



TOWNHOME DEVELOPMENT SITE | 1065 OLD FOLKSTONE RD | SNEADS FERRY

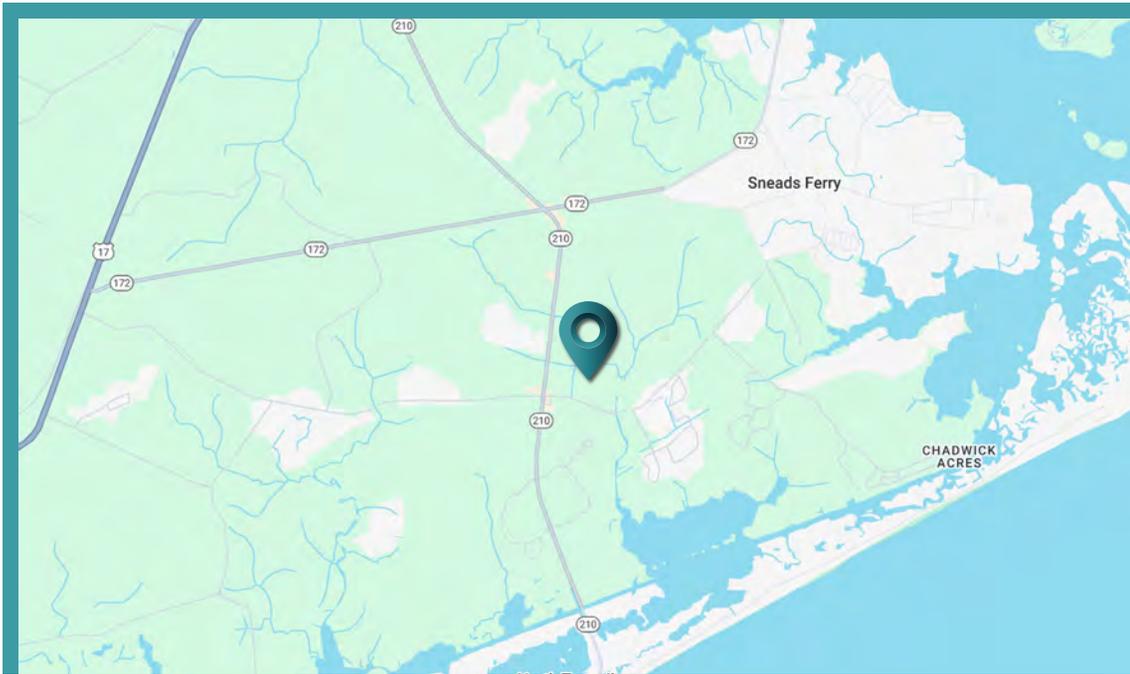
GLENN IMBODEN
ALLAN FOX

FOR SALE

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



Sun Coast
Partners
COMMERCIAL



1065 Old Folkstone Rd.
Sneads Ferry, NC 28460

ACREAGE*	17.06 Acres
LIST PRICE	\$1,500,000
ZONING	RA

*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.

Perfect Location close to the Old Folkstone Road / NC Highway 210 intersection in Sneads Ferry with flexibility on potential uses. Conservatively estimated to be able to hold a 60+ unit Townhome site, double-loaded road as Residential Development in an exploding market area where residential units can't be built fast enough to keep up with the demand. Previously approved by Special Use Permit by Onslow County for a 20,000+/- SF Brewery Production & Distribution Facility with a Tap Room and accompanying parking and stormwater. *Owner found an existing facility that met their immediate needs and no longer plans to build at this site.

Survey, Topo Survey, Wetlands Survey, Phase I, Geotech Report, Multiple Site Plans and Approved Special Use Permit are available online.

Sneads Ferry is undergoing significant expansions within their Commercial corridors of Old Folkstone, NC Highway 210 and NC Highway 172 and this site is essentially right in the heart of these growth areas.

