

0 & 385 SAND RIDGE ROAD

NEW BERN, NC 28560

OFFERING MEMORANDUM

±88 ACRES

MARINA & RV PARK DEVELOPMENT OPPORTUNITY



ROB GRIFFIN

919.281.2318

rgriffin@triprop.com

NAI TRI PROPERTIES

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NAI TRI PROPERTIES



EXECUTIVE SUMMARY DEVELOPMENT OPPORTUNITY

±88 ACRES | VACANT & UNDEVELOPED LAND

NAI Tri Properties is pleased to present the opportunity to acquire approximately 88.5 acres of vacant land with an approved CAMA permit for a 188 slip marina located in New Bern, North Carolina.

Ideally positioned just off US Highway 17, this expansive tract offers convenient access to the Neuse River, North Carolina's coastal corridor, Coastal Carolina Regional Airport, and the surrounding Craven County market. The site's location provides a strategic advantage for future development with approved permit providing a quicker path to completion, offering both privacy and proximity to key transportation routes and local amenities.

Nestled within North Carolina's scenic coastal plain, the property has over 1000' of Neuse River shoreline, one of the state's most iconic waterways. This setting combines natural beauty with development potential, appealing to those seeking to create a community that balances modern living with outdoor recreation and environmental preservation.

As one of eastern North Carolina's most desirable and steadily growing communities, New Bern offers a dynamic mix of historic charm, economic vitality, and quality of life. The city's expanding infrastructure, robust housing demand, and access to major employment centers make 0 & 385 Sand Ridge Road a compelling opportunity for developers and investors seeking long-term growth in a well-connected, river-adjacent location.

DEVELOPMENT OPPORTUNITY SITE CHARACTERISTICS

±88 ACRES | FUTURE MARINA & RV PARK

ADDRESS: 0 & 385 Sand Ridge Road, New Bern, NC 28560

TOTAL ACRES: ±88 acres - 3 parcels

PARCELS: See table on adjacent page

PRICE: \$2,000,000.00

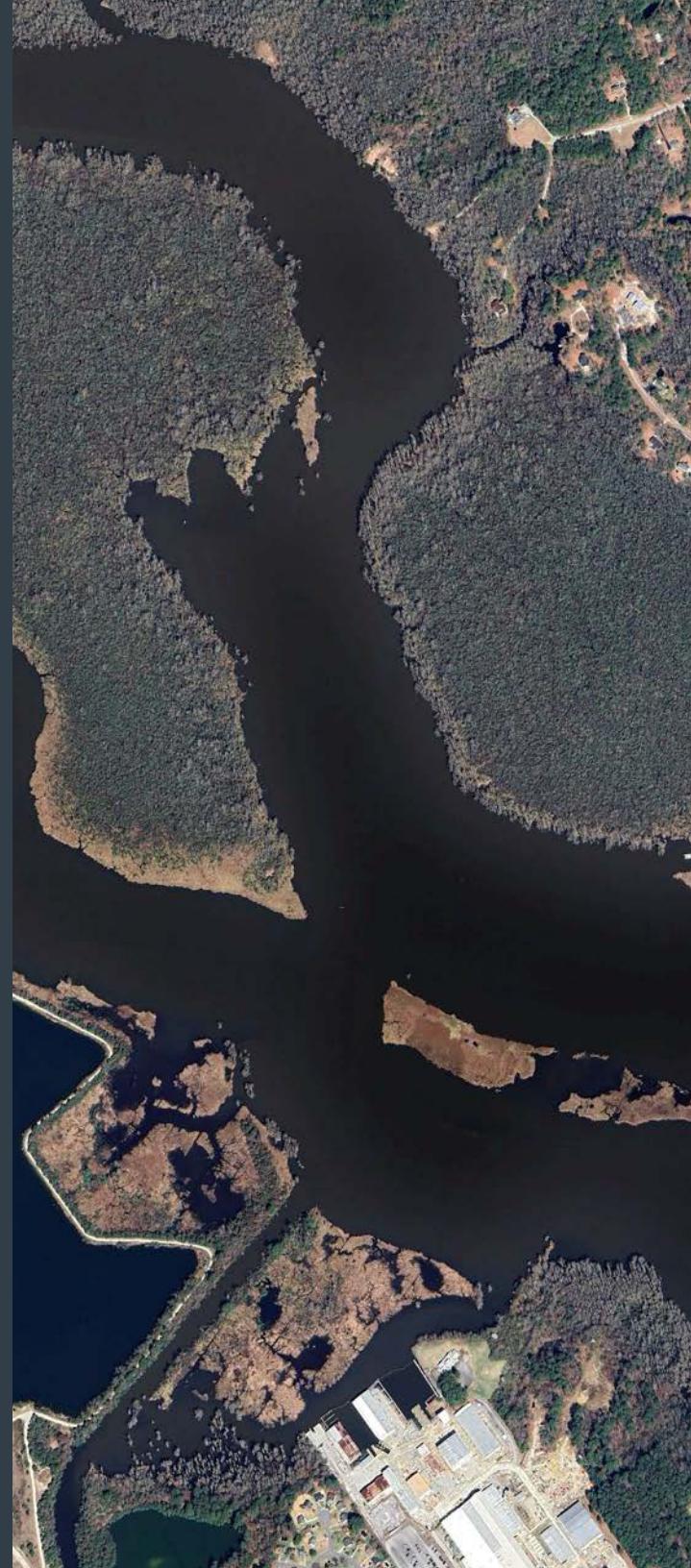
EXISTING LAND USE: Vacant/Undeveloped

FEATURES:

