



MARINA
VILLAGE

RIVERFRONT VILLAGE SITES

WATERFRONT SITES READY FOR
COMMERCIAL DEVELOPMENT

WILMINGTON, NC



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RIVERLIGHTS®



Introducing commercial development opportunities at Riverlights

Bridge Commercial ("Bridge") is pleased to present Riverlights Marina Village Parcels 1-5 ("The Property"), a 0.22 - 1 acre infill mixed-use development opportunity in Wilmington, North Carolina. The property is a part of Riverlights, a master-planned mixed-use community on the Cape Fear River.

This is an opportunity to develop ±0.22 - 1 acre of commercial land for hotel, retail and or mix of uses. Riverlights already has 1,100 homes & 574 apartments existing with 3,350 homes at full build-out.

- MV-1 - 0.28 Acres
- MV-2 - 0.22 Acres
- MV-4 - 0.28 Acres
- MV-5 - 0.22 Acre

Situated along the Cape Fear River, Riverlights will be the upscale commercial bridge between Carolina Beach and downtown. It is surrounded by numerous employers, minutes to downtown Wilmington with it's charming streets and culinary scene, and home to award-winning golf courses. It's no wonder why Wilmington is noted as one of the fastest growing cities in North Carolina.



Highlights

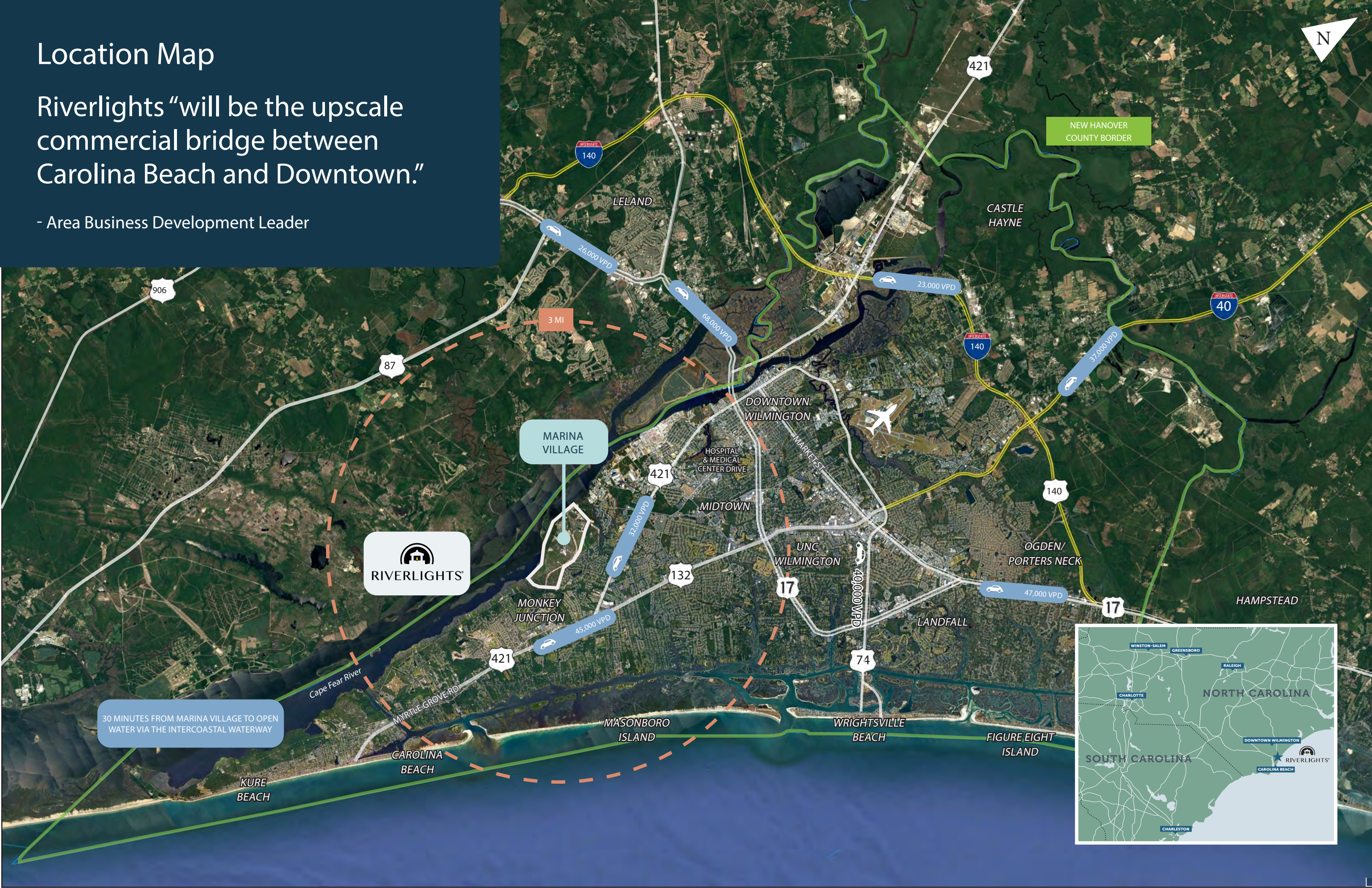
- ±140 acres of commercial land for mixed-use development within Riverlights.
- Riverlights is a ±1,300-acre, master-planned mixed-use development and will have approximately 3,000 residential units at full build-out.
- Proximate to 14,000+ existing residences within 3 miles.
- Waterfront location on the Cape Fear River.
- ±2 Miles of Cape Fear River frontage.
- Within 15 minutes to Downtown Wilmington, 15 minutes to the beach, voted No. 2 by USA Today's Reader Choice.
- Riverlights single family average sale price \$595,000



