

# 0 & 385 SAND RIDGE ROAD

NEW BERN, NC 28560

OFFERING MEMORANDUM

±88 ACRES

MARINA & RV PARK DEVELOPMENT OPPORTUNITY



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**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

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

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TOTAL ACRES: ±88 acres - 3 parcels

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PARCELS: See table on adjacent page

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PRICE: \$2,000,000.00

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EXISTING LAND USE: Vacant/Undeveloped

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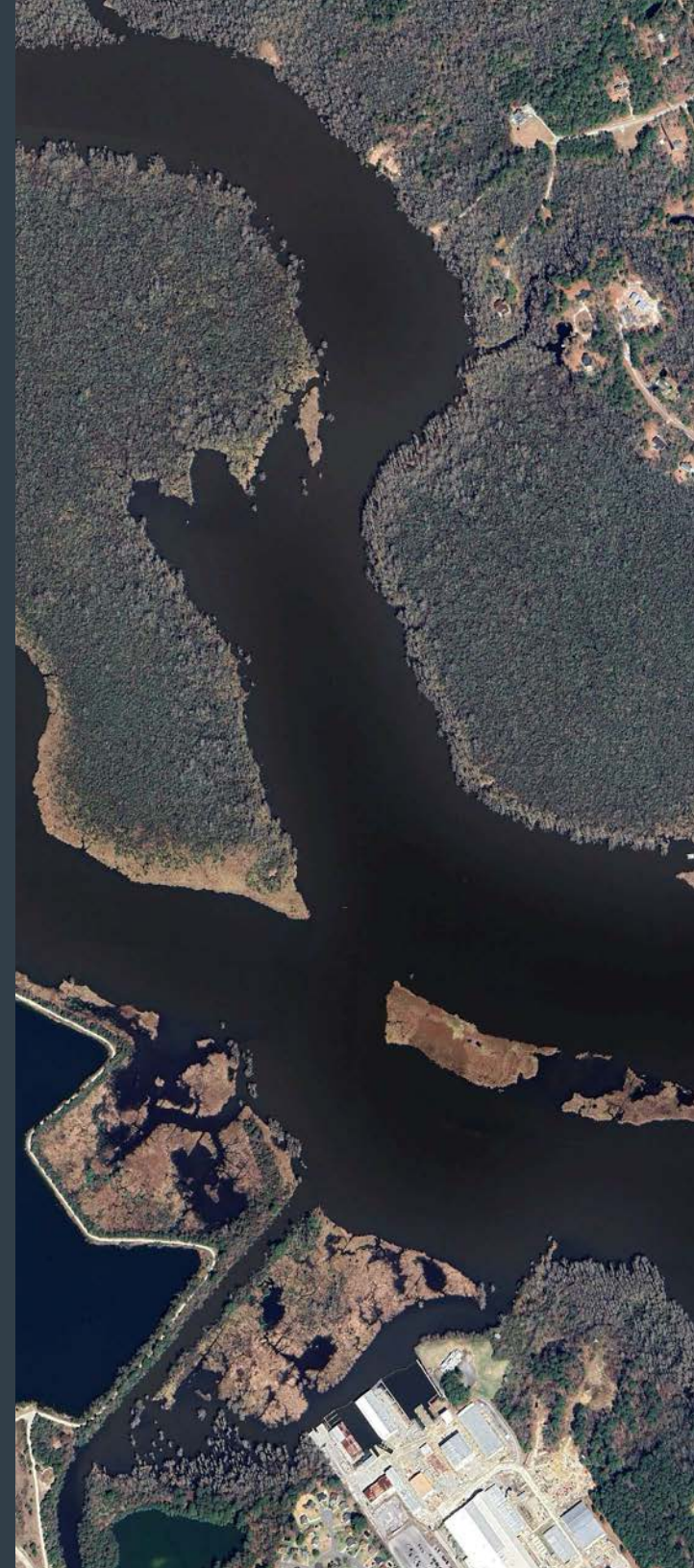
FEATURES:

