

# 406, 407 & 408 EVANS STREET

MOREHEAD CITY, NC

**±0.28-acre Downtown Morehead City  
Waterfront District Redevelopment Opportunity**

Highly Sought After Waterfront Property with Access to Three Boat Slips



**CALL FOR OFFERS  
FEBRUARY 24, 2026 | 5:00 PM**

**FOUNDRY**  
COMMERCIAL

# PROPERTY INFORMATION

|                     |   |
|---------------------|---|
| ADDRESS             | 406, 407 & 408 Evans Street   |
| CARTERET COUNTY PIN | 638620806959000 and 638620806832000                                   |
| JURISDICTION        | Morehead City   |
| ACREAGE             | $\pm 0.28$ acres  |
| ZONING              | Downtown Business District (DB)                                       |
| FUTURE LAND USE     | Downtown Core   |
| BUILDING SIZE       | Three buildings totaling $\pm 6,748$ SF (Built between 1956 and 1982) |
| BOAT SLIPS          | Two 25' Wide Slips<br>One 20' Wide Slip                               |
| ZONING              | Downtown Business District (DB)                                       |
| UTILITIES           | Water and sewer to the site   |
| ACCESS              | Evans Street  |
| PRICING             | Call for Pricing  |

DUE DILIGENCE INFORMATION

# EXECUTIVE SUMMARY

## 406, 407 & 408 EVANS STREET | THE OPPORTUNITY

Foundry Commercial, a North Carolina broker, has been retained as the exclusive agent for the owner of 406, 407 & 408 Evans Street (the "Property"), a  $\pm 0.28$ -acre redevelopment opportunity located along the highly walkable Morehead City waterfront developed with an existing  $\pm 6,748$  SF vacant building and includes three boat slips. The property has in-place Downtown Business District (DB) zoning which allows for a wide variety of commercial and residential uses with a maximum by-right density of up to  $\pm 19$  units. The property maintains a favorable future land use designation of Downtown Core which emphasizes a mix of commercial, employment, entertainment, and residential uses. 406, 407 & 408 Evans Street offers an incredibly unique opportunity for waterfront development in the core of Downtown Morehead City with three boat slips included.

The existing buildings on the property, built between 1956 and 1982, are currently vacant and encompass  $\pm 6,748$  SF. The buildings include a two-story former clubhouse, a bath house, and an office. In addition to the buildings, the property includes three boat slips which range in size from 20 feet to 25 feet wide, and there are currently no leases in place for the boat slips.

Morehead City, located along North Carolina's Crystal Coast, acts as the gateway to many of the State's most sought-after beach communities such as Atlantic Beach (8-minute drive), Pine Knoll Shores (16-minute drive), and Emerald Isle (27-minute drive). The Town is well known for its historic district, a working harbor, and popular events such as the annual Big Rock Blue Marlin Tournament and the North Carolina Seafood Festival. Given its coastal feel and proximity to beaches, Morehead City has seen rapid growth in the last few years with an estimated population of 16,247 and a median household income of \$77,500. Outside of the coastal attractions, the area is a regional commerce hub, home to the North Carolina Port, and home to marine sciences research facilities for Duke University, North Carolina State University, and University of North Carolina at Chapel Hill.