North Shore Village plans to add an additional 12,000 SF of multi-tenanted retail and the existing building is currently under renovation and will be anchored by Voodoo Brewing, Co. Topsail Way Shopping Center (Food Lion anchored) is slated to go through a 12,000 SF expansion in 2025. North Topsail Landing (located on NC Highway 210 in between Old Folkstone and NC-172), which will be a large grocery anchored center with multi-tenanted in-line retail, has recently broken ground starting with its Hotel Site.

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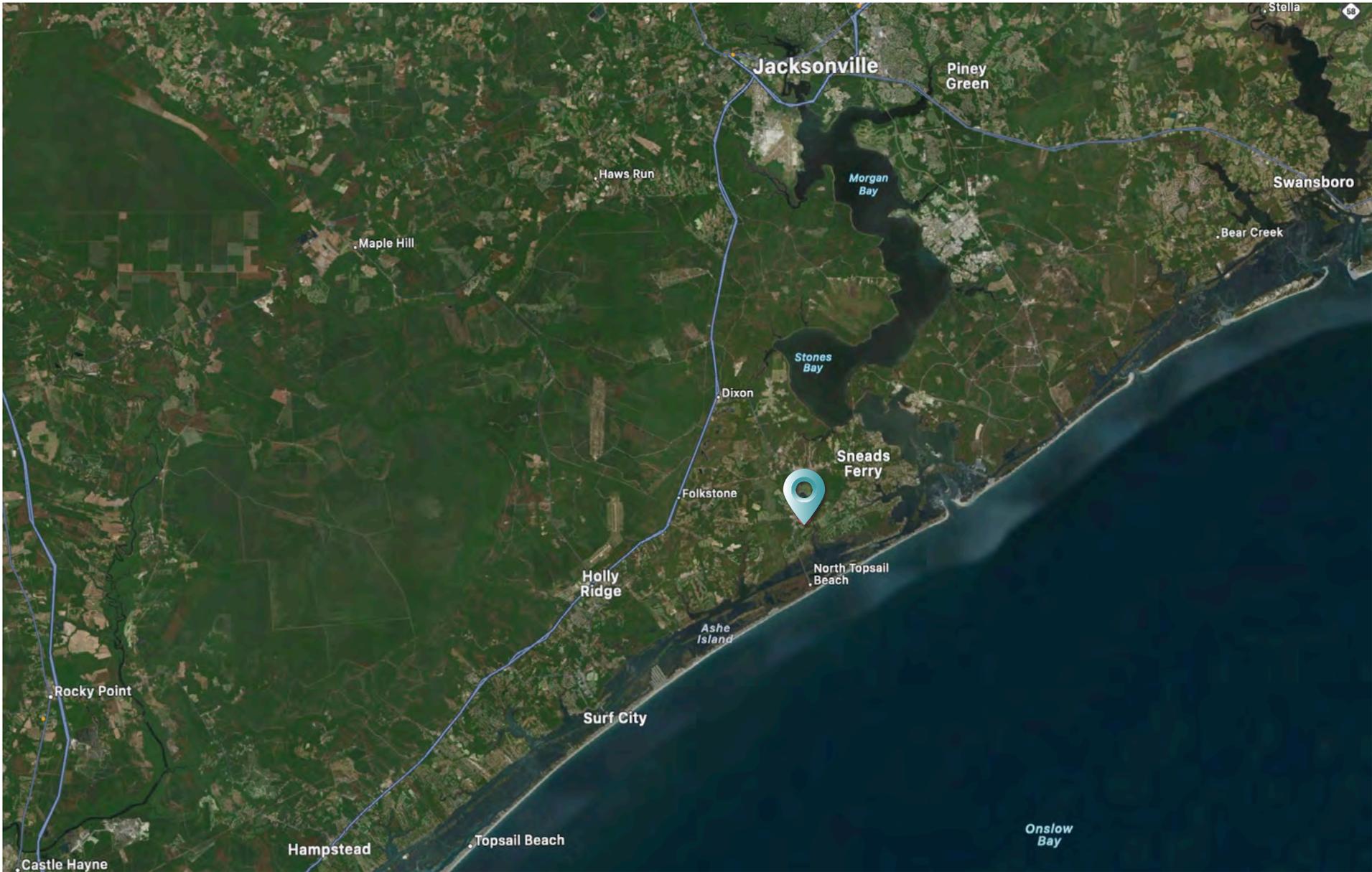
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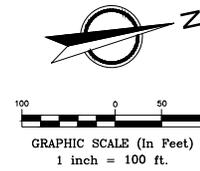


