



For Sale

Pungo Cove Marina & Campground

577 Hoff Road, Belhaven, NC 27810



PROPERTY SUMMARY

Positioned on 68 sprawling waterfront acres in Belhaven, NC, Pungo Cove Marina & Campground presents a rare 'final-phase' investment opportunity. With the heavy lifting already complete—featuring a protected 109 wet slip marina and a 70 site RV park and campground with completed roads and other infrastructure in process, this property is primed for a visionary developer or owner-operator to bring it across the finish line. Because the foundational work is done, an incoming buyer can bypass years of red tape and begin generating immediate

PROPERTY HIGHLIGHTS

- Final-Phase Waterfront Development: 68± acre marina & campground property in Belhaven, North Carolina, nearly complete and ready for final finishing.
- The Heavy Lifting is Done: A 109-slip marina and a 70-site RV park & campground with infrastructure already in place, drastically reducing your timeline to stabilization.
- Turnkey Cash Flow Potential: Perfectly positioned for an operator to bring the project across



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LOCATION DESCRIPTION

Experience the allure of Belhaven, North Carolina—a picturesque coastal town that captures the essence of Southern hospitality. Nestled in a region renowned for its natural beauty, the area offers a tranquil waterfront location near the Pamlico River and Pamlico Sound. The property offers close proximity to charming Washington, NC, and the renowned Outer Banks, including Nags Head and Oregon Inlet. This prime location provides easy access to the coastal beauty, recreational activities, and vibrant culture of these sought-after areas, making it an ideal choice for investors seeking a marina and RV park with proximity to these attractive coastal destinations.



Sources: Esri, DeLorme, Garmin, FRS, NOAA, USGS, © OpenStreetMap contributors, and the



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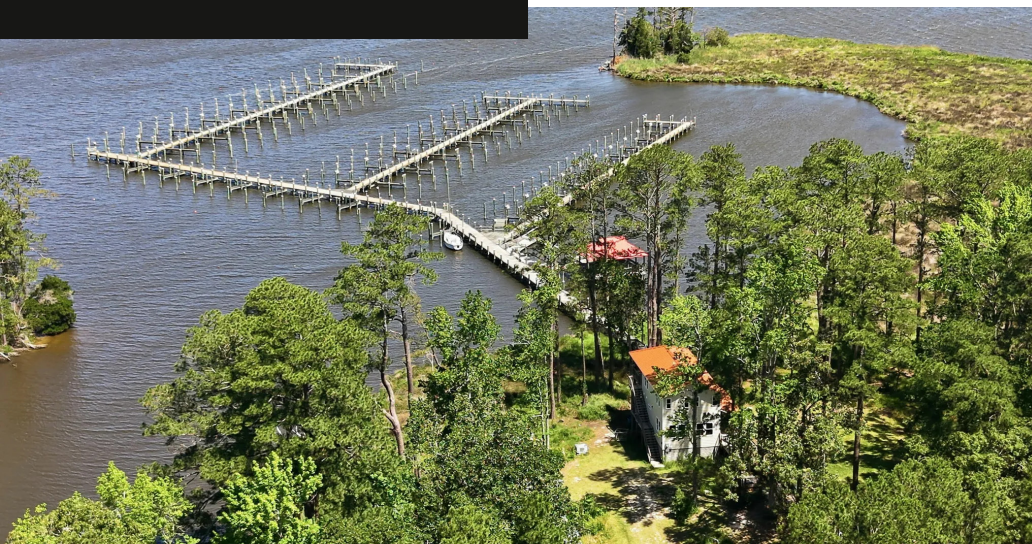




