

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

70

ARENDEL STREET

19,000 VPD

4TH STREET

THREE
BOAT SLIPS

EVANS STREET

5TH STREET

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

FOUNDRY
COMMERCIAL

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

- In-place zoning for residential development (up to ±19 units)
- Favorable future land use for higher density mixed-use development
- Three existing vacant buildings totaling ±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

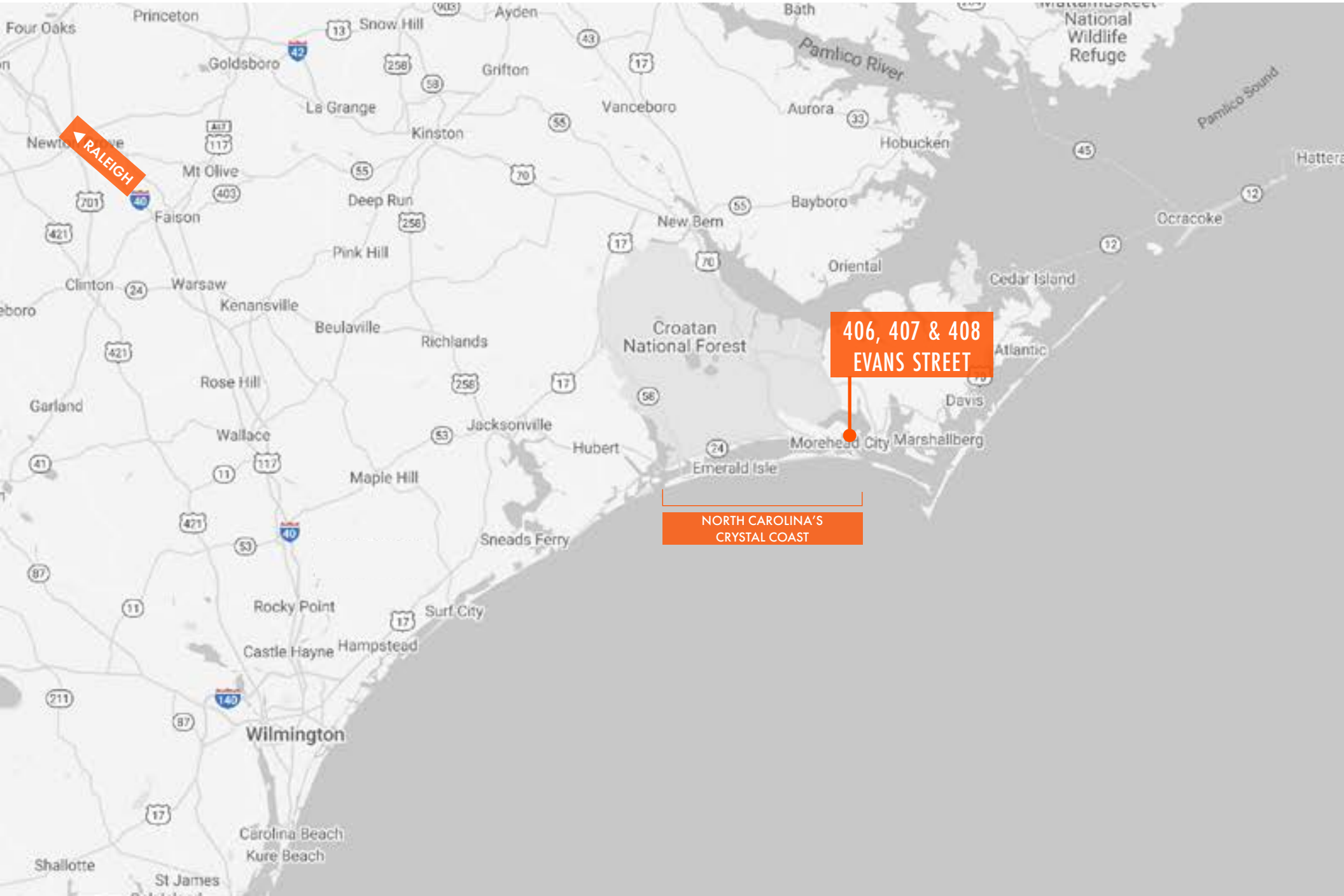
406, 407 & 408 Evans Street benefits from the highly walkable waterfront location, which is lined with boutique shopping, restaurants, and is home to major annual events such as the Seafood Festival and the Big Rock Blue Marlin Tournament. The mainland and waterfront boat slips are separated by a long 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.