PARCEL PIN: 427801373454
CURRENT ZONING: RA
CURRENT OWNER: STBC HOLDINGS LLC
 103 TRITON LANE SURF CITY, NC 28445
TOTAL ACREAGE: 745,637 S.F. (17.11 ac.)

JOB NUMBER : 202-025 **SHEET SIZE:** 24x36

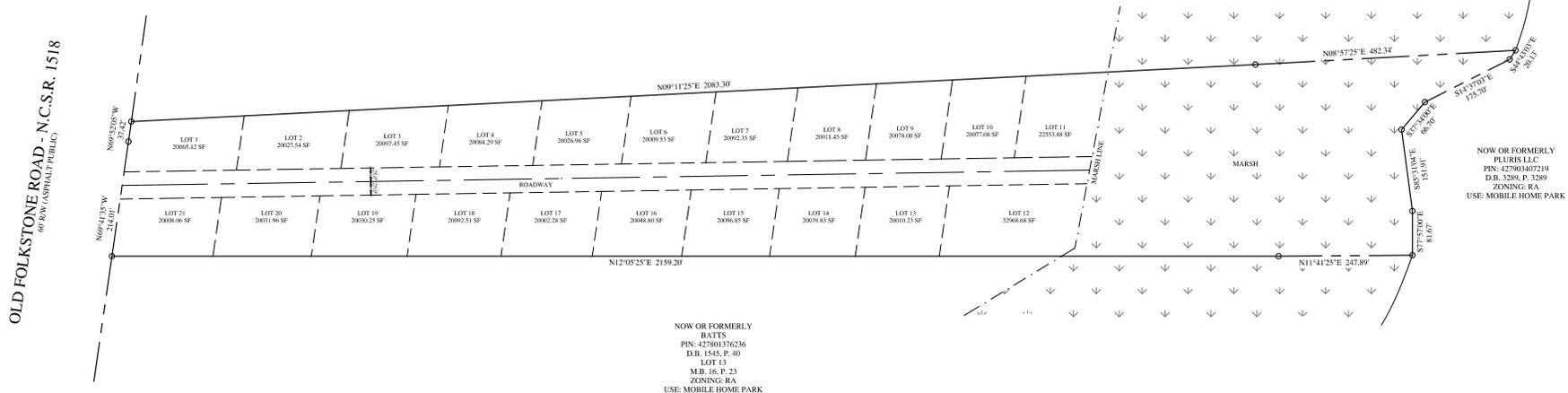
DRAWN: DanPlans **Date of Field Work:** 10/24/2024