- Approved CAMA permit for 188 slip marina
- Plans completed for marina and upland RV park
- Over 1000' of Neuse River frontage

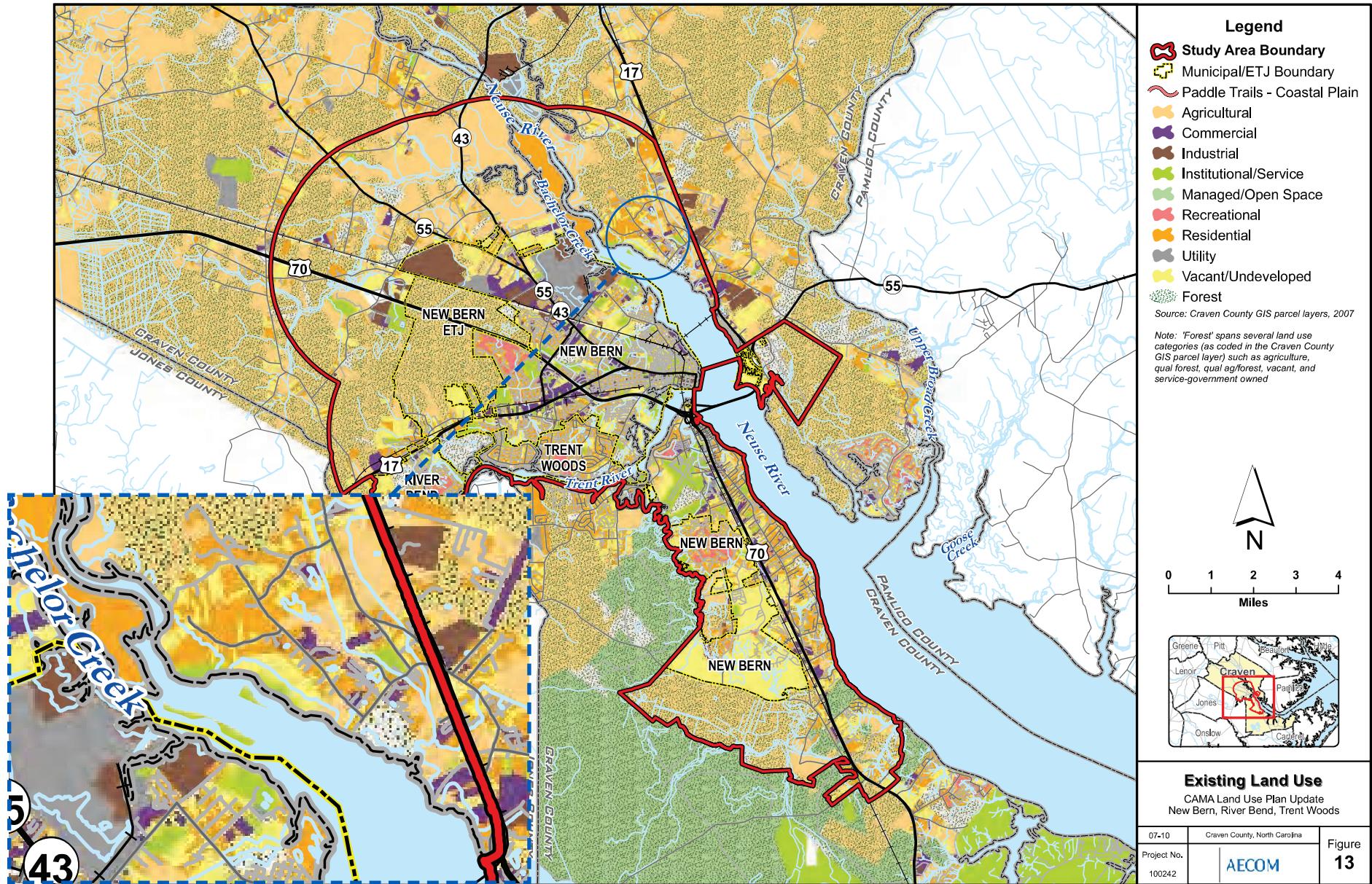
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EXISTING LAND USE MAP