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

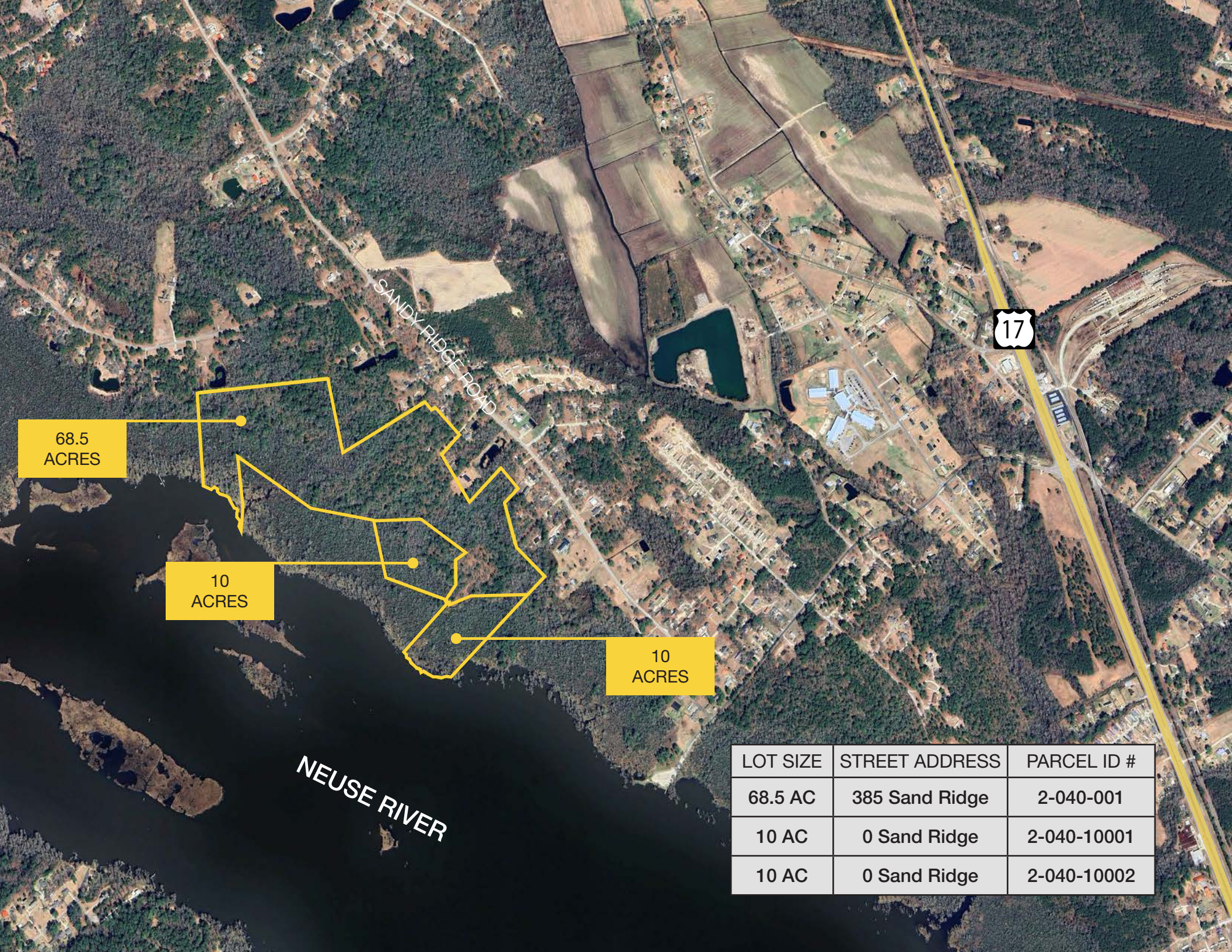
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**NAI**TRI PROPERTIES