ADDRESS:
OLD FOLKSTONE RD,
SNEADS FERRY, NC 28460



RESIDENTIAL SITE PLAN

NOW OR FORMERLY
 CARTER
 PIN: 427801373432
 D.B. 1907, P. 10 (TRACT I)
 LOT 11
 M.B. 16, P. 23
 ZONING: RA
 USE: VACANT



NOW OR FORMERLY
 BATTIS
 PIN: 427801376236
 D.B. 1545, P. 40
 LOT 13
 M.B. 16, P. 23
 ZONING: RA
 USE: MOBILE HOME PARK

NOW OR FORMERLY
 PLURIS LLC
 PIN: 427803407319
 D.B. 3289, P. 3289
 ZONING: RA
 USE: MOBILE HOME PARK

LEGEND:
 - - - - - CENTER LINE
 - - - - - PROPERTY LINE

TOWNHOME DEVELOPMENT SITE | 1065 OLD FOLKSTONE RD | SNEADS FERRY

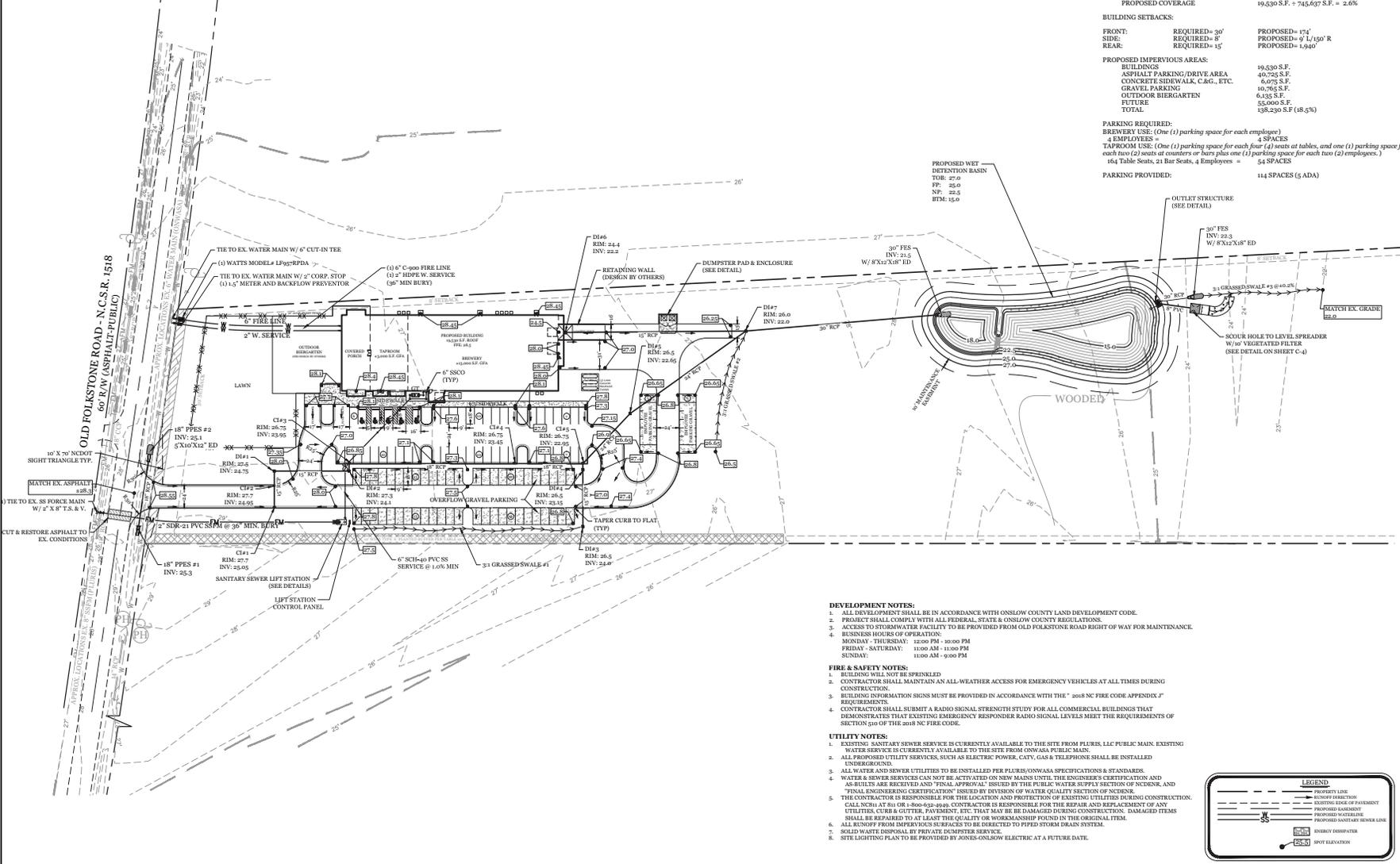
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COMMERCIAL SITE PLAN