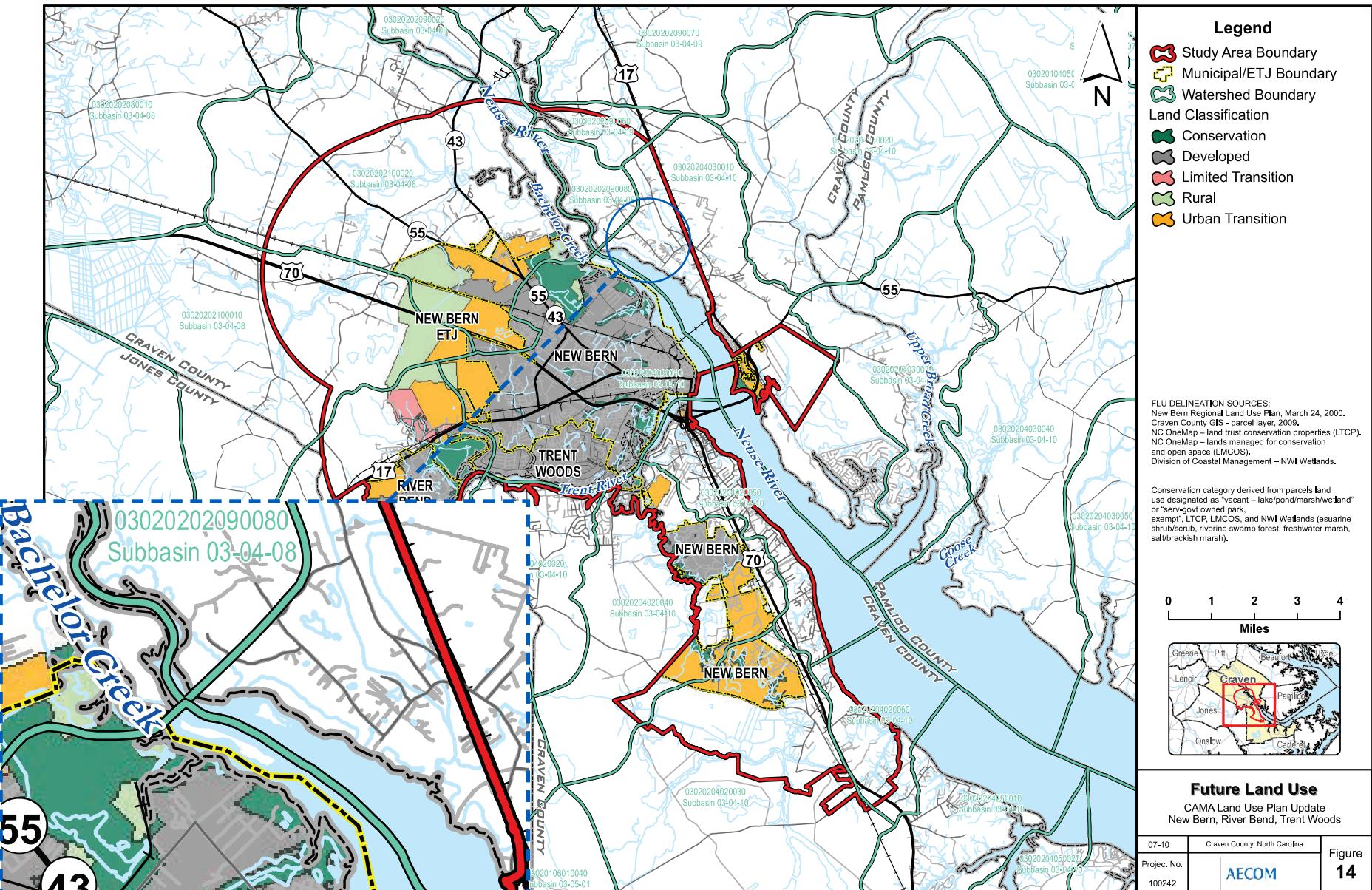
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All information provided herein is from sources deemed reliable. However, all information is subject to verification.
NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

NAI TRI PROPERTIES

FUTURE LAND USE MAP



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FLOODPLAIN MAP



Craven County GIS

Craven County does NOT warrant the information shown on this map and should be used ONLY for tax assessment purposes. Printed on March 31, 2025 at 8:39:00 AM

1 inch = 533 feet



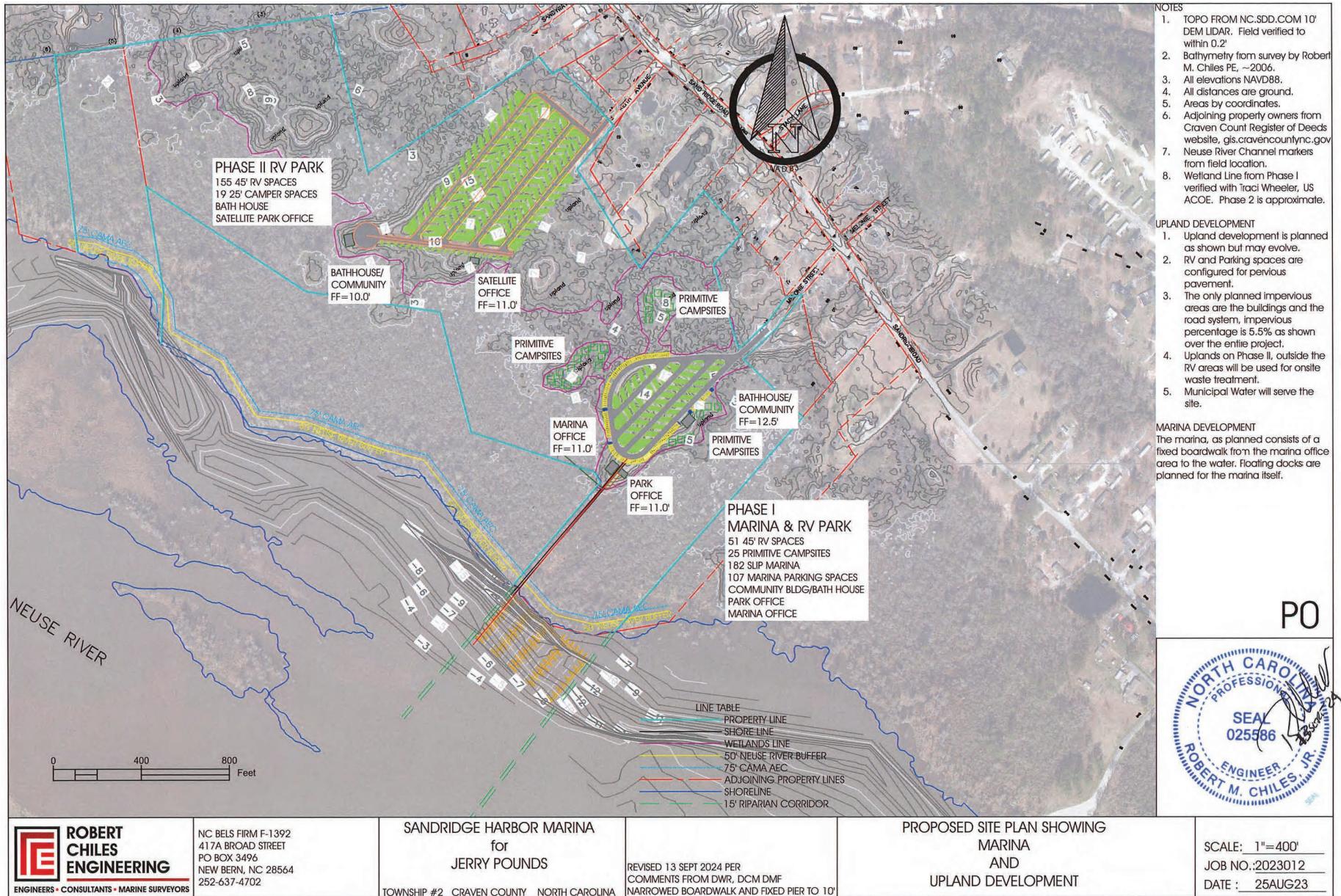
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SITE PLAN