## INVESTMENT HIGHLIGHTS

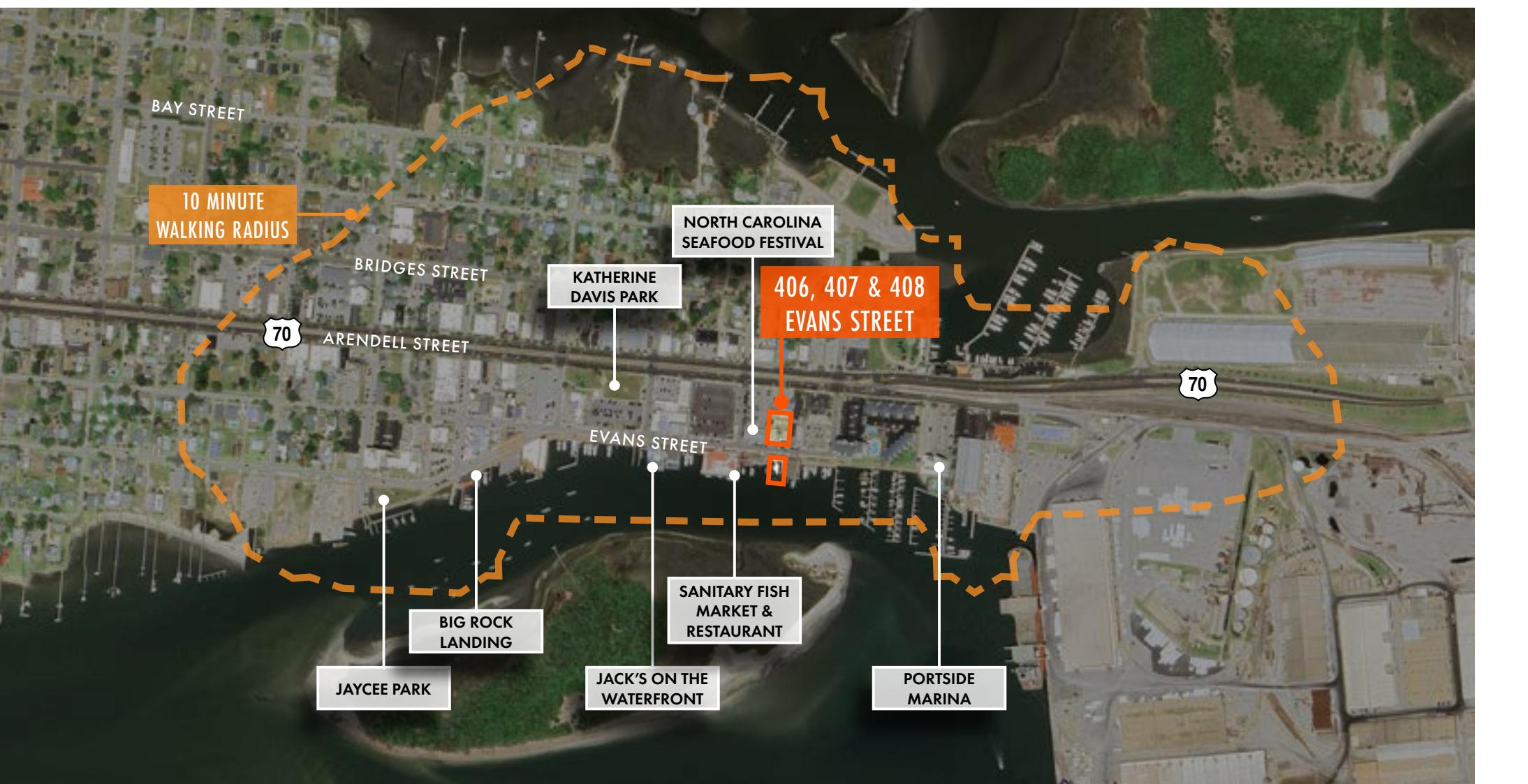
- In-place zoning for residential development (up to  $\pm 19$  units)
- Favorable future land use for higher density mixed-use development
- Three existing vacant buildings totaling  $\pm 6,748$  SF
- Highly walkable Waterfront District location with three boat slips
- 7 minutes from Beaufort and 8 minutes from Atlantic Beach



