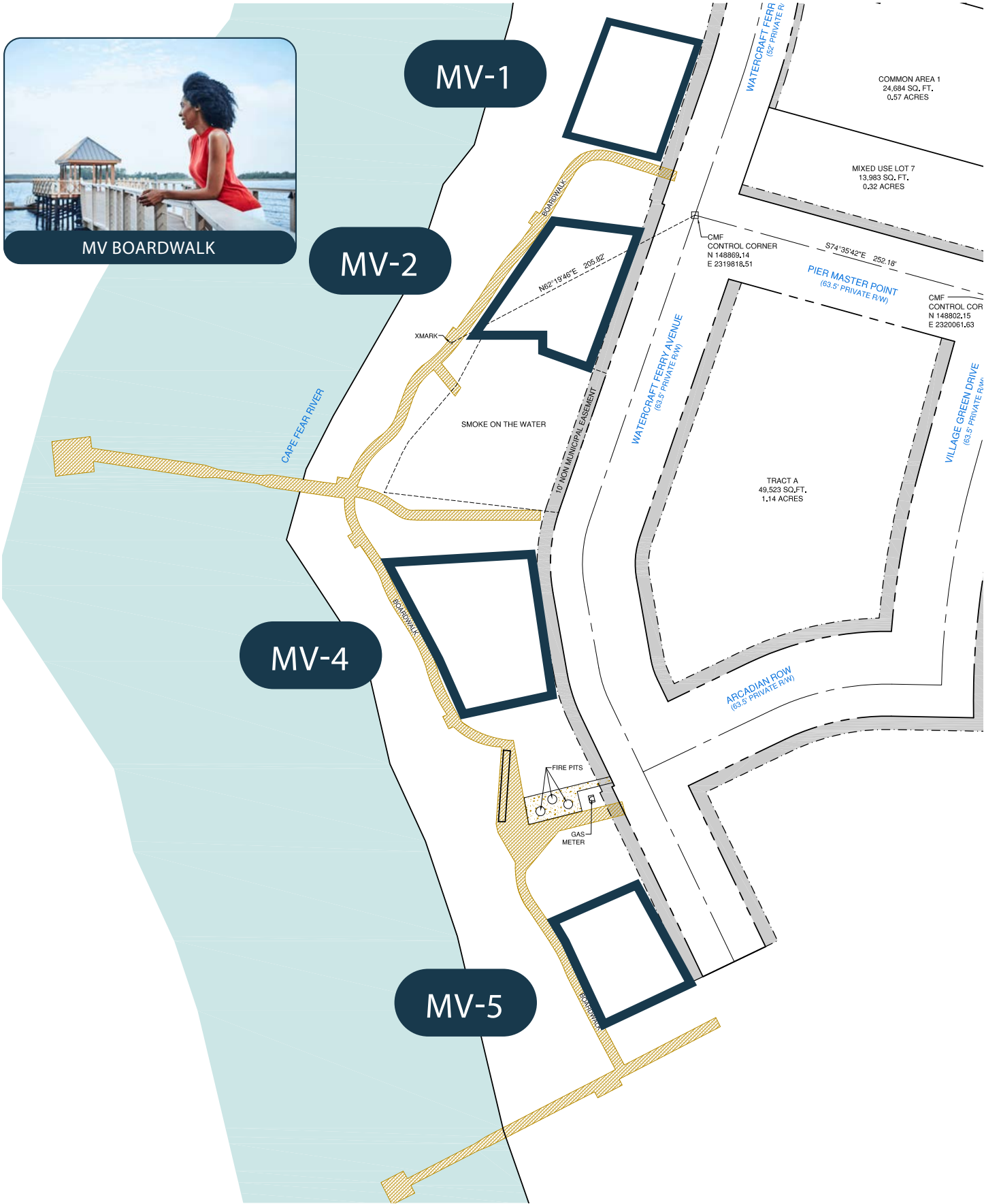
ADDITIONAL PARKING

Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.

# Marina Village Boardwalk

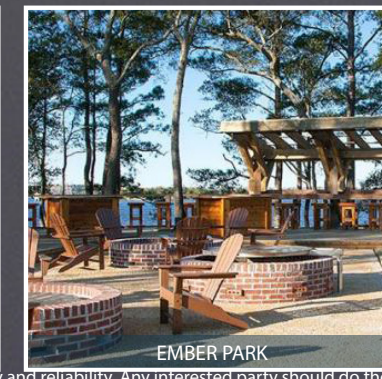


MV BOARDWALK



Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.

# Waterfront District: Marina Village



Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.