68.5  
ACRES

10  
ACRES

10  
ACRES

NEUSE RIVER

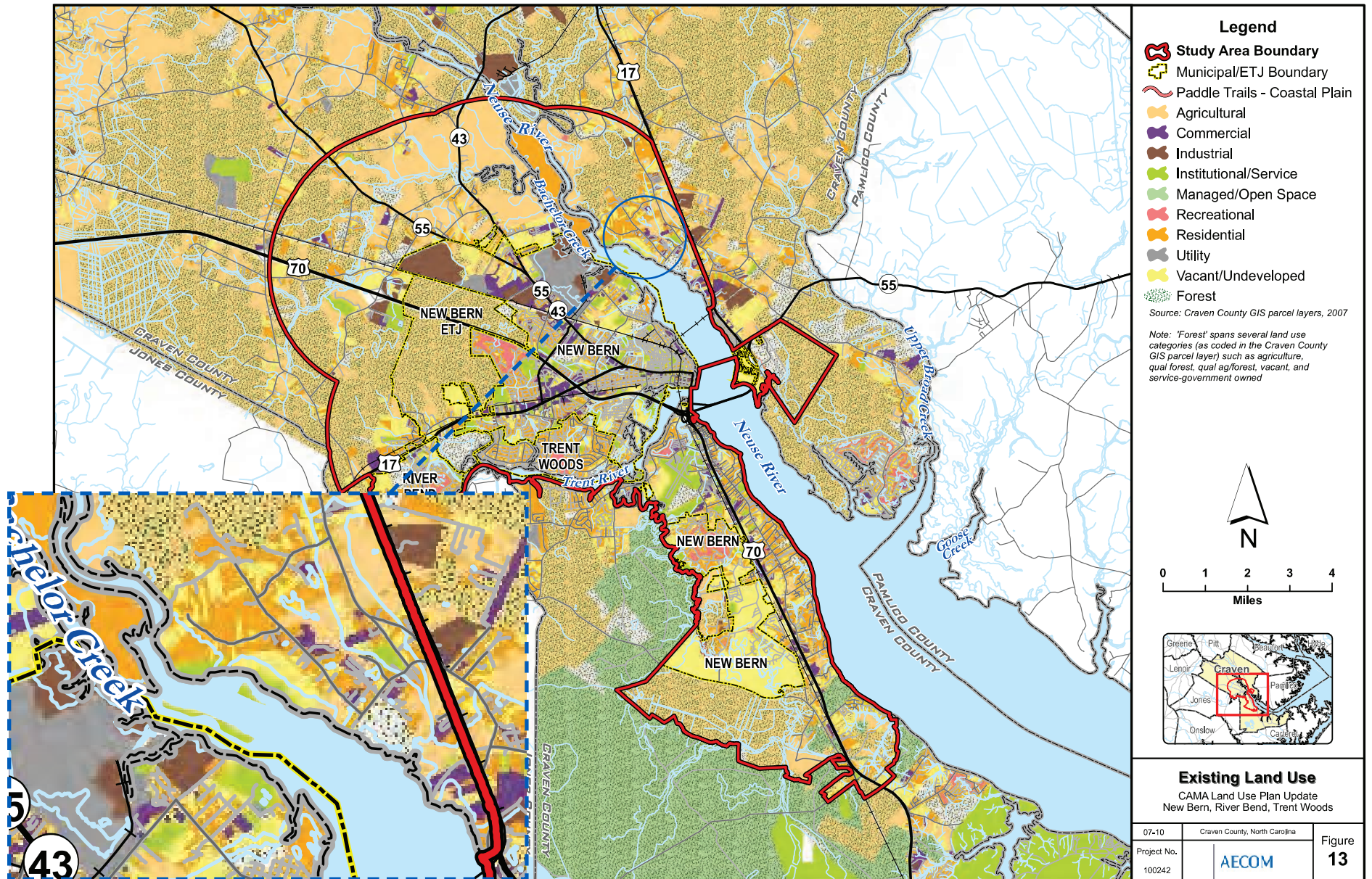
SANDY RIDGE ROAD

17

LOT SIZE	STREET ADDRESS	PARCEL ID #
68.5 AC	385 Sand Ridge	2-040-001
10 AC	0 Sand Ridge	2-040-10001
10 AC	0 Sand Ridge	2-040-10002