# 406, 407 & 408 EVANS STREET | WALKABLE WATERFRONT DISTRICT

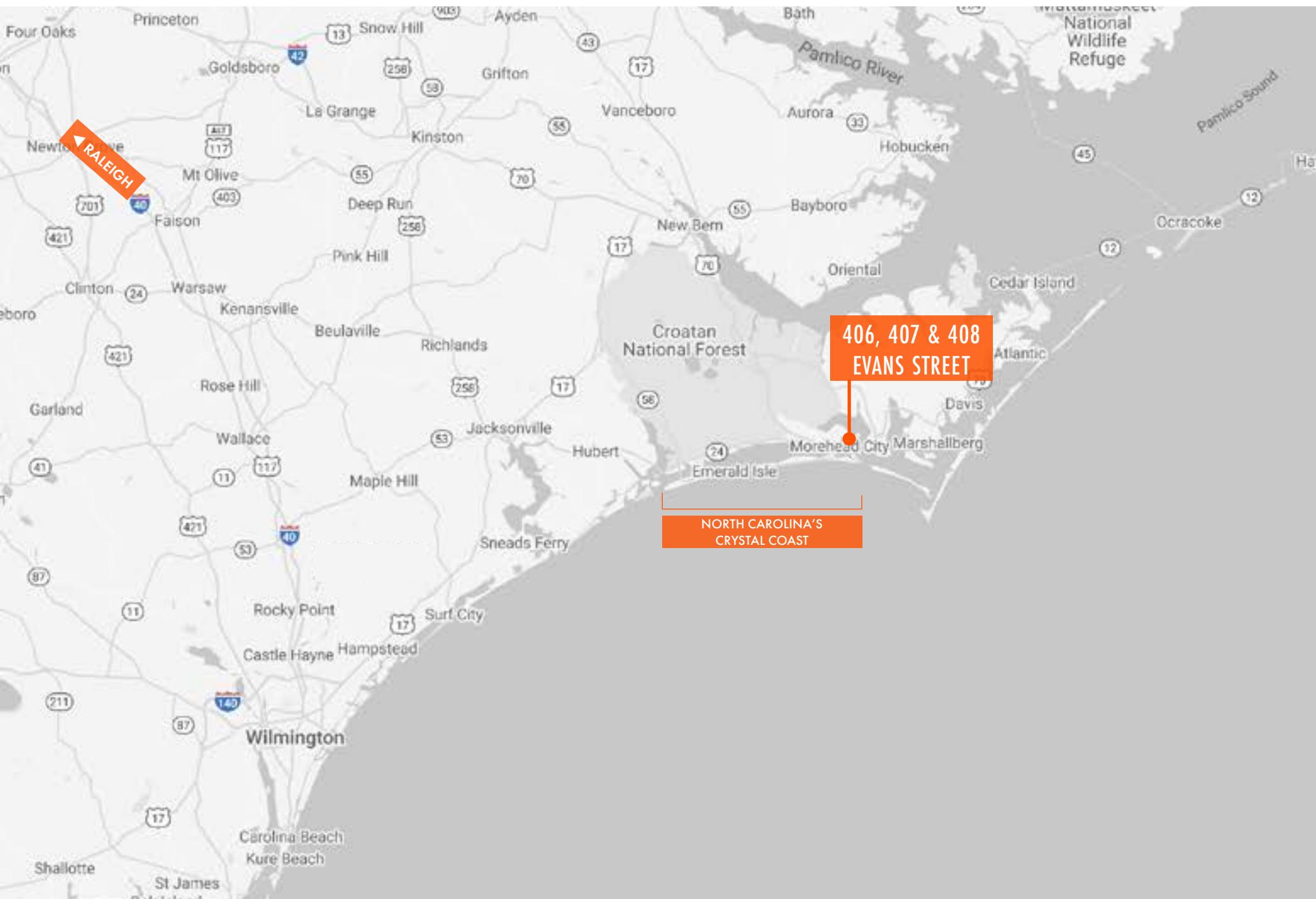
406, 407 & 408 Evans Street benefits from the highly walkable waterfront location, which is lined with boutique shopping, restaurants, and is home to major annual events such as the Seafood Festival and the Big Rock Blue Marlin Tournament. The mainland and waterfront boat slips are separated by a long boardwalk edging the water, with miles-wide views of the Bogue Sound and Money Island Bay. The waterfront is home to local establishments such as Sanitary Fish Market and Restaurant, Jack's Waterfront Bar, Capt.