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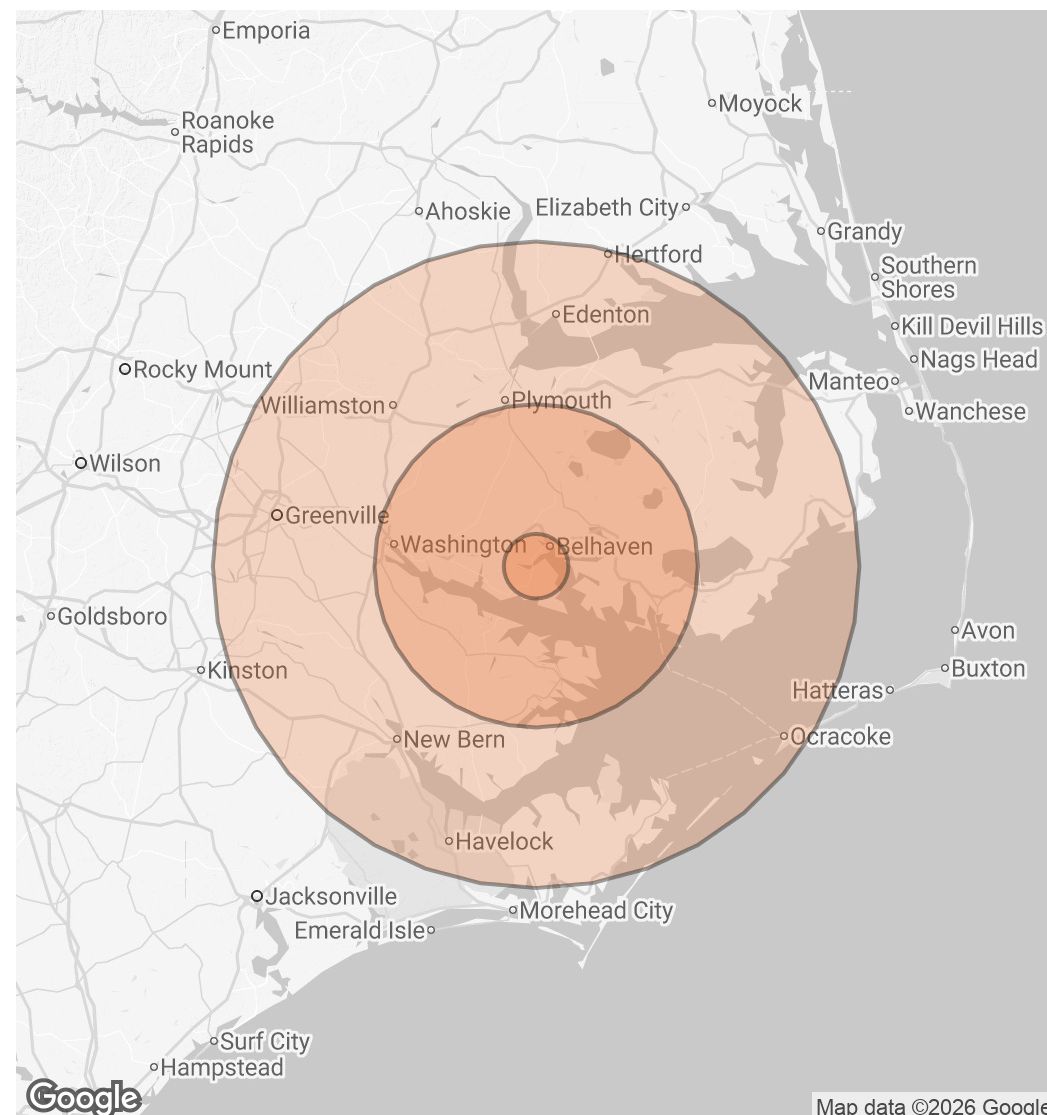
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POPULATION	5 MILES	25 MILES	50 MILES
TOTAL POPULATION	2,903	51,711	414,052
AVERAGE AGE	48	48.1	41.5
AVERAGE AGE (MALE)	48.1	46.4	40.1
AVERAGE AGE (FEMALE)	47.6	49.7	42.6
HOUSEHOLDS & INCOME	5 MILES	25 MILES	50 MILES
TOTAL HOUSEHOLDS	1,187	21,978	174,953
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$74,842	\$74,373	\$79,193
AVERAGE HOUSE VALUE	\$143,736	\$187,793	\$209,528

2023 American Community Survey (ACS)



Map data ©2026 Google



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