

LELAND, NC 28451

2005 S BAXTER DR

LAND FOR SALE

BRUNSWICK VILLAGE BLVD

S. BAXTER DR

0.57 AC



**LEE &
ASSOCIATES**

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PROPERTY DESCRIPTION

Land for Sale in Brunswick Forest - Leland, NC

This prime 0.57-acre parcel offers an exceptional opportunity to participate in Leland's rapid commercial and residential expansion. Located within the dynamic Brunswick Forest neighborhood, one of the most active and desirable sub-markets of southeastern North Carolina. This site benefits from excellent visibility, easy access to US-17, and close proximity to thriving retail, medical, and residential developments.

Positioned within the vibrant master-planned community of Brunswick Forest, this near pad-ready commercial parcel offers a rare, turnkey development opportunity for office, retail or mixed-use project.

HIGHLIGHTS

- 0.57 acres
- Lot delivered near pad-ready
- Parcel ID: 0580000779
- Zoned C-2 (General Commercial)
- Strategic location in Brunswick Forest, a sought-after live, work, and play ecosystem near Wilmington, NC, in one of the state's growing counties.
- Zoned ready for a wide variety of commercial uses within The Villages at Brunswick Forest.
- Surrounded by strong demographics and a rapidly expanding residential base
- Easy access to major corridors, just minutes from Wilmington and coastal North Carolina
- Sale price: \$375,000

AREA OVERVIEW

THE VILLAGES AT BRUNSWICK FOREST

- | | | | |
|--|--|--|---|
| 1 Chipotle | 3 CVS Pharmacy | 7 FOCUS Broadband
NC Farm Bureau Insurance
Hamptons Boutique
Aye! Toro Tacos & Tequila | 10 Shuckin' Shack Oyster Bar
True Homes Design Studio |
| 2 Lowes Foods
Edward Jones
Hairology Salon
Shoe Center
Pizzetta's | 4 Family Dog Naturals
Hollywood Nails & Spa
Farmhouse Kitchen | 8 BlueWave Dentistry
Brunswick Beer and Cider | 11 Campbell Covington & Icen-hour Orthodontics |
| 5 Port City Java | 6 Truist Bank | 9 Novant Health | 12 EmergeOrtho |
| | | 13 Wilmington Eye | |



AREA OVERVIEW



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population (2025)	1,157	26,951	44,998
Daytime Population	1,295	22,080	37,715
Median Age	53.6	52.0	47.9
Average Household Income	\$116,994	\$1114,639	\$107,942
Average Home Value	\$441,338	\$453,019	\$430,124



FOR MORE INFORMATION, CONTACT:

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