Bill's Waterfront Restaurant, and Mythos Waterfront Grill. In addition to shopping and restaurants, Downtown Morehead City is home to numerous parks and green spaces, including Jaycee Park which is the venue of choice for a number of popular annual events, including the North Carolina Seafood Festival, Morehead City's Summer Concert Series, Double Decker bus tours, and community-wide parades and holiday celebrations.

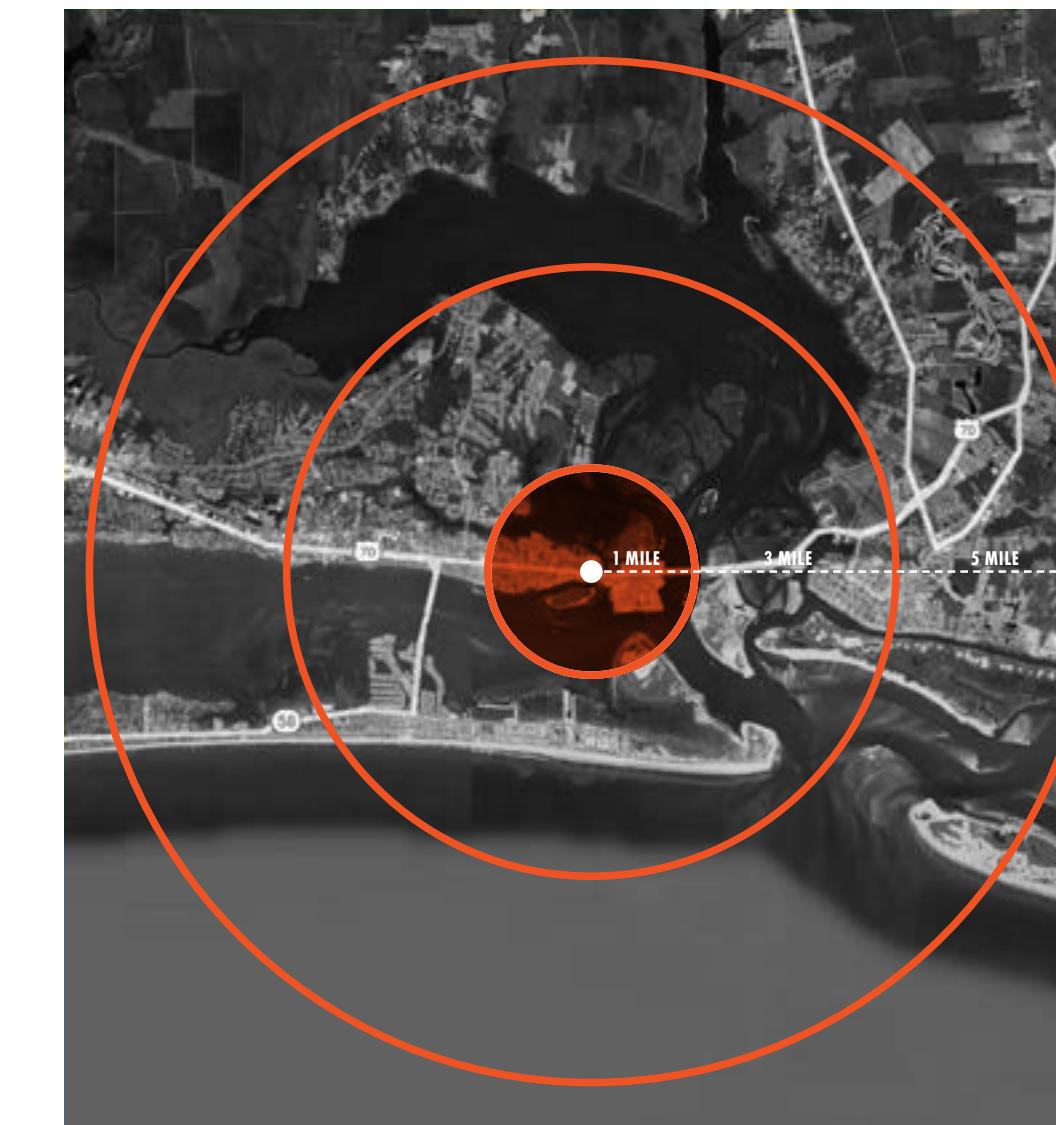


SOURCES: Gene Gallin &

## 406, 407 & 408 EVANS STREET | NORTH CAROLINA'S CRYSTAL COAST



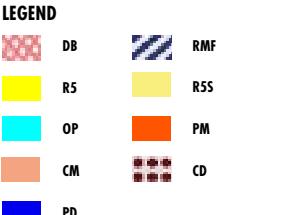
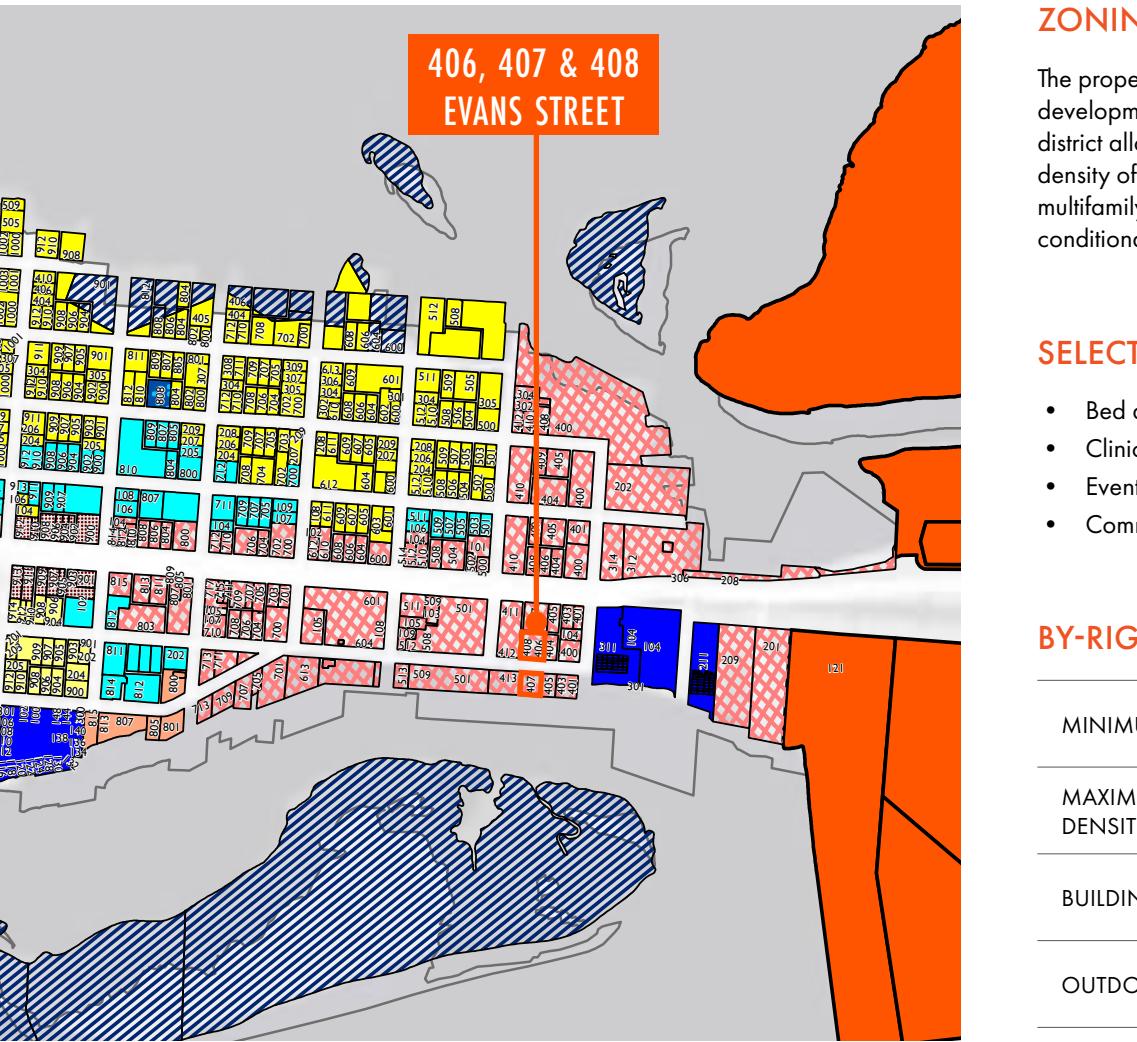
## 406, 407 & 408 EVANS STREET | AREA DEMOGRAPHICS