NC BELS FIRM F-1392
417A BROAD STREET
PO BOX 3496
NEW BERN, NC 28564
252-637-4702

SANDRIDGE HARBOR MARINA
for
JERRY POUNDS
TOWNSHIP #2 CRAVEN COUNTY NORTH CAROLINA

REVISED 13 SEPT 2024 PER
COMMENTS FROM DWR, DCM DMF
NARROWED BOARDWALK AND FIXED PIER TO 10'

PROPOSED SITE PLAN SHOWING
MARINA
AND
UPLAND DEVELOPMENT

SCALE: 1"=400'
JOB NO.: 2023012
DATE : 25AUG23

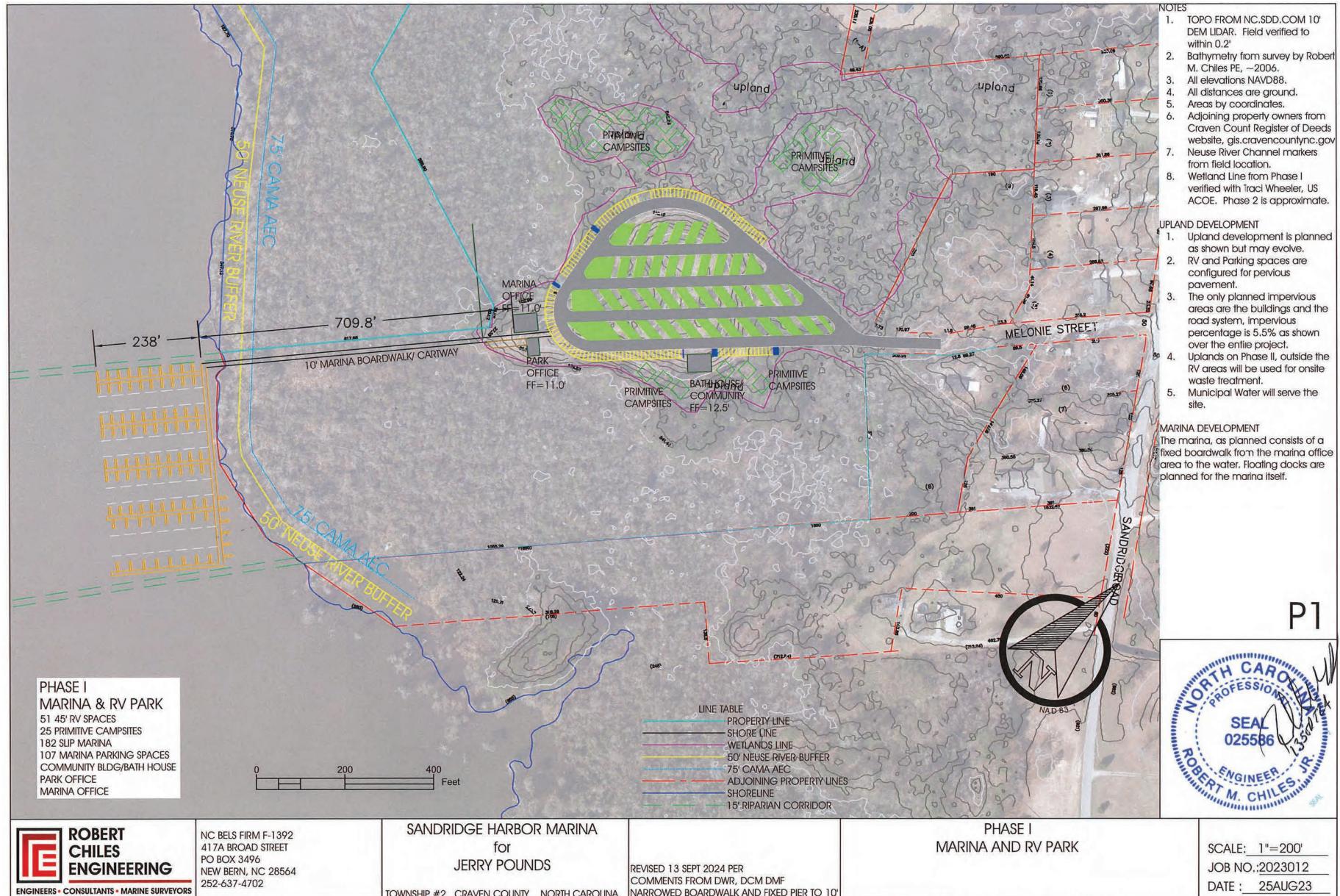
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SITE PLAN