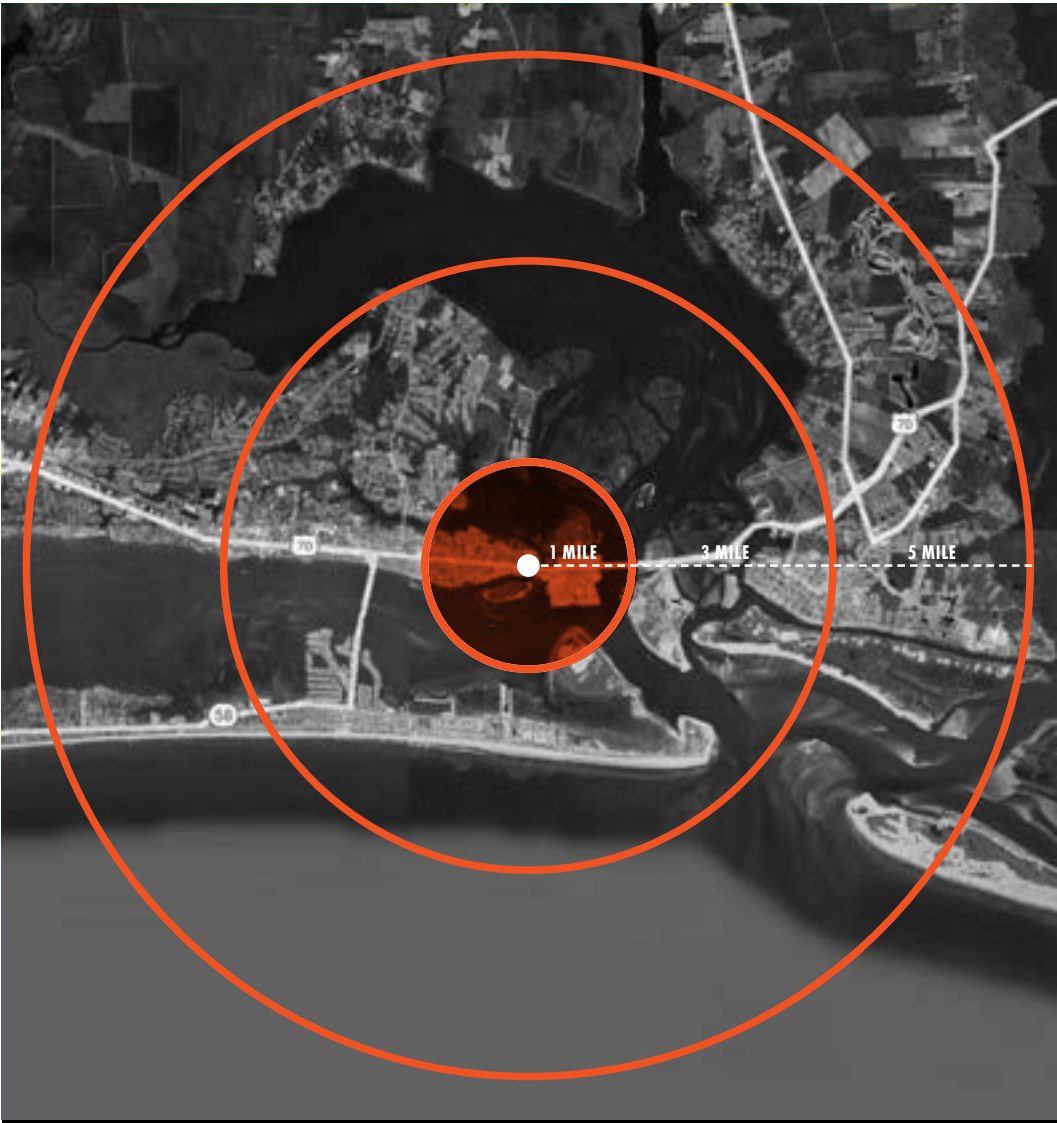


SOURCES: Gene Gallin &

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