CURRENT ZONING:	RA
PROJECT ADDRESS:	OLD FOLKSTONE RD SNEADS FERRY, NC 28460
CURRENT OWNER:	STBC HOLDINGS LLC 103 TRITON LANE SUEF CITY, NC 28445
TOTAL ACREAGE IN PROJECT BOUNDARY:	745,637 S.F. (17.11 ac.)
PROPOSED USE:	±3,000 S.F. TAPROOM & ±13,000 S.F. BREWERY
BUILDING SIZE:	±16,000 S.F. GFA TOTAL (9,530 S.F. ROOF)
BUILDING HEIGHT:	33'-4"
CALCULATION FOR BUILDING COVERAGE:	19,530 S.F. + 745,637 S.F. = 2.6%
BUILDING SETBACKS:	
FRONT:	REQUIRED= 30' PROPOSED= 174'
SIDE:	REQUIRED= 8' PROPOSED= 4' L/150' R
REAR:	REQUIRED= 15' PROPOSED= 1,940'
PROPOSED IMPERVIOUS AREAS:	
BUILDINGS:	19,530 S.F.
ASPHALT PARKING/DRIVE AREA:	46,725 S.F.
CONCRETE SIDEWALK, C.A.G., ETC.:	6,075 S.F.
GRAVEL PARKING:	10,765 S.F.
OUTDOOR BIERGARTEN:	6,135 S.F.
FUTURE:	55,000 S.F.
TOTAL:	138,230 S.F. (18.3%)
PARKING REQUIRED:	
BREWERY USE: (One (1) parking space for each employee)	4 SPACES
TAPROOM USE: (One (1) parking space for each four (4) seats at tables, and one (1) parking space for each two (2) seats at counters or bars plus one (1) parking space for each two (2) employees.)	164 Table Seats, 21 Bar Seats, 4 Employees = 54 SPACES
PARKING PROVIDED:	114 SPACES (5 ADA)



REVISIONS

**INTRACOASTAL
ENGINEERING, PLLC**

5725 Oldender Dr., Unit E-7
Suef City, NC 28445

**SITE, GRADING, DRAINAGE,
STORMWATER AND UTILITIES
PLAN**

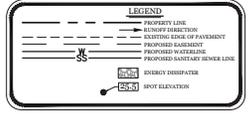
FOR
SALTY TURTLE BEER



CLIENT INFORMATION:
STBC Holdings, LLC
Daniel Callender
103 Triton Ln
Suef City, NC 28445