# EXISTING LAND USE MAP



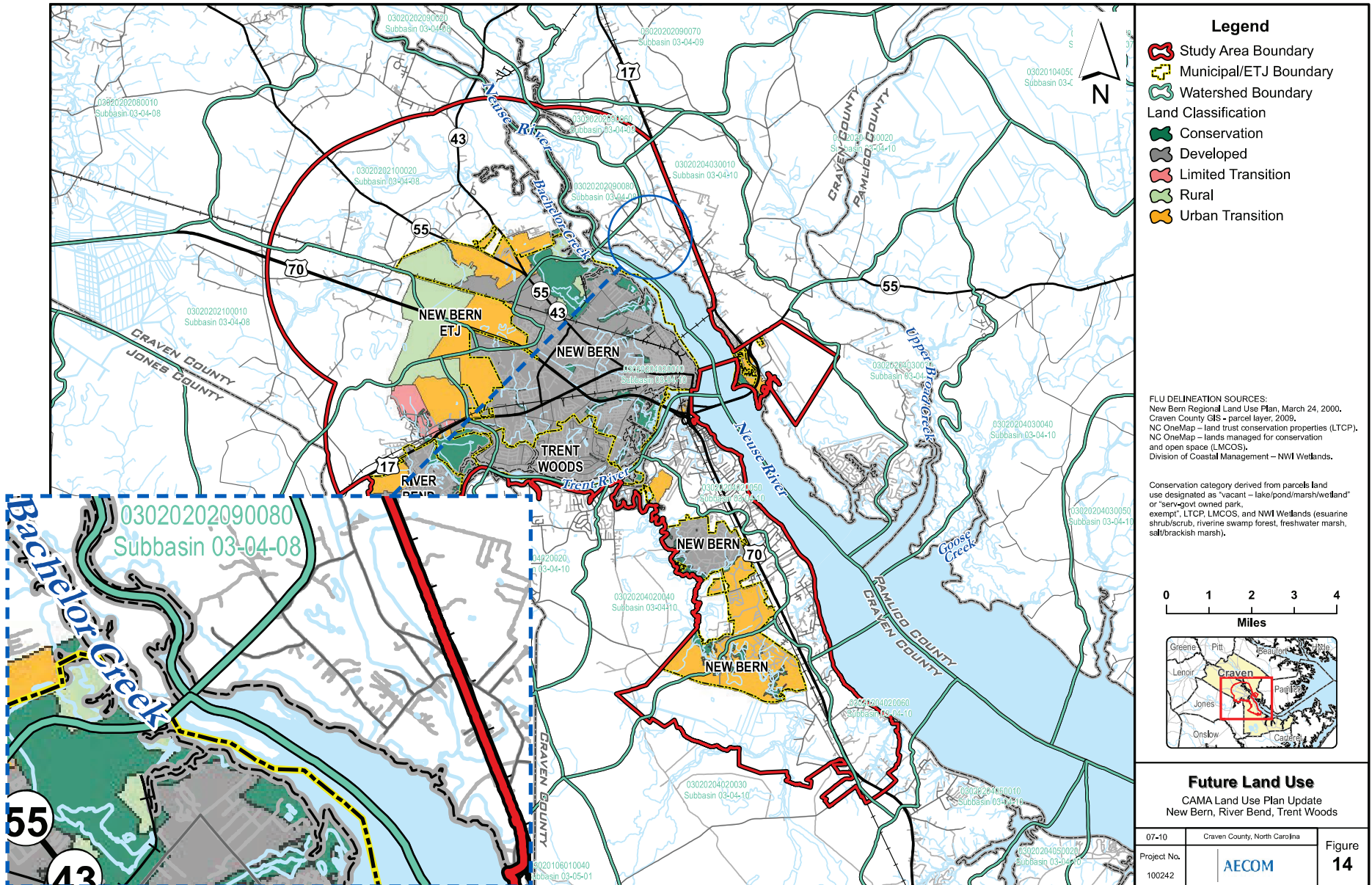
## CONTACT

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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.