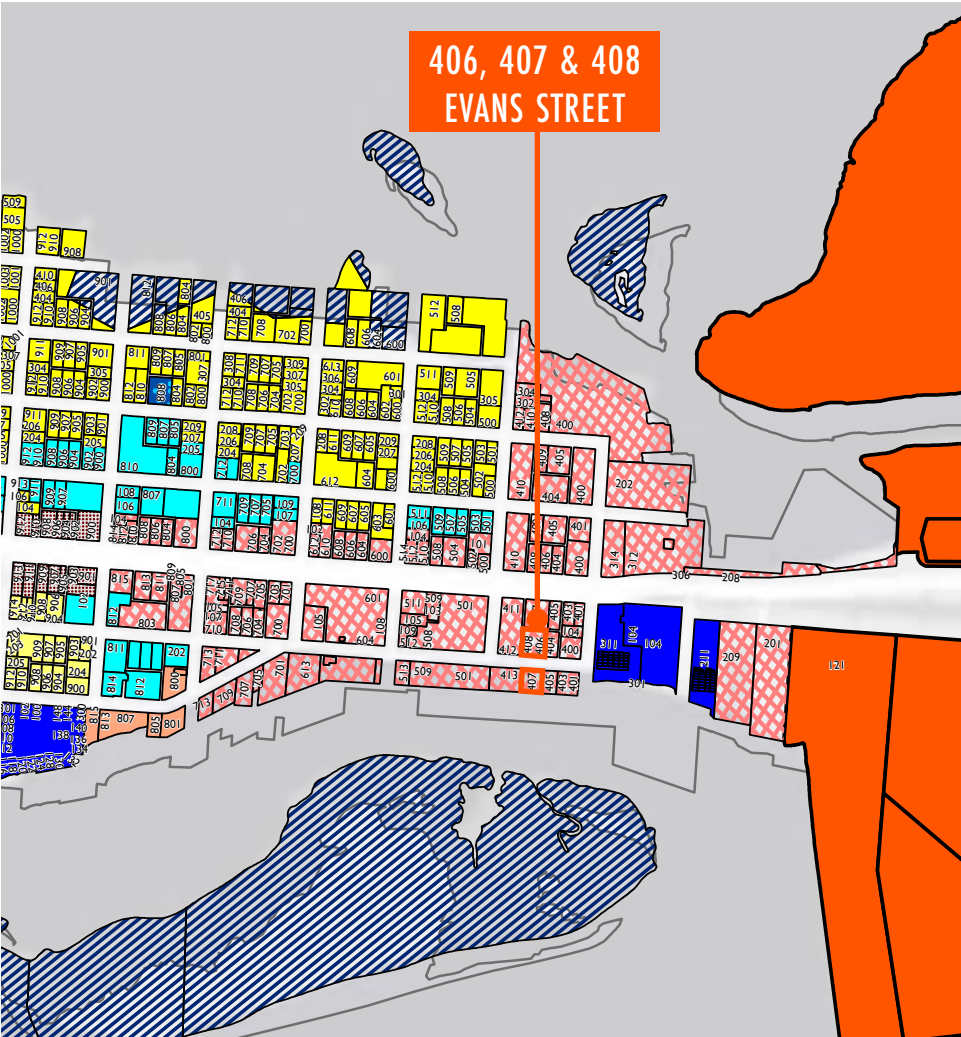
406, 407 & 408 EVANS STREET | AREA DEMOGRAPHICS