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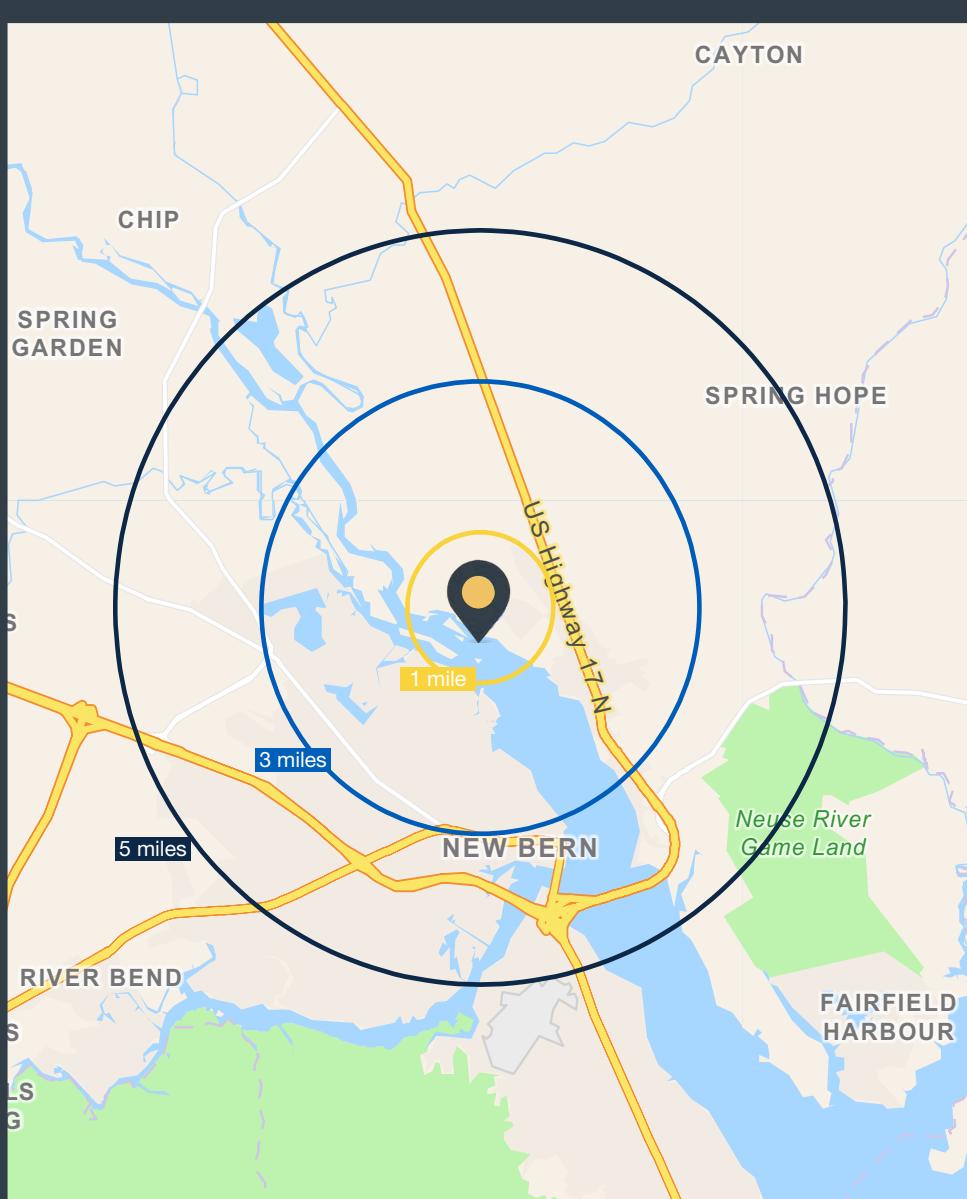
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NAI TRI PROPERTIES

LOCATION



DEMOGRAPHICS - 2025 KEY FACTS



	1 MILE	3 MILE	5 MILE
KEY FACTS			
Population	829	12,889	31,670
Average Household Size	2.2	2.3	2.1
Median Age	44.6	42.2	44.5
Median Household Income	\$65,234	\$50,418	\$53,275
EDUCATION			
Bachelor's/Grad/Prof Degree	10%	21%	28%
Some College	21%	30%	35%
High School Graduate	61%	39%	29%
No High School Diploma	8%	10%	8%
EMPLOYMENT			
Unemployment Rate	2.4%	5.6%	4.7%
White Collar	36.3%	46.9%	53.4%
Blue Collar	27.7%	28.6%	24.1%
Services	35.3%	24.5%	22.5%
INCOME			
Median Household Income	\$65,234	\$50,418	\$53,275
Per Capita Income	\$30,511	\$29,821	\$37,082
Median Net Worth	\$183,758	\$67,139	\$101,945
BUSINESS			
Total Businesses	13	515	2,006
Total Employees	78	7,137	22,451

CRAVEN COUNTY NORTH CAROLINA

Craven County is located in Eastern North Carolina's coastal plain, where the Neuse and Trent Rivers meet. As of the 2025 World Population Review estimate, the county is home to approximately 105,005 residents, reflecting stable growth over the past decade. Its county seat and largest city, New Bern, is North Carolina's second-oldest colonial capital and the birthplace of Pepsi, known for its vibrant historic district and scenic waterfront. The county also includes Havelock, home to Marine Corps Air Station Cherry Point, one of the largest employers in the state and a major hub for aviation maintenance and defense operations.