# FUTURE LAND USE MAP



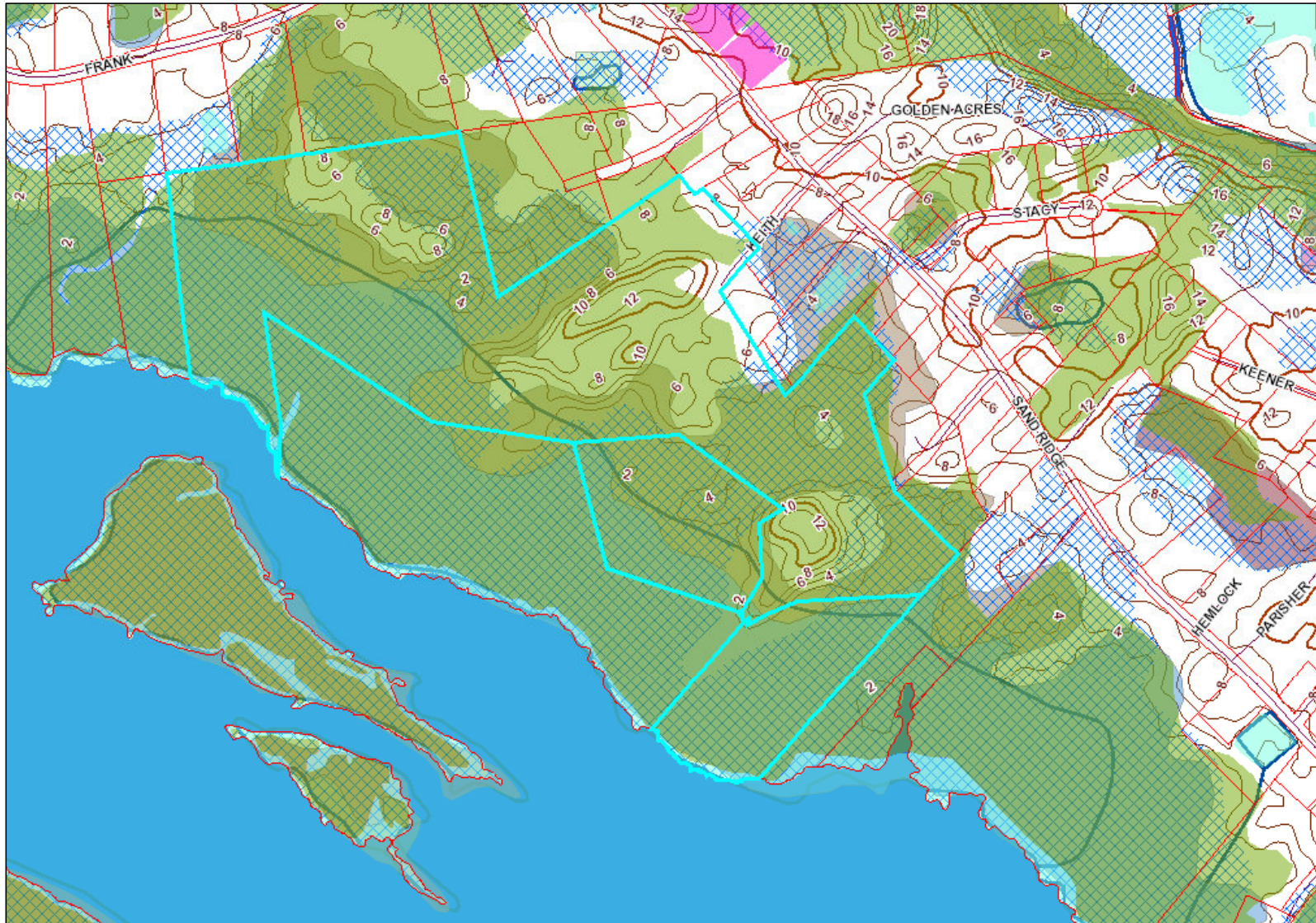
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# FLOODPLAIN MAP