	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
ESTIMATED POPULATION 2025	1,111	11,664	21,415
MEDIAN AGE	52.4	49.5	49.4
MEDIAN HOME VALUE 2025	\$437,145	\$409,953	\$379,865
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



LEGEND

DB

R5

OP

CM

PD

RMF

RSS

PM

CD

SOURCE: Morehead City Planning & Development Department

ZONING

The property is zoned Downtown Business District (DB), which allows for by-right development of a wide variety of commercial and residential uses. The DB zoning district allows for by-right development of multifamily with a maximum residential density of one unit per 625 SF of land area (+/- 19 units). For additional multifamily density the property will likely need to be rezoned or complete a conditional zoning amendment.

SELECT PERMITTED USES

- Bed and Breakfast
 - Clinic
 - Event Center
 - Commercial Marina
- Motel
 - Parking Facility
 - Restaurant
 - Retail

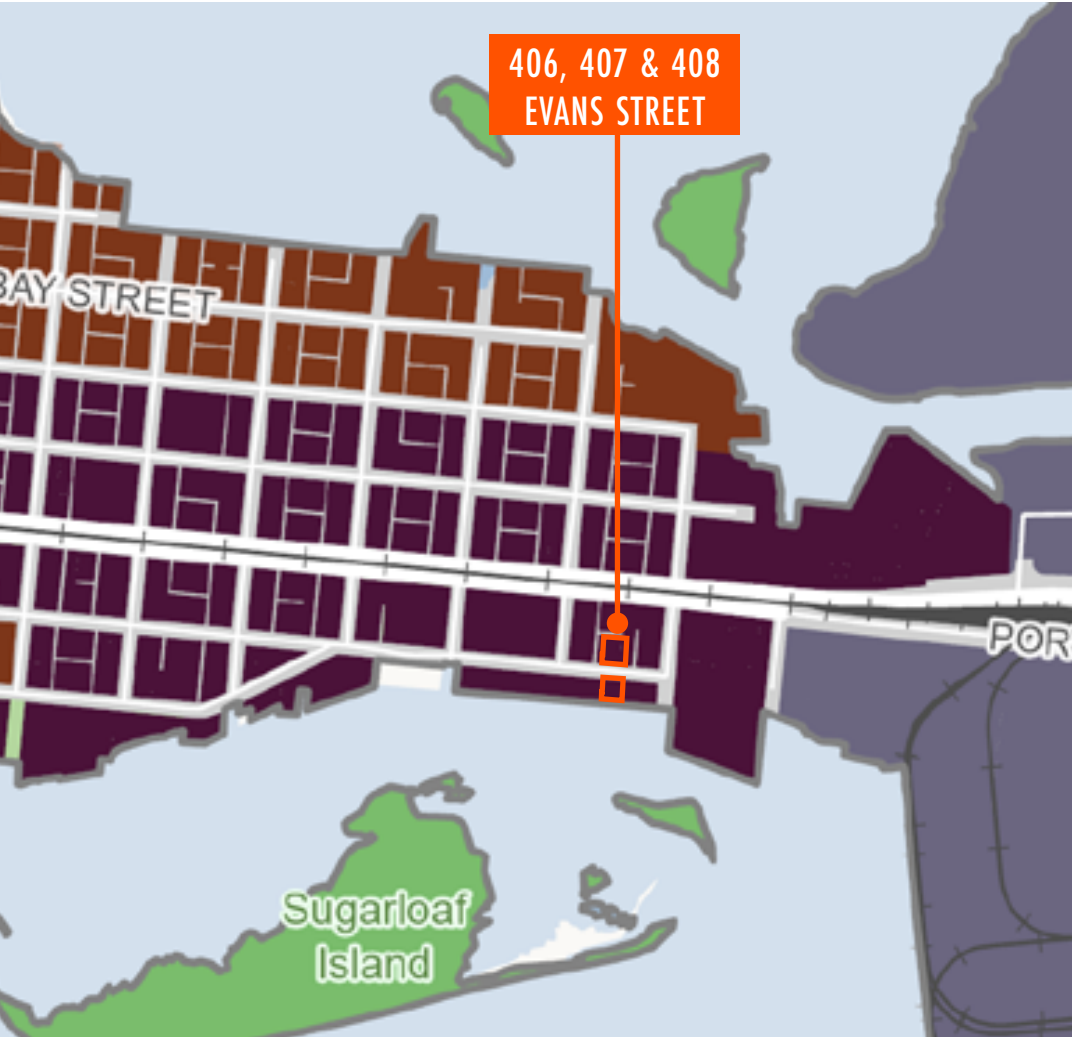
BY-RIGHT DEVELOPMENT SPECIFICATIONS

MINIMUM LOT SIZE	N/A
MAXIMUM RESIDENTIAL DENSITY	1 unit per 625 SF of land area
BUILDING HEIGHT	70' (unless approval of a conditional zoning amendment)