Craven County offers a strategic location and strong connectivity for business and industry, with direct access to U.S. Highway 70, proximity to North Carolina's ports and coastal communities, and transportation infrastructure supporting logistics and advanced manufacturing. A highly skilled and adaptable workforce is supported by Craven Community College and strong partnerships with military talent pipelines, healthcare systems, and technical training. Core economic sectors include aerospace and defense, advanced manufacturing, healthcare, education, tourism, and marine services.

Craven County offers an exceptional quality of life for families and professionals alike. Continued investments in infrastructure, workforce development, and business-focused growth position Craven County as a rising center of innovation and opportunity—delivering coastal lifestyle advantages in a connected, business-ready environment.



DEMOGRAPHICS

- Population growth: **0.8% growth since 2024**
- Educational attainment: **93% high school graduate or higher degree**
- Median household income: **\$63,909**
- Average household size: **2.30**
- Median Age: **41.6**
- Unemployment rate: **4.2%**



28th
Population Rank
(State)

66
Square Miles of
Waterways

#214
Foreign Trade Zone

155,000
acres
Croatan National
Forest

MAJOR EMPLOYERS

- Marine Corps Air Station, Cherry Point
- Fleet Readiness Center East
- CarolinaEast Health System
- BSH Home Appliances
- Moen, Incorporated
- International Paper
- Hatteras Yachts

Source: U.S. Census Data and Craven County Economic Development

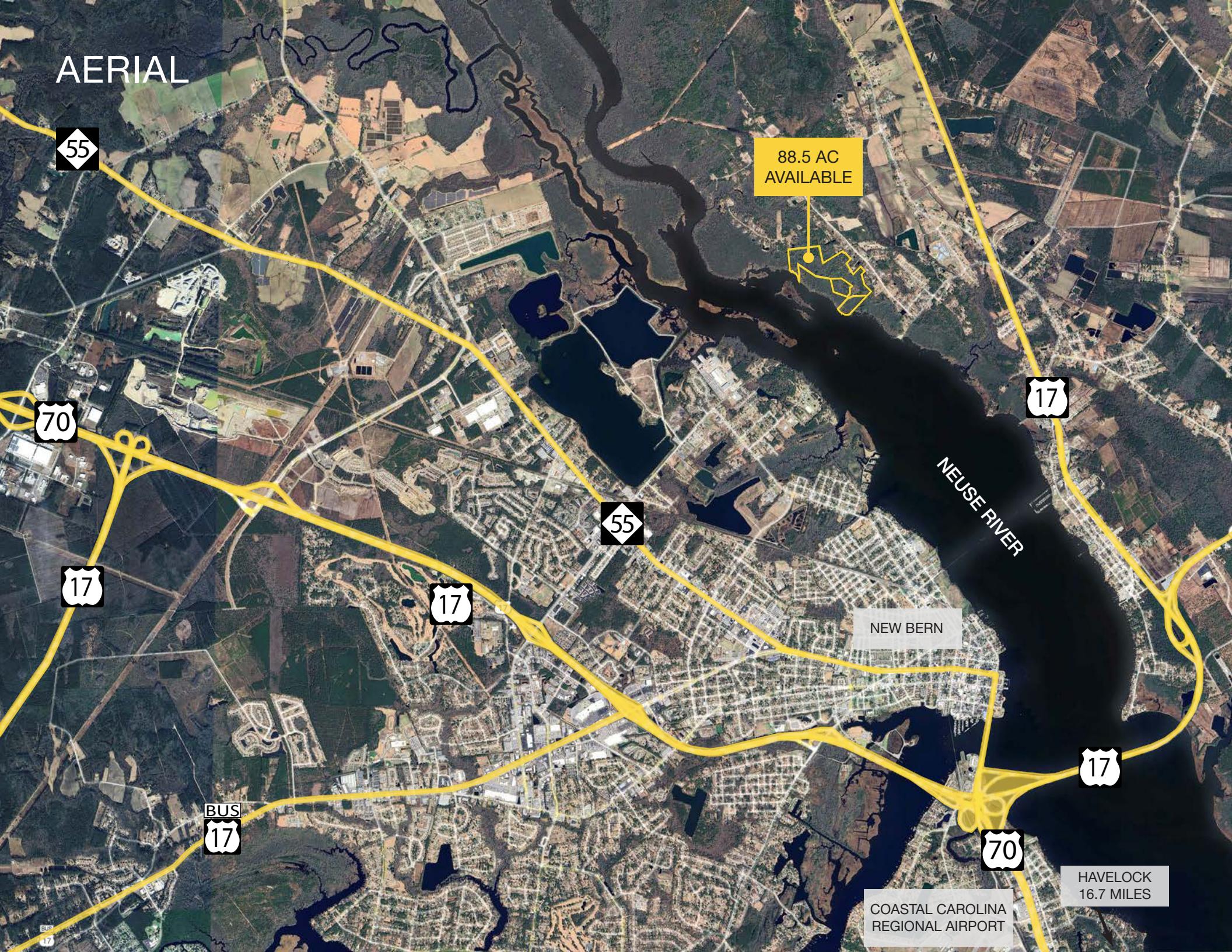
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NAITRI PROPERTIES

AERIAL



88.5 AC
AVAILABLE

NEUSE RIVER

NEW BERN

HAVELOCK
16.7 MILES

COASTAL CAROLINA
REGIONAL AIRPORT

SURROUNDING AMENITIES

Convenient to a variety of amenities in nearby New Bern.