## 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



### CONTACT

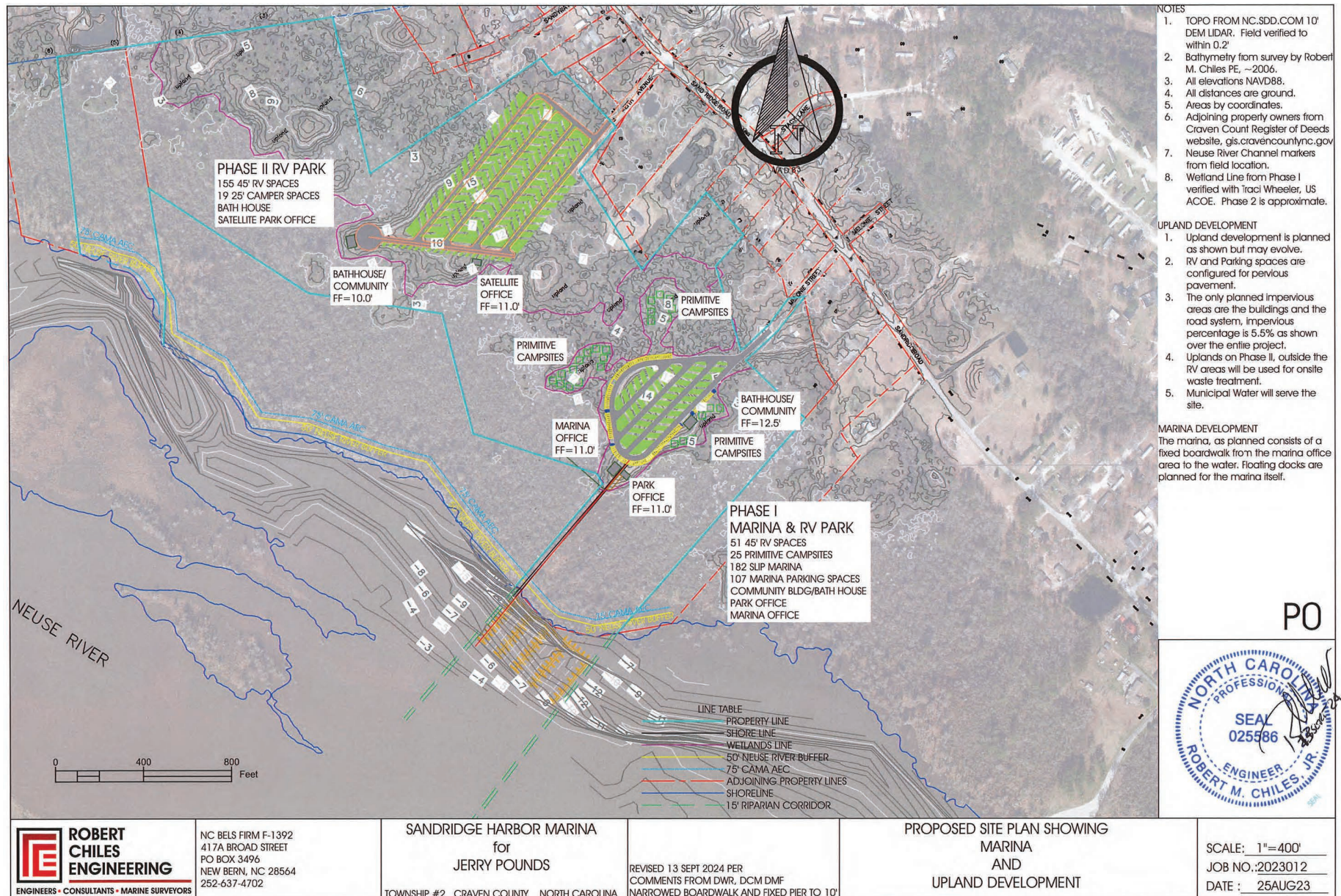
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**NAI** TRI PROPERTIES