# Site Aerial

Cape Fear River

HAMP'S LANDING

BOAT BUILDER PARK

AVAILABLE PARCELS FOR COMMERCIAL DEVELOPMENT IN MARINA VILLAGE

MARINA VILLAGE

Bernard's Creek

LINEAR PARK & TRAILS

FUTURE DEVELOPMENT

DEL WEBB

Riverlights Lake

RIVER RD

WATERCRAFT FERRY AVE

WILDERNESS RD

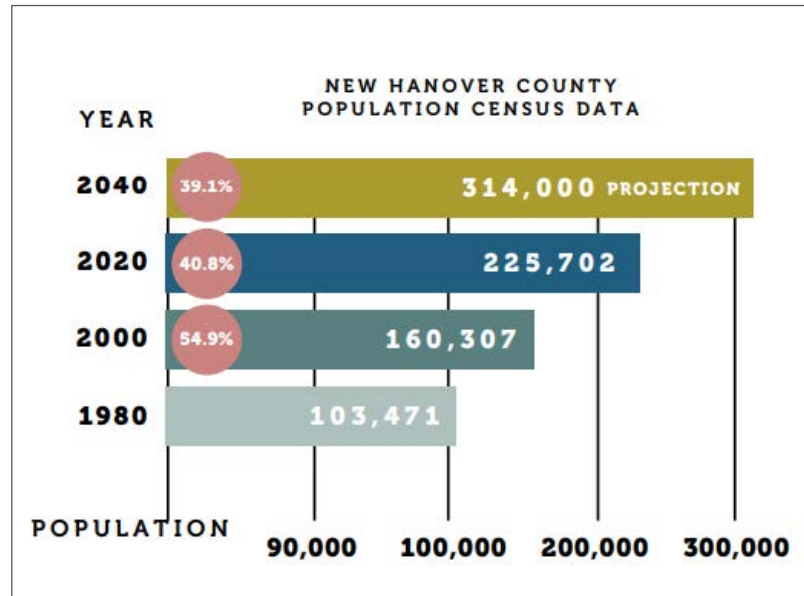


NO.

4

### 2024 Best Places to Live and Work

#### POPULATION GROWTH



Sources: Wilmington Business Development, New Hanover Co. Profile

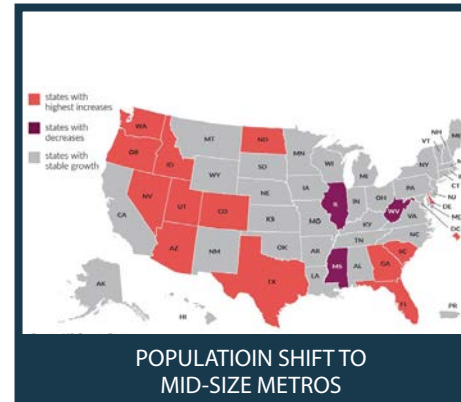
4.69%

1-YEAR GROWTH FOR MEDIAN HOUSEHOLD INCOMES

FUTURE JOB GROWTH OVER NEXT TEN YEARS PREDICTED TO BE 37.3%

TOP 10

UNCW IS RANKED AMONG THE TOP TEN PUBLIC UNIVERSITIES IN THE SOUTH



Sources: Southern Living Magazine, Wilmington Business Development, New Hanover Co. Profile, MovieMaker

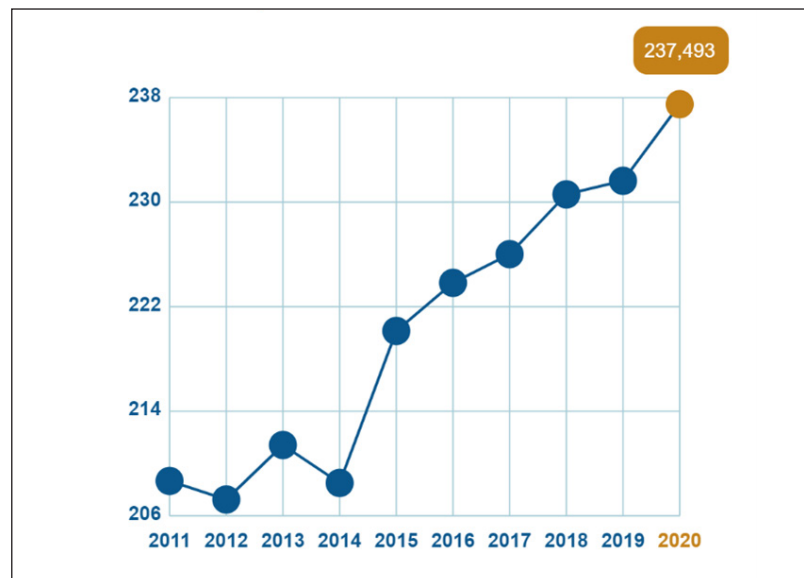
36%

MORE PRODUCTIVE WORKFORCE THAN THE US AVERAGE

41.6% ADULTS WITH A BACHELOR'S DEGREE

20 MINUTE COMMUTE TIME TO WORK

#### POPULATION GROWTH



Sources: Wilmington Business Development, New Hanover Co. Profile

## Wilmington statistics

\$204

PER DAY ON AVERAGE SPENT BY VISITORS

\$1B

IN TOURISM REVENUE IN 2022

111,317

TOTAL EMPLOYEES

17,915

STUDENTS LIVING IN WILMINGTON



# MARINA VILLAGE

EXCLUSIVELY MARKETING BY:



SETH CLARK  
+1 843 338 3804  
[seth.clark@bridge-commercial.com](mailto:seth.clark@bridge-commercial.com)

DANIEL PELLEGRINO  
+1 850 728 1050  
[daniel.pellegrino@bridge-commercial.com](mailto:daniel.pellegrino@bridge-commercial.com)

BRIDGE COMMERCIAL  
25 Calhoun Street, Suite 220  
Charleston, SC 29401  
[www.bridge-commercial.com](http://www.bridge-commercial.com)

Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.