OUTDOOR LIVING SPACE	Minimum of 50 SF per dwelling unit

PARKING

APARTMENT/MULTI-FAMILY DWELLING	2 spaces per unit
MOTEL/HOTEL/BED & BREAKFAST	1 space per room

406, 407 & 408 EVANS STREET | FUTURE LAND USE



LEGEND

Downtown Core (DC)

Downtown Transition (DT)

Downtown Residential (DR)

Environmentally Sensitive Area (ESA)

Port Mixed-Use (PMU)

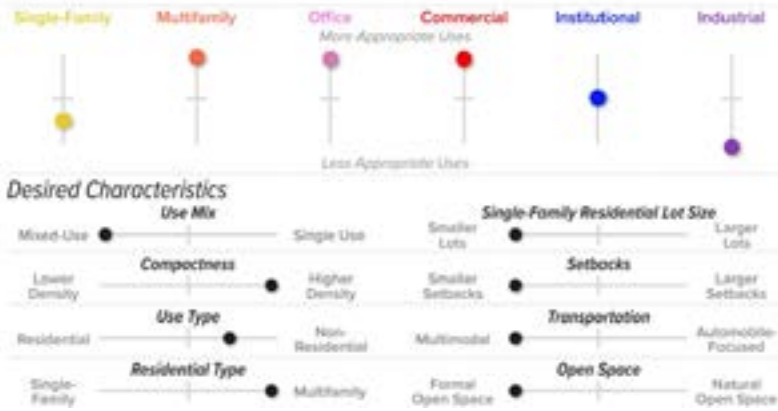
SOURCE: Morehead City Planning & Development Department

FUTURE LAND USE

Located within the heart of Morehead City, the Downtown Core stretches from 18th to 4th Street, which includes the area between Fisher and Evans Streets as well as the working waterfront, emphasizes a mix of commercial, employment, entertainment, and residential uses in single- or mixed-use buildings. The characteristics of the district are expected to include a mix of uses, mostly non-residential, with the primary residential type of multifamily.

The overall intent of the district is to promote infill development and enhance the character of Downtown through adaptive reuse of historic buildings and provide adequate and convenient parking by encouraging shared parking and making strategic investments in parking facilities.

