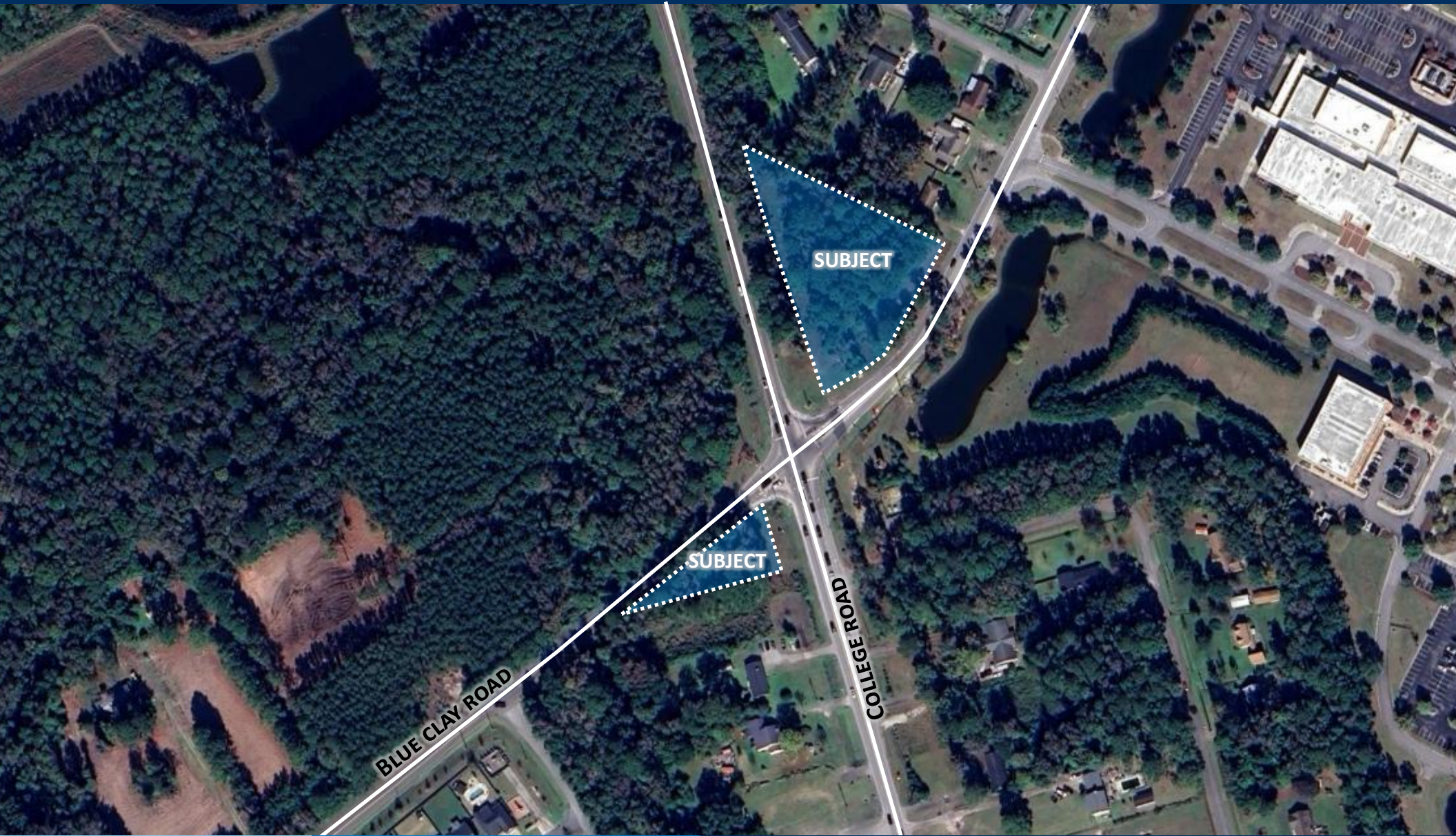


FOR SALE: +/- 1.30 AND 0.62 ACRES OFF BLUE CLAY ROAD

4401, 4405 & 4360 BLUE CLAY ROAD INTERSECTION WITH N. COLLEGE ROAD

CASTLE HAYNE, NC | NEW HANOVER COUNTY





SUMMARY

ADDRESS	4401, 4405 & 4360 Blue Clay Road Castle Hayne Road, NC 28429 Pender County
ACREAGE	Tract 1: ± 1.30 Acres Tract 2: ± 0.62 Acres
PARCEL ID	Tract 1: R01819-005-001-000 & R01819-005-002-000 Tract 2: R01819-003-001-000
ZONING	R-15 Residential District (New Hanover County)
UTILITIES	Water—CFPUA Power—Duke Energy
PRICING	Tract 1: \$995,000 Tract 2: \$750,000
DESCRIPTION	Secure your position at a high-traffic, signalized intersection within one of the county's fastest-growing corridors. This offering includes nearly 2 acres of prime real estate across two strategic corners: the 1.3-acre NE corner (4401 & 4405 Blue Clay Road) and the 0.62-acre SW corner (4360 Blue Clay Road). Located directly across from the Cape Fear Community College North Campus, these parcels benefit from heavy daily traffic counts that are projected to climb as the area continues its rapid northward expansion. While the offered parcels are currently zoned R-15, they present a compelling opportunity for commercial rezoning, particularly as the NW corner of this same intersection is already zoned B-1 conditional use).

AERIAL MAP



LOCATION MAP





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