# SITE PLAN



## CONTACT

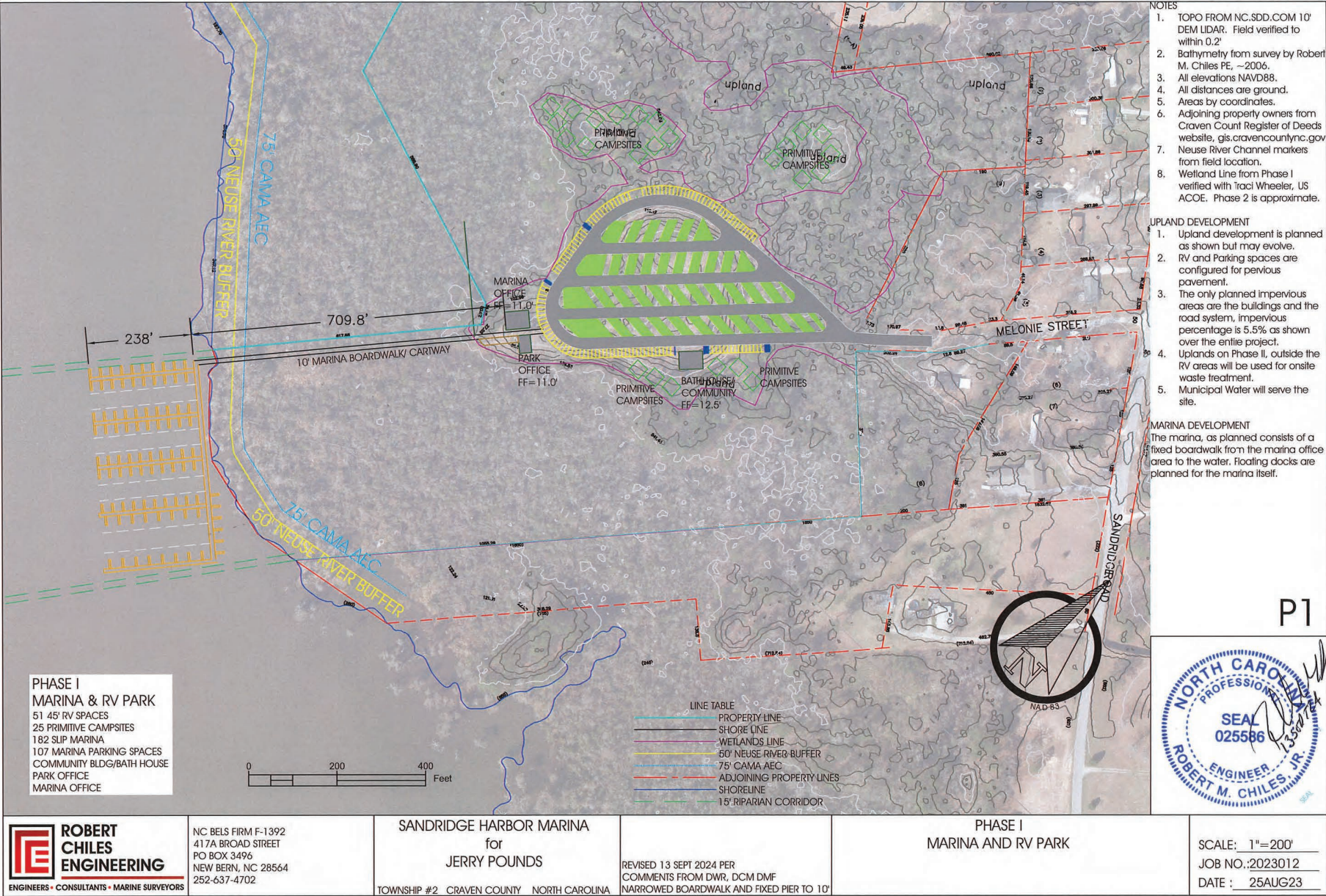
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**NAI TRI PROPERTIES**