APPROPRIATE LAND USES

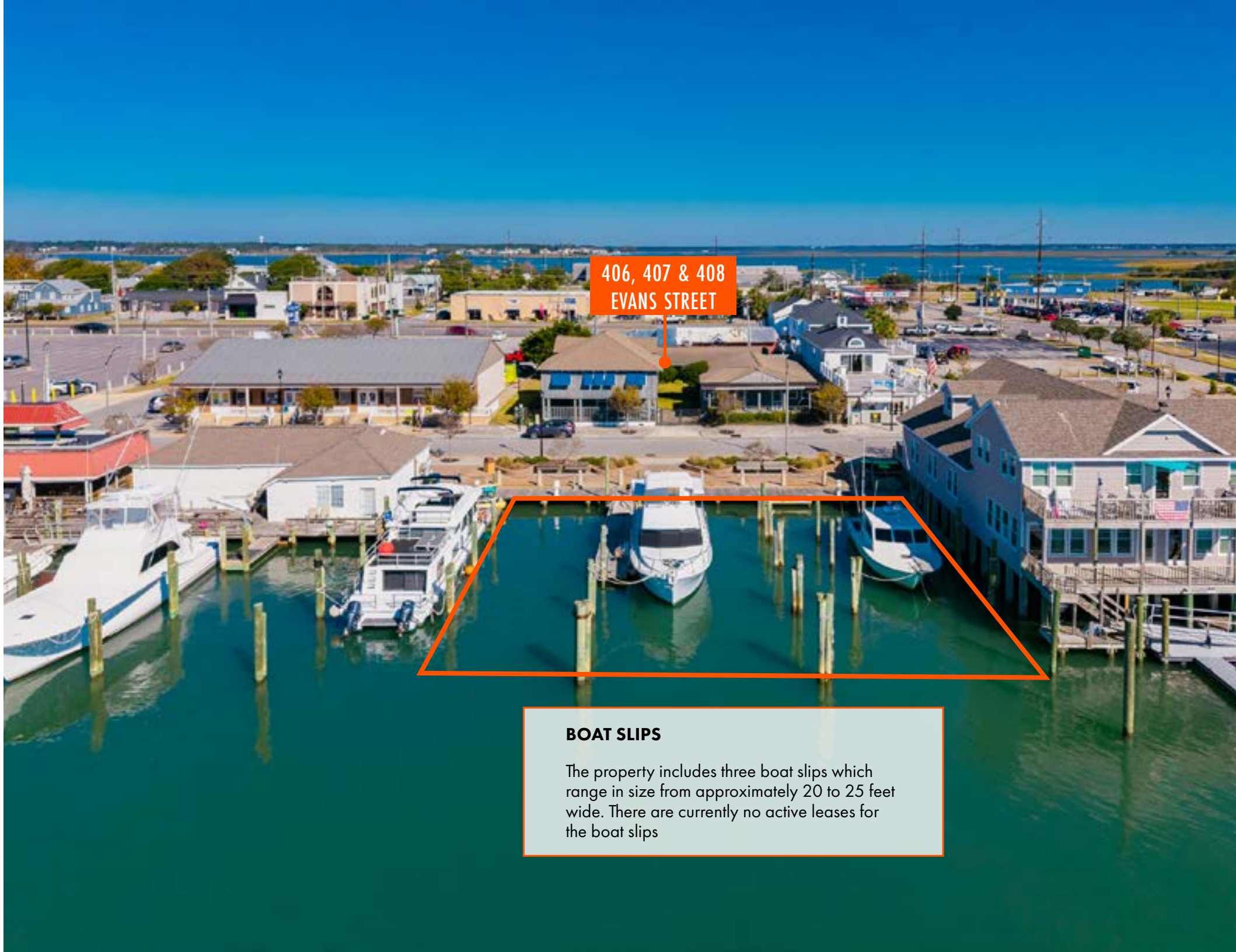
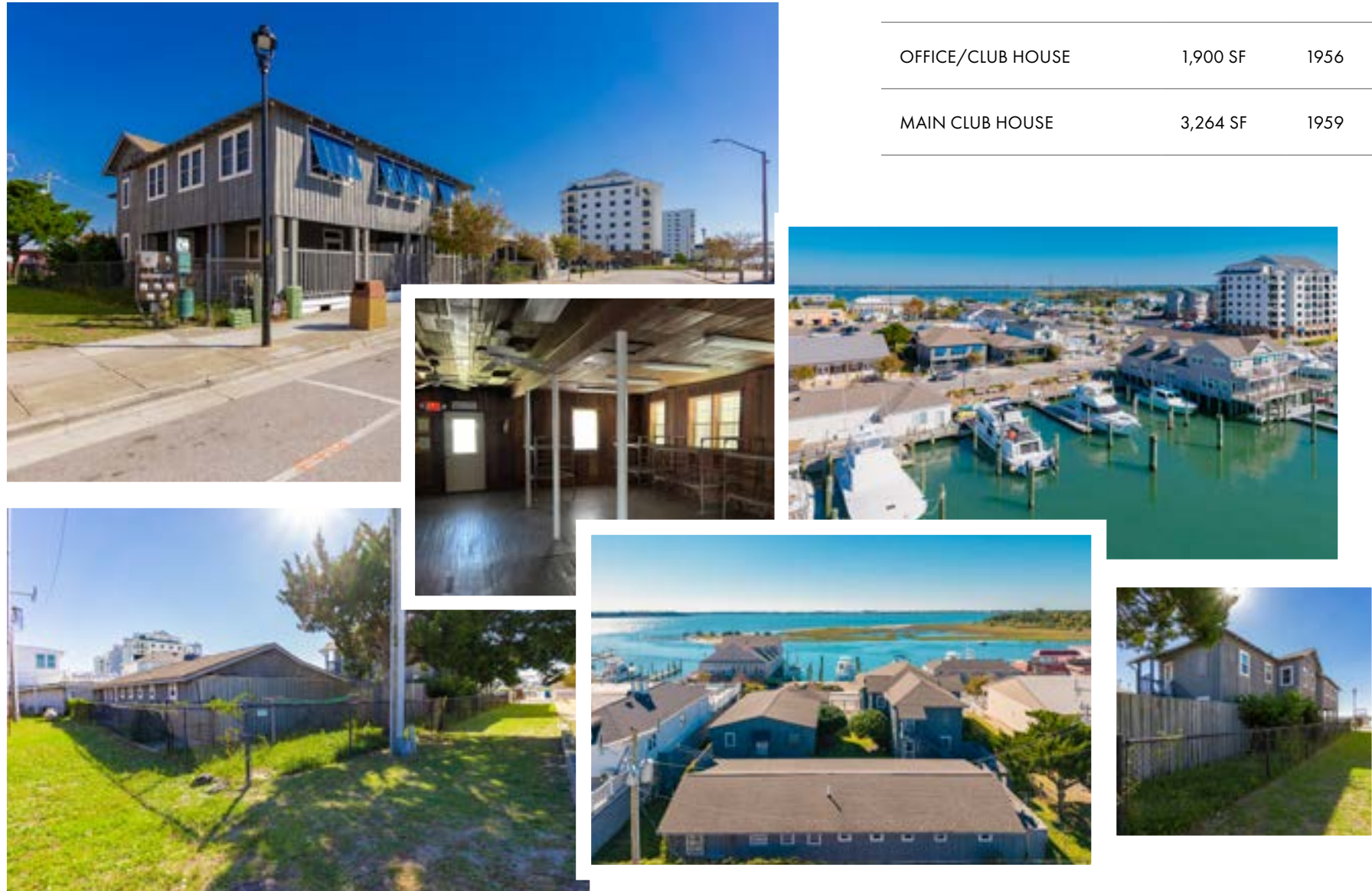


406, 407 & 408 EVANS STREET | EXISTING BUILDINGS

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



406, 407 & 408
EVANS STREET

BOAT SLIPS

The property includes three boat slips which range in size from approximately 20 to 25 feet wide. There are currently no active leases for the boat slips

LAND ADVISORY SERVICES

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