DRAWN:	JAE	SHEET 52
CHECKED:	CDC	DATE:
APPROVED:	CDC	SCALE:
PROJECT NUMBER:	2022-025	

- DEVELOPMENT NOTES:**
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH ONSLOW COUNTY LAND DEVELOPMENT CODE.
 - PROJECT SHALL COMPLY WITH ALL FEDERAL, STATE & ONSLOW COUNTY REGULATIONS.
 - ACCESS TO STORMWATER FACILITY TO BE PROVIDED FROM OLD FOLKSTONE ROAD RIGHT OF WAY FOR MAINTENANCE.
 - BUSINESS HOURS OF OPERATION:
MONDAY - THURSDAY: 12:00 PM - 10:00 PM
FRIDAY - SATURDAY: 11:00 AM - 11:00 PM
SUNDAY:
11:00 AM - 9:00 PM
- FIRE & SAFETY NOTES:**
- BUILDING WILL NOT BE SPRINKLED.
 - CONTRACTOR SHALL MAINTAIN AN ALL-WEATHER ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES DURING CONSTRUCTION.
 - BUILDING INFORMATION SIGNS MUST BE PROVIDED IN ACCORDANCE WITH THE 2018 NC FIRE CODE APPENDIX F REQUIREMENTS.
 - CONTRACTOR SHALL SUBMIT A RADIO SIGNAL STRENGTH STUDY FOR ALL COMMERCIAL BUILDINGS THAT DEMONSTRATES THAT EXISTING EMERGENCY RESPONDER RADIO SIGNAL LEVELS MEET THE REQUIREMENTS OF SECTION 501.09 OF THE 2018 NC FIRE CODE.
- UTILITY NOTES:**
- EXISTING SANITARY SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SITE FROM PLURIS, LLC PUBLIC MAIN. EXISTING WATER SERVICE IS CURRENTLY AVAILABLE TO THE SITE FROM ONVASS PUBLIC MAIN.
 - ALL PROPOSED UTILITY SERVICES, SUCH AS ELECTRIC, POWER, GAS, & TELEPHONE SHALL BE INSTALLED UNDERGROUND.
 - ALL WATER AND SEWER UTILITIES TO BE INSTALLED PER PLURIS/ONVASS SPECIFICATIONS & STANDARDS.
 - WATER & SEWER SERVICES CAN NOT BE ACTIVATED ON NEW MAINS UNTIL THE ENGINEER'S CERTIFICATION AND AS-BUILTS ARE RECEIVED AND FINAL APPROVAL ISSUED BY THE PUBLIC WATER SUPPLY SECTION OF NCDHEM, AND "FINAL ENGINEERING CERTIFICATION" ISSUED BY DIVISION OF WATER QUALITY SECTION OF NCDHEM.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL NCHL AT 811 OR 1-800-635-4040. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES CUT BY GUTTER, PAYMENT, ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
 - ALL KNOFF FROM IMPERVIOUS SURFACES TO BE DIRECTED TO PAVED STORM DRAIN SYSTEM.
 - SOLID WASTE DISPOSAL BY PRIVATE DUMPSTER SERVICE.
 - SITE LIGHTING PLAN TO BE PROVIDED BY JONES-ON-SLOW ELECTRIC AT A FUTURE DATE.



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ECS Southeast, LLP
 Geotechnical Engineering Report
 Salty Turtle Beer Company Brewery

Sneads Ferry, Onslow County, North Carolina

ECS Project No. 22:32117
 August 16, 2022



PLANNING & DEVELOPMENT DEPARTMENT



May 05, 2022

Salty Turtle Beer Company
 103 Triton Lane
 Surf City, NC 28445

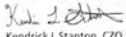
Re: Recorded SUP-2022-00003
 Tax Parcel Number: 766-6-8
 Address: 1065 Old Folkstone Road, Sneads Ferry, NC 28460

To whom it may concern:

At its meeting on March 22, 2022, after conducting a duly advertised evidentiary hearing and after considering the application materials, testimony, and evidence presented at the hearing or otherwise appearing in the record, and the criteria required by Ordinance, the Onslow County Board of Adjustment voted to APPROVE the application for a Special Use Permit based on the attached Order.

The Order was signed by the Board of Adjustment Chairman and has been recorded with the Onslow County Register of Deeds. Included is a copy of the recorded SUP Order which should be kept with your property records.

Please let me know if you have any questions; my direct phone line is 910-989-3075.

Cordially yours,

 Kendrick L. Stanton, CZO
 Chief Zoning and Environmental Officer

Enclosure

234 Northwest Corridor Blvd - Jacksonville, NC - 28540 - Phone: (910) 455-3661 - Fax: (910) 989-3196 - OnslowCountyNC.gov



Phase I Environmental
 Site Assessment
 ASTM E1527-13

Old Folkstone Road
 Onslow County, North Carolina

Date
 21 January 2022

Prepared For ("User"):
 Salty Turtle Beer Company, LLC
 Mr. Daniel Callender
 103 Triton Lane
 Surf City, NC 28445
dan@saltyturtlebeer.com
 (619) 347-0853

Prepared By:
 Southern Environmental Group, Inc.
 5315 South College Road, Suite E
 Wilmington, NC 28412
dlutheran@segi.us
 910.452.2711