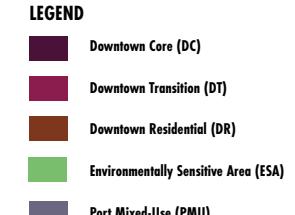
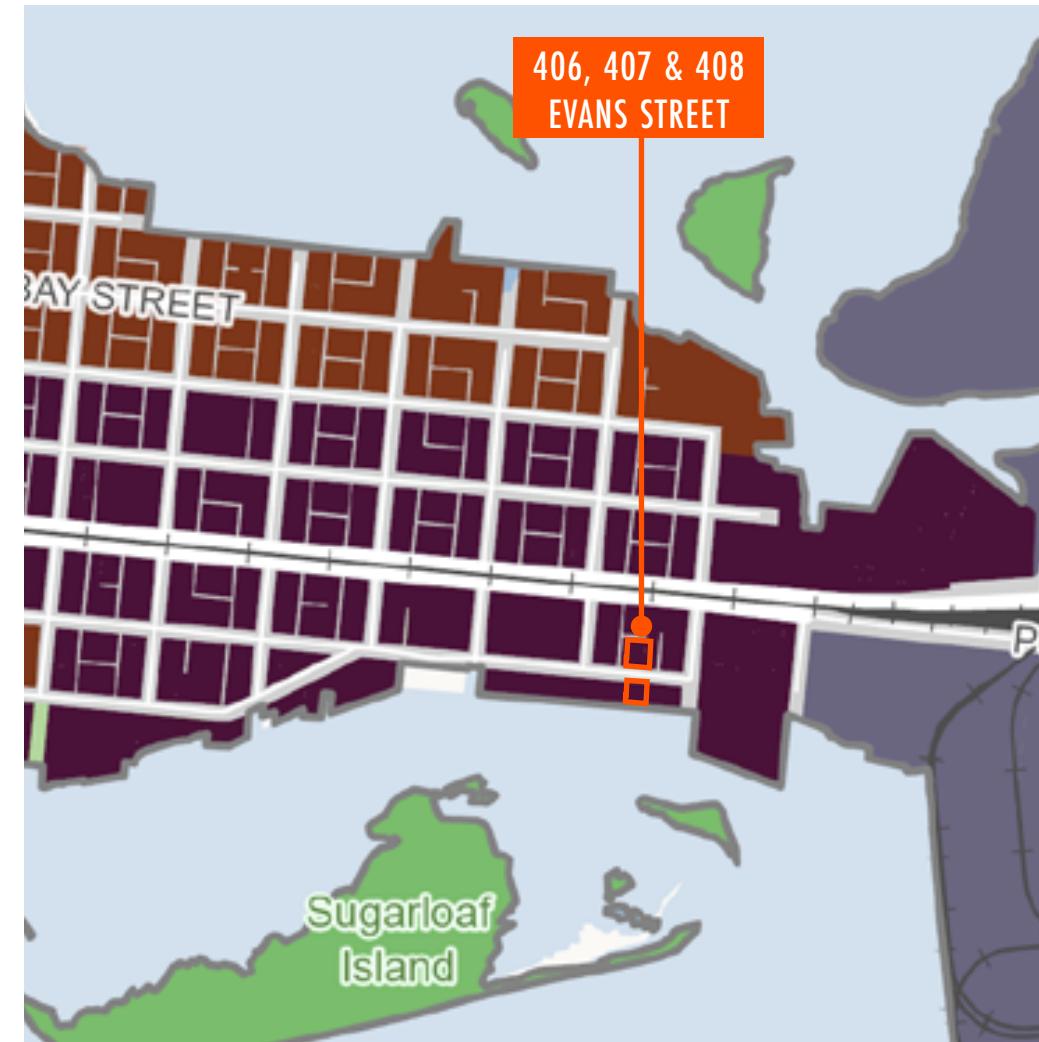
|                           | 1 MILE<br>RADIUS | 3 MILE<br>RADIUS | 5 MILE<br>RADIUS |
|---------------------------|------------------|------------------|------------------|
| ESTIMATED POPULATION 2025 | 1,111            | 11,644           | 21,415           |
| MEDIAN AGE                | 52.4             | 49.5             | 49.4             |
| MEDIAN HOME VALUE 2025    | \$437,145        | \$409,953        | \$372,655        |
| TOTAL EMPLOYEES           | 1,596            | 7,654            | 12,230           |
| MEDIAN HOUSEHOLD INCOME   | \$51,160         | \$67,289         | \$64,859         |

