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# ATLANTIC BEACH CAUSEWAY WATERFRONT DEVELOPMENT SITE

718 ATLANTIC BEACH CSWY  
ATLANTIC BEACH, NC 28512

Josh Taylor

O: 252.670.9590 | C: 252.670.9590

josh.taylor@svn.com

Frank Efird Jr

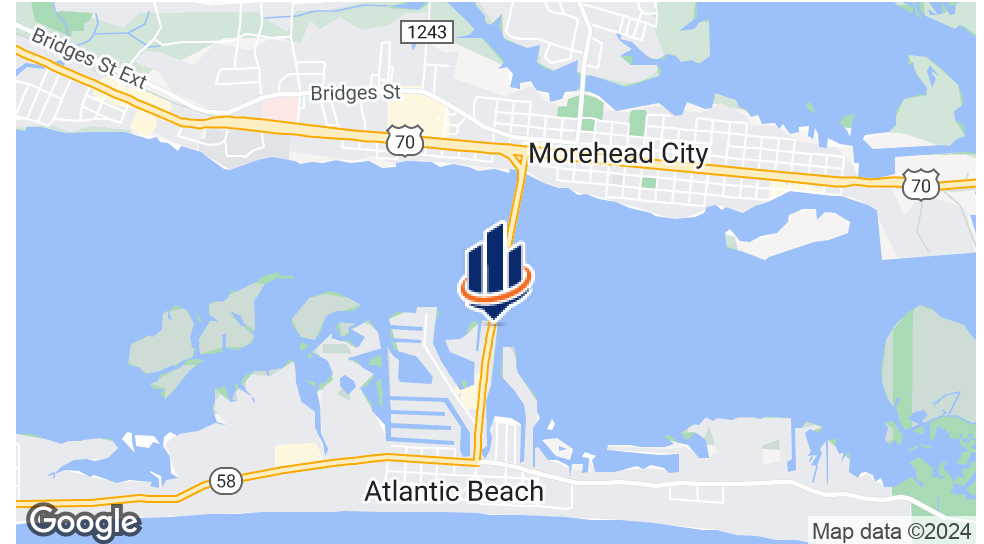
O: 910.769.1915 | C: 910.200.0037

frank.efird@svn.com





# Property Summary



## OFFERING SUMMARY

Sale Price:	\$1,087,500
Available SF:	39,566
Lot Size:	0.91 Acres
Zoning:	COR - Commercial Corridor
Market:	Atlantic Beach
APN:	638509070016000, 638509070160000, 638509070261000, 638509070387000
Video:	<a href="#">View Here</a>

## PROPERTY OVERVIEW

Trophy Development Site with unrestricted views of Bogue Sound & ICW. Primed for Residential or Commercial Use with proposed boat slips.

4 individual parcels that can be bought individually or all together.

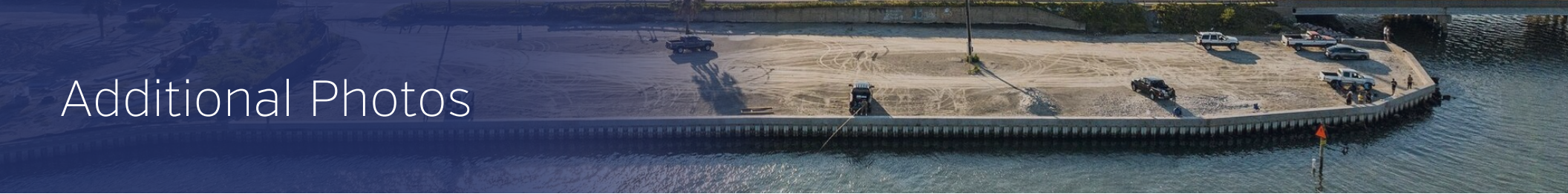
8 - 4 bed units are buildable across the 4 lots.

Zoning is COR which allows for countless Commercial & Residential Uses. Conceptual plans are available upon request.