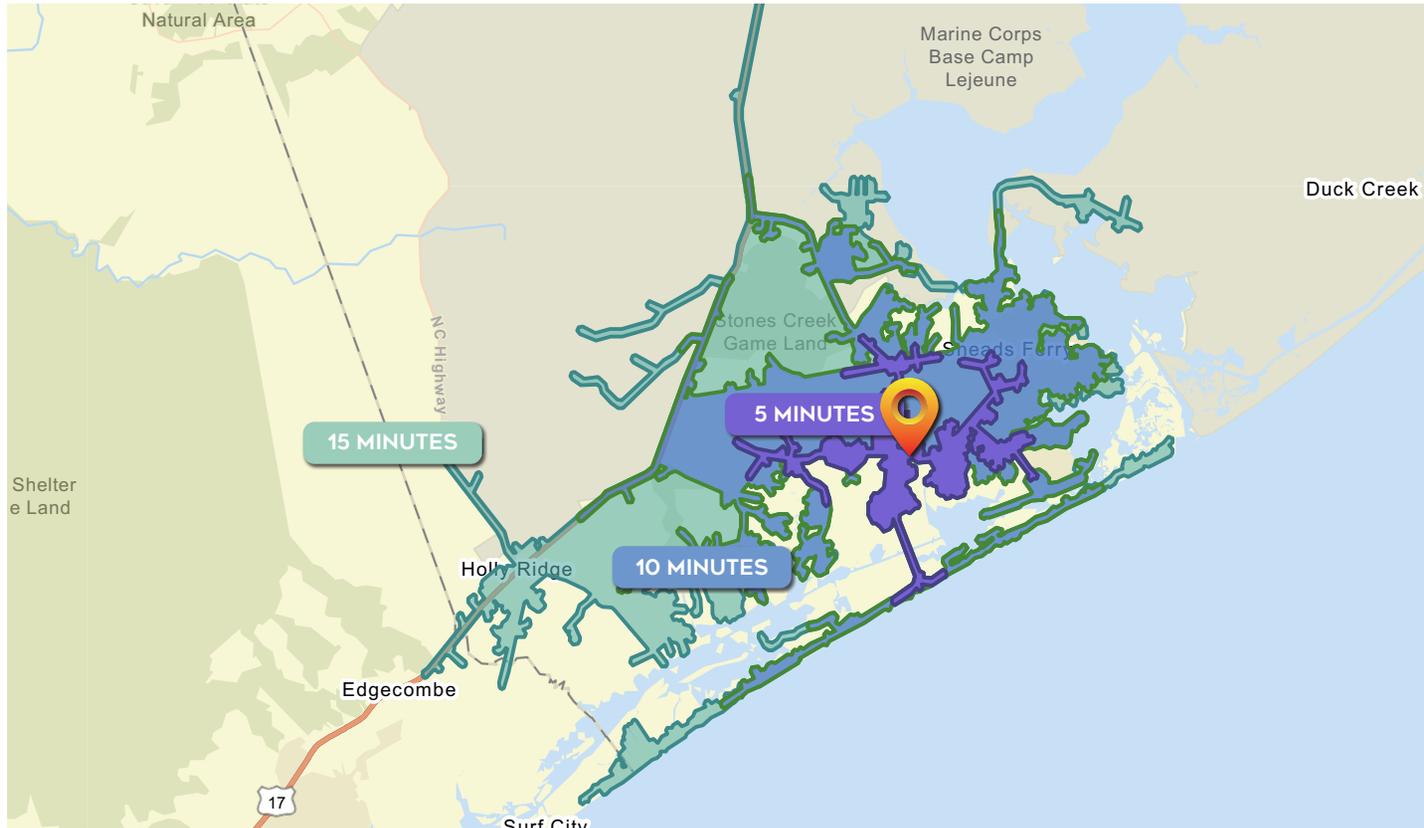
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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	1,986	13,043	19,035
Average Age	35.8	37.3	36
Households	747	5,369	7,482
Average HH Size	2.66	2.43	2.42
Median HH Income	\$101,891	\$90,652	\$91,772
Average HH Income	\$108,964	\$109,900	\$115,444
Per Capita Income	\$43,313	\$46,549	\$47,155

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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