# SITE PLAN



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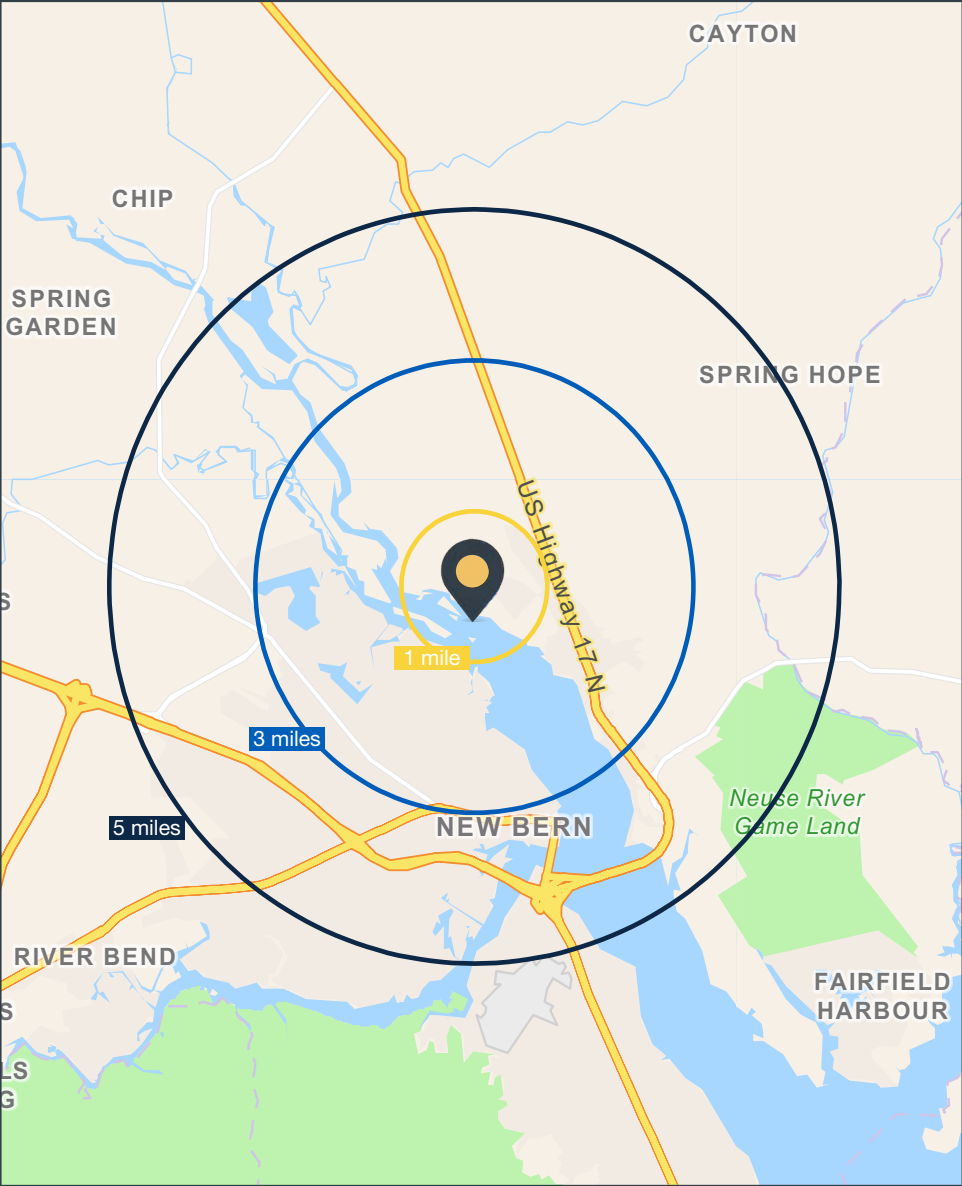


# LOCATION





# 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

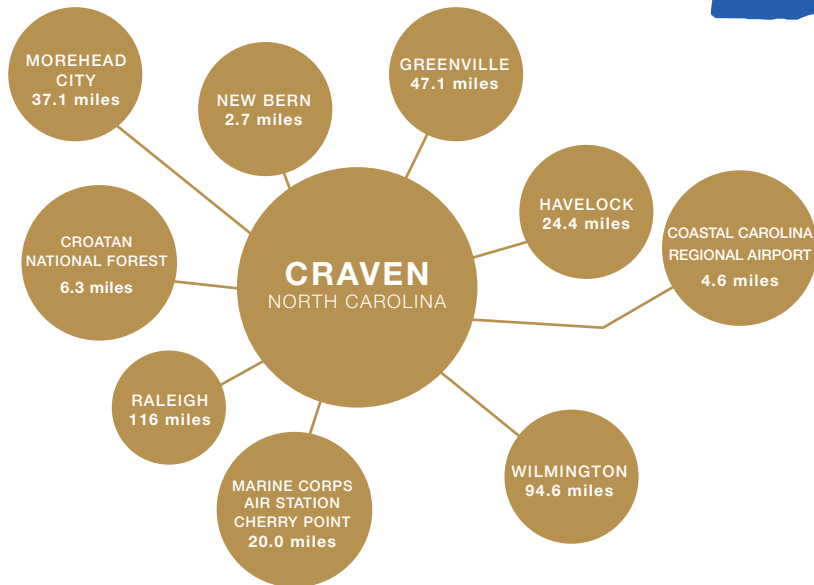


# CRAVEN COUNTY NORTH CAROLINA

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%**



## MAJOR EMPLOYERS

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

**28th**

Population Rank  
(State)

**66**

Square Miles of  
Waterways

**#214**

Foreign Trade Zone

**155,000  
acres**

Croatan National  
Forest

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

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**NAI TRI PROPERTIES**



AERIAL



88.5 AC  
AVAILABLE



NEW BERN



COASTAL CAROLINA  
REGIONAL AIRPORT

HAVELOCK  
16.7 MILES

NEUSE RIVER



# 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 McDoogie'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

NEW BERN, NC

500 MILES

250 MILES

100 MILES

## 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



## CONFIDENTIALITY & DISCLAIMER

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  
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