## PROPERTY HIGHLIGHTS

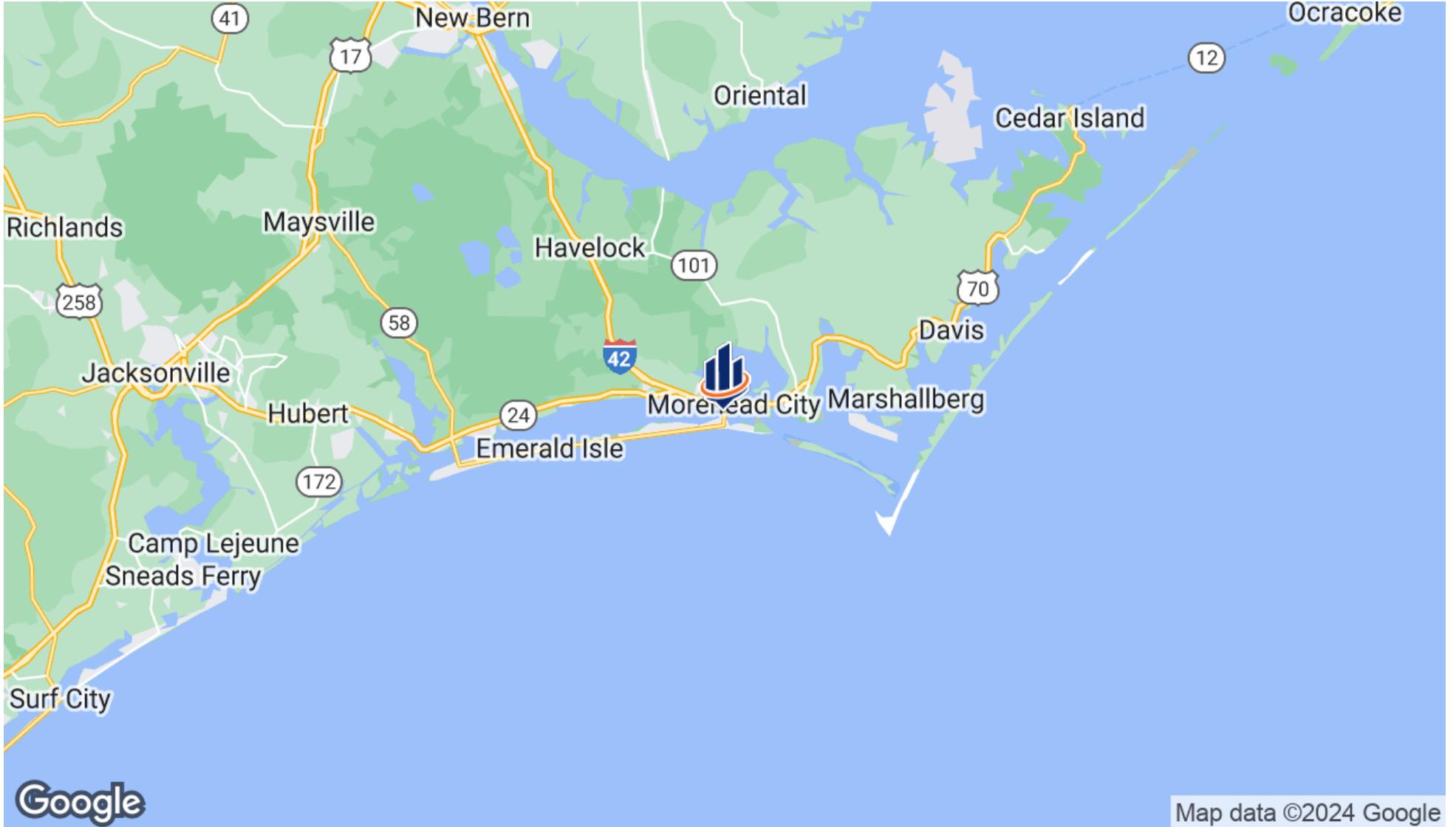


# Additional Photos



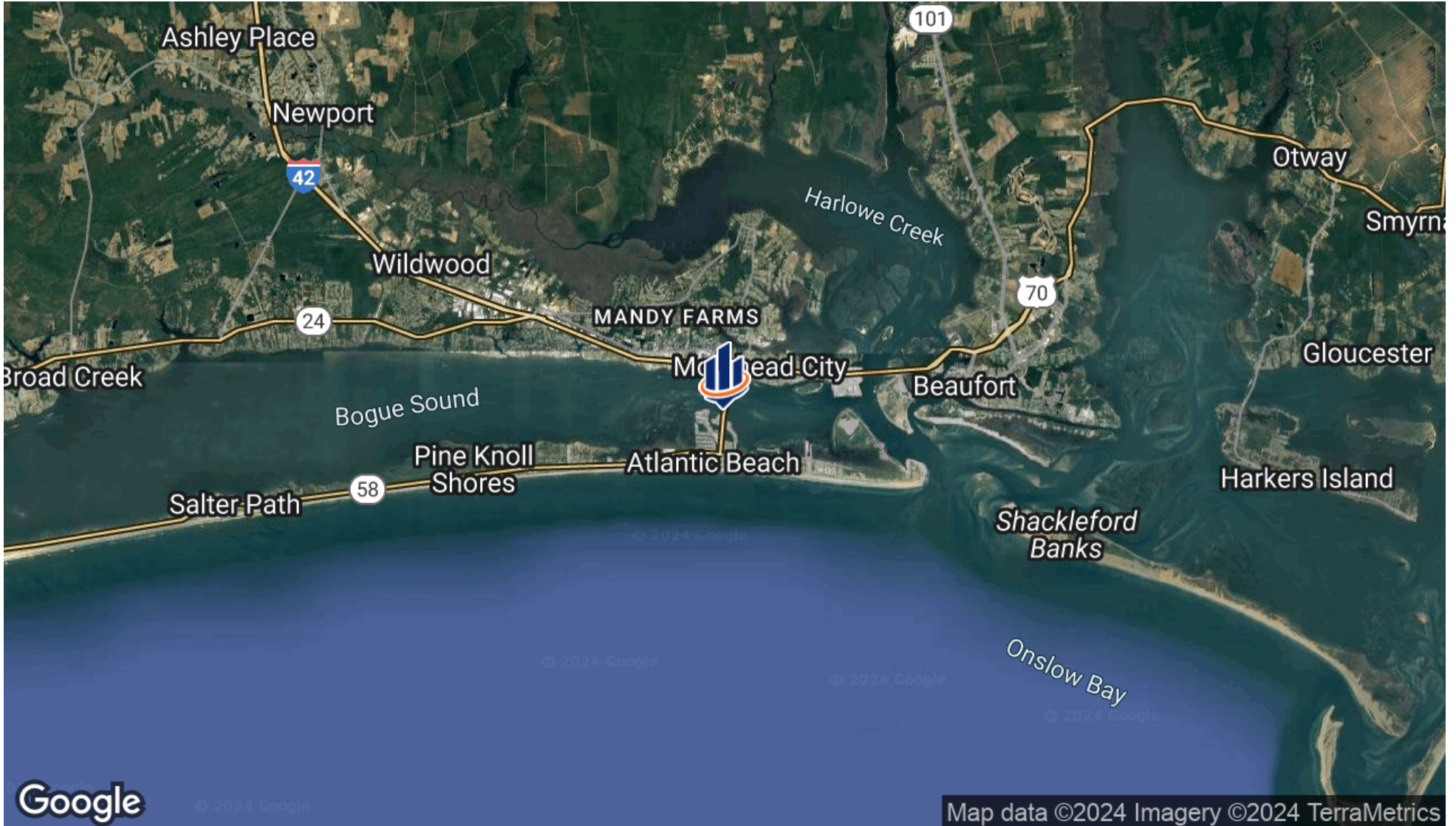


# Regional Map





# Location Map





# Carteret County Tax Map



# Demographics Map & Report

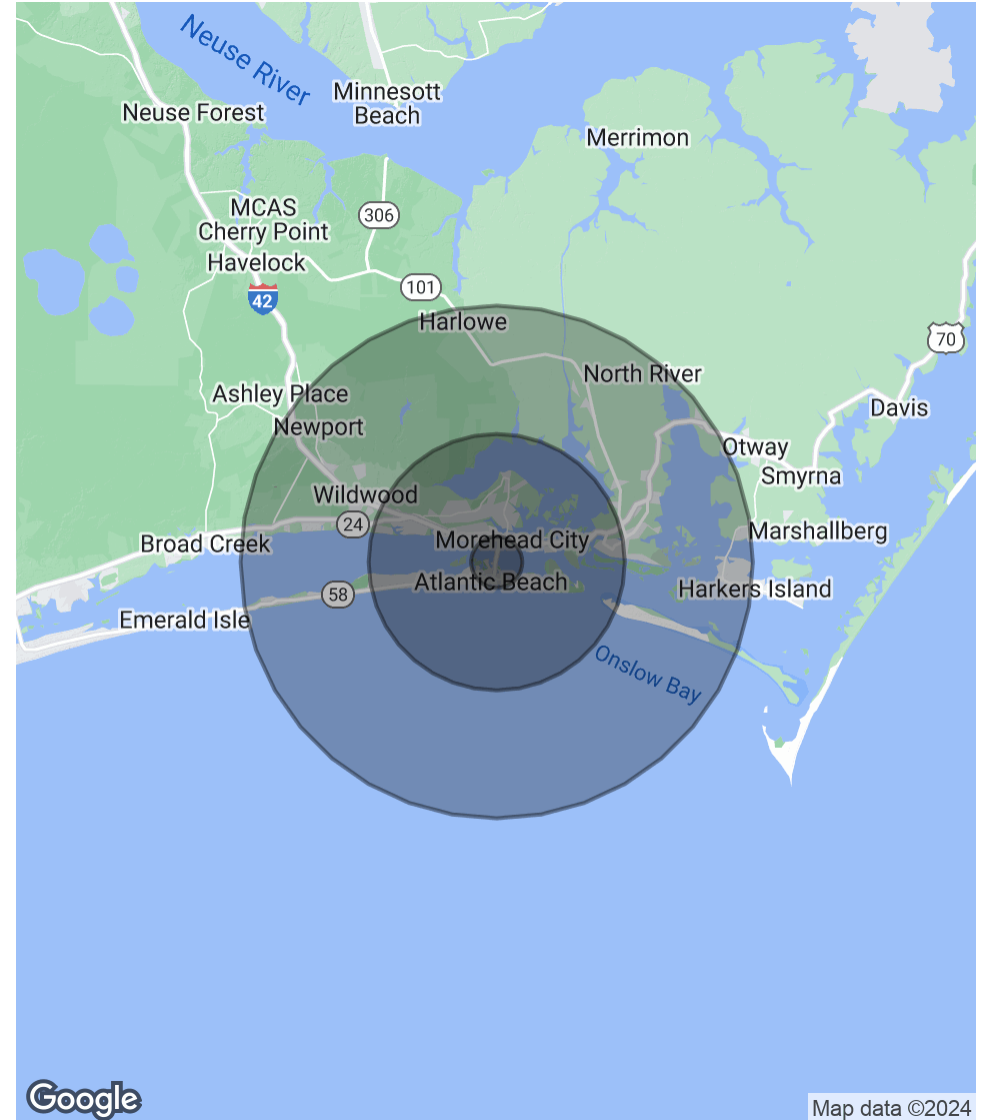
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	828	19,834	39,601
Average Age	56.6	48.8	48.4
Average Age (Male)	56.7	47.1	46.1
Average Age (Female)	55.8	51.2	50.6

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,687	16,202	29,157
# of Persons per HH	0.5	1.2	1.4
Average HH Income	\$18,744	\$43,483	\$44,386
Average House Value	\$357,032	\$278,598	\$248,595

2020 American Community Survey (ACS)





# Josh Taylor Advisor



## JOSH TAYLOR

Senior Advisor

[josh.taylor@svn.com](mailto:josh.taylor@svn.com)

Direct: **252.670.9590** | Cell: **252.670.9590**

NC #318210