DINING

Annabelle's
Baker's Kitchen Restaurant & Bakery
Beartown Bistro & Pizza Co.
Biscuitville
Bojangles
Burger King
Carolina Grill
Chick-Fil-A
Chipotle
Cookout
Cow Café
Cypress Hall
Dairy Queen
DonutsPhoBagels
Firehouse Subs
Hardee's
Hwy 55 Burgers Shakes & Fries
Jersey Mike's Subs
Lawson's on The Creek
McDonald's
Mi Cabana
Mi Tierra Linda
Michael's Pub & Patio
Mj's Raw Bar & Grille
Moore's Olde Tyme Barbeque

Morgan's Tavern & Grill
Outback Steakhouse
Persimmons Waterfront Restaurant
Popeye's
Roots Asian Restaurant
Sonic
Spunky McDoogle's
Starbucks
Taco Bell
The Chelsea
The Old Pinnix
Waffle House
Wendy's
Wingstop
Zaxby's

SHOPPING/SERVICES

Academy Sports + Outdoors
Aldi
AT&T
Belk
Bp
CVS
Dollar General
Dollar Tree
Five Below

Food Lion
Gold's Gym
Harbor Freight
Tractor Supply
Harris Teeter
Hobby Lobby
Kohl's
Lowe's Home Improvement
Mobil
Ollie's Bargain Outlet
PetSmart
Publix
Speedway
Staples
T.J. Maxx
Target
Truist
U-Haul Moving & Storage
Ulta Beauty
Verizon
Walgreens

MEDICAL

CarolinaEast Community Clinic
CarolinaEast Medical Center
CCHC Atlantic Primary Care
CCHC Medical Center

CCHC Urgent Care
Goshen Medical Center New Bern
Med First Primary & Urgent Care

STAY

Aerie Bed & Breakfast
Bridgepointe Hotel and Marina
Candlewood Suites New Bern by IHG
Clarion Pointe New Bern
Comfort Suites New Bern near Cherry Point
Courtyard by Marriott New Bern
DoubleTree by Hilton Hotel New Bern Riverfront
Hampton Inn New Bern
SpringHill Suites by Marriott New Bern
The Harvey
The Jarvis at 220
Tryon Riverfront Inn New Bern, Tapestry Collection by Hilton

COASTAL PLAIN REGION



Exponential Population Growth

While New Bern is not yet experiencing exponential population growth on the scale of major metropolitan areas, the city has seen consistent, long-term increases in residents—particularly as more people seek affordable, high-quality living outside of large urban centers. Its location at the confluence of the Neuse and Trent Rivers and its proximity to the Crystal Coast make New Bern an increasingly popular destination for retirees, remote workers, and families. With continued investment in housing, transportation, and amenities, New Bern is well-positioned for accelerated growth in the coming decade.

Diversified Employment Base

New Bern boasts a diverse and resilient employment base that includes healthcare, manufacturing, education, government, and tourism. The city is home to CarolinaEast Health System, one of the region's largest employers, as well as Moen, BSH Home Appliances, and other major manufacturers. Government services and nearby military installations, such as Marine Corps Air Station Cherry Point, further support economic stability. A growing small-business community and expanding retail and hospitality sectors round out New Bern's balanced economy.

Innovation

Fueled by strong community partnerships and regional investment, New Bern is cultivating a climate of innovation and entrepreneurship. Craven Community College plays a central role in workforce training and small business development, while the city's downtown innovation hub and local incubator programs encourage new ventures in technology, trades, and creative industries. With its mix of educational resources, skilled workforce, and strategic coastal location, New Bern is emerging as an innovation-friendly small city prepared for the future economy.

Quality of Life

New Bern offers a high quality of life marked by its scenic waterfronts, historic charm, and welcoming community. As North Carolina's second-oldest town, it blends rich history with modern amenities, including a revitalized downtown, vibrant arts and cultural events, and easy access to outdoor recreation. Residents enjoy boating, fishing, and exploring the nearby Croatan National Forest, while the mild coastal climate and low cost of living make it an attractive place to live, work, and retire.