SOURCE: REGIS

# 406, 407 & 408 EVANS STREET | ZONING



# 406, 407 & 408 EVANS STREET | FUTURE LAND USE

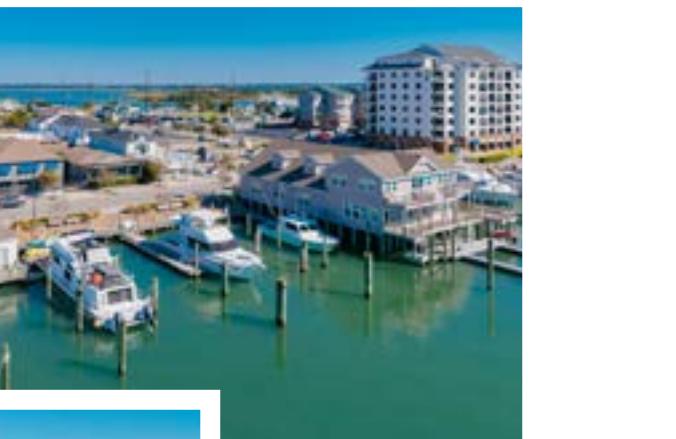


# 406, 407 & 408 EVANS STREET

## EXISTING BUILDINGS

### PROPERTY DETAILS

The property today is developed with three vacant buildings which were constructed between 1956 and 1982 and are a mix of 1 and 2-stories.



| BUILDING          | SF       | YEAR BUILT |
|-------------------|----------|------------|
| BATH HOUSE        | 1,584 SF | 1982       |
| OFFICE/CLUB HOUSE | 1,900 SF | 1956       |
| MAIN CLUB HOUSE   | 3,264 SF | 1959       |



## LAND ADVISORY SERVICES

**KARL HUDSON IV, CCIM**

Principal  
(919) 264 3387  
karl.hudson@foundrycommercial.com

# SARAH GODWIN

Partner  
(919) 309 5819  
[sarah.godwin@foundrycommercial.com](mailto:sarah.godwin@foundrycommercial.com)

## PATRICK STEVENS

Senior Analyst  
(919) 802 2784  
[patrick.stevens@foundrycommercial.com](mailto:patrick.stevens@foundrycommercial.com)

## DEBT & EQUITY SERVICES

J.C. TACOT

Vice President  
(813) 204 2101  
[john.tacot@foundrycommercial.com](mailto:john.tacot@foundrycommercial.com)

# FOUNDRY

COMMERCIAL

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.