## PROFESSIONAL BACKGROUND

A native of New Bern, athletics and education took Josh to NC State University where he was a letterwinner on the Wolfpack football team while earning a business degree from NCSU's Poole College of Management. Hard work and a balanced regiment led Taylor to earn a full scholarship after initially walking onto the football team and continued his success as a Caterpillar Scholar-Athlete as well as serving on the Leadership Council for Wolfpack Football.

After his time in Raleigh, Taylor spent 4 years in the logistics and technology sectors. He became the National Sales Director at Survey.com who was eventually acquired by TRAX Retail, a leading global provider of retail analytics and AI solutions headquartered in Singapore.

Taylor has been surrounded by family in the real estate business, including development, real estate law, property management, and traditional brokerage. His athletic and sales background, passion for his home state, and relationship building has provided valuable skills in commercial real estate that he uses daily in deal sourcing, negotiations, educating buyers and sellers, and effectively marketing the team's listings.

Since joining SVN Efid Commercial Real Estate in 2020, Taylor has displayed his ability to successfully lead his clients to the closing table across various types of transactions from 1031 Exchanges, NNN Investments, Multifamily, Industrial, Office leasing and Marina sales.

Taylor enjoys his off time on the beautiful coast of NC, boating, waterfowl hunting, golfing, and of course cheering on Wolfpack athletics.

SVN | Efid Commercial Real Estate  
6 Market Street  
Wilmington, NC 28401



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