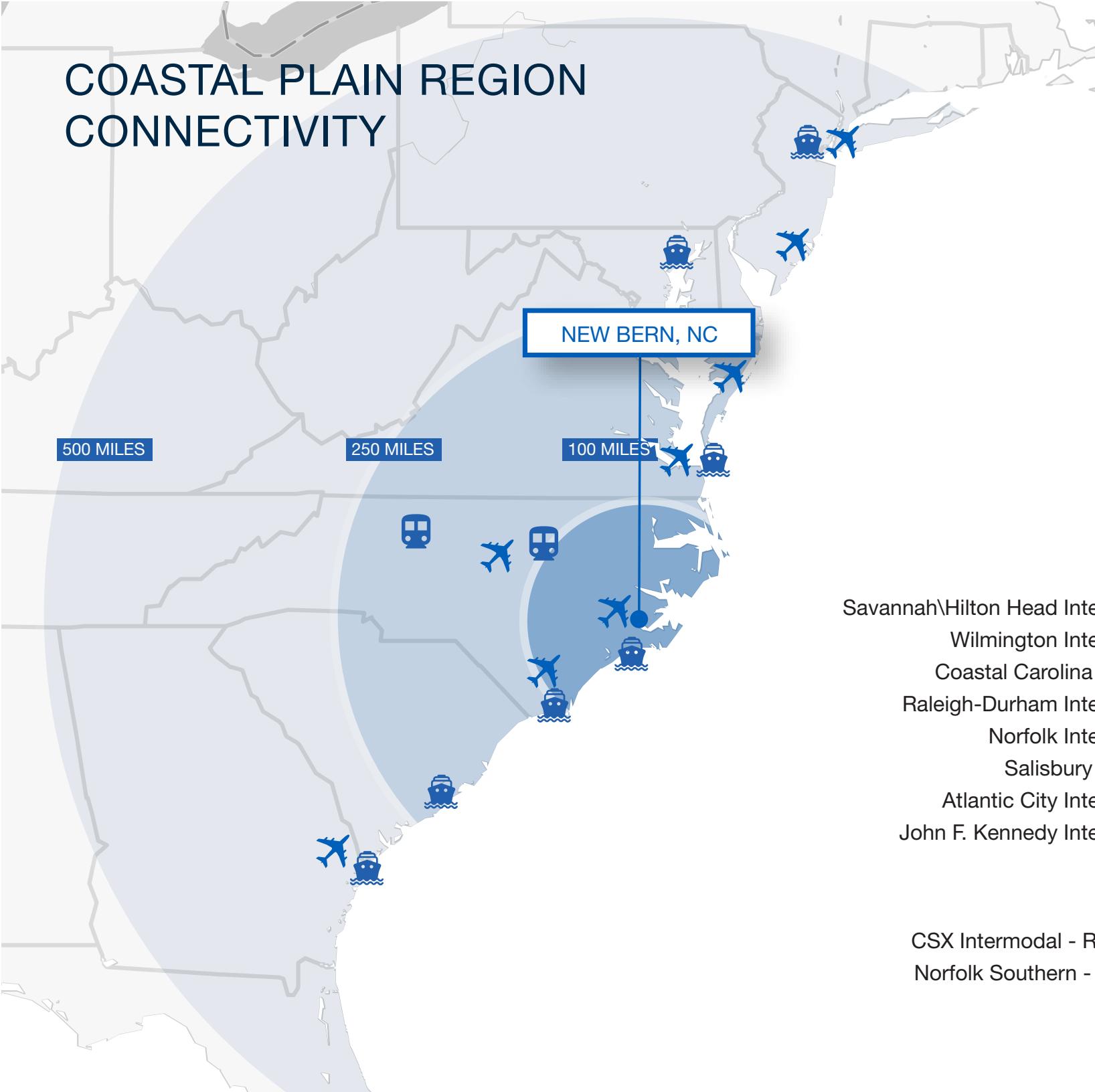
Top Business Climate

With competitive operating costs, strategic access to highways, ports, and rail, and strong local support for business, New Bern continues to build a reputation as one of eastern North Carolina's most business-friendly communities. The city benefits from state and local incentives for industry, manufacturing, and entrepreneurship. Its proximity to major markets like Raleigh and Wilmington provides both reach and affordability for growing companies. The Craven County Economic Development office actively supports business recruitment, expansion, and innovation.

Consistent Employment Growth

Despite national economic fluctuations, New Bern has maintained steady employment growth across key industries. Healthcare, manufacturing, and public service remain solid employment anchors, while opportunities in logistics, advanced manufacturing, and the service sector are expanding. Craven Community College collaborates closely with local employers to align programs with evolving workforce needs, ensuring a strong pipeline of skilled talent. As infrastructure and regional development continue, New Bern is well-positioned for sustained economic and employment growth.

COASTAL PLAIN REGION CONNECTIVITY



SEAPORTS

Norfolk, VA	157 Miles
Morehead, NC	42.8 Miles
Wilmington, NC	109 Miles
Charleston, SC	277 Miles
Baltimore, MD	357 Miles
Savannah, GA	393 Miles
Newark, NJ	505 Miles

AIRPORTS

Savannah\Hilton Head International Airport	397 Miles
Wilmington International Airport	101 Miles
Coastal Carolina Regional Airport	8.6 Miles
Raleigh-Durham International Airport	137 Miles
Norfolk International Airport	161 Miles
Salisbury Regional Airport	284 Miles
Atlantic City International Airport	469 Miles
John F. Kennedy International Airport	527 Miles

RAIL LINES

CSX Intermodal - Rocky Mount, NC	90.7 Miles
Norfolk Southern - Greensboro, NC	202 Miles

NAI Tri Properties, ("Broker") has been retained by the Seller in Raleigh, NC ("Property") as the exclusive broker for this Investment opportunity.

This Offering Memorandum has been prepared by Broker for use by the principal ("Principal") to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum. Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum. In amplification of and without limiting the foregoing, summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained therein, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained herein. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Owner expressly reserves the right, exercisable in Owner's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner's obligations hereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

NAI Tri Properties
5121 Kingdom Way, Suite 200
Raleigh, NC 27607
tel 919.832.0594
fax 919.832.7385
triprop.com