Location Map

Riverlights “will be the upscale commercial bridge between Carolina Beach and Downtown.”

- Area Business Development Leader



Minutes to Wilmington & Beaches

Situated along the Cape Fear River, Riverlights will be the upscale commercial bridge between Carolina Beach and downtown. It is surrounded by numerous employers, minutes to downtown Wilmington with its charming streets and culinary scene, and home to award-winning golf courses. It's no wonder why Wilmington is noted as one of the fastest growing cities in North Carolina.



Riverlights: Where community & convenience come to play



3,350

RESIDENCES AT FULL BUILD-OUT



±400

TOWNHOMES PLANNED



±1,000

MULTIFAMILY PLANNED



±250

SENIOR HOUSING PLANNED



±100,000

SF OF COMMERCIAL



500

ACRES OF OPEN SPACE & ±10 MILES OF WALKING PATHS



RIVERLIGHTS®

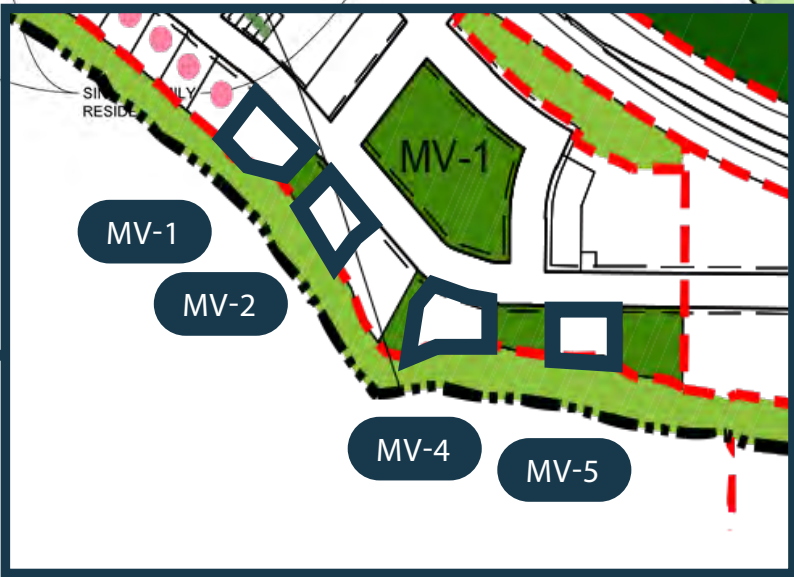
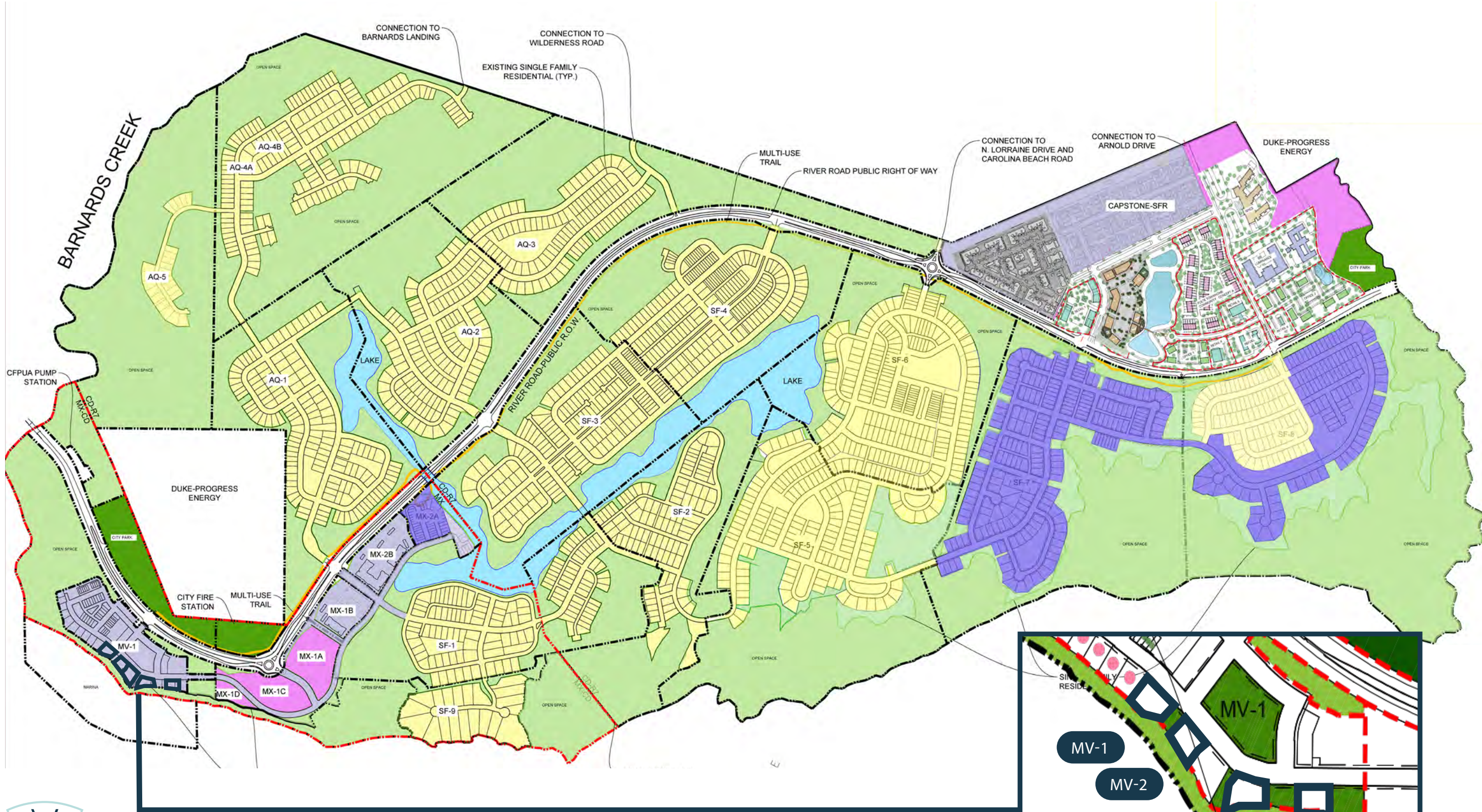
Community of the Year

- North Carolina Home Builder Association | 2022

America's
100
Best
Places
TO LIVE
ideal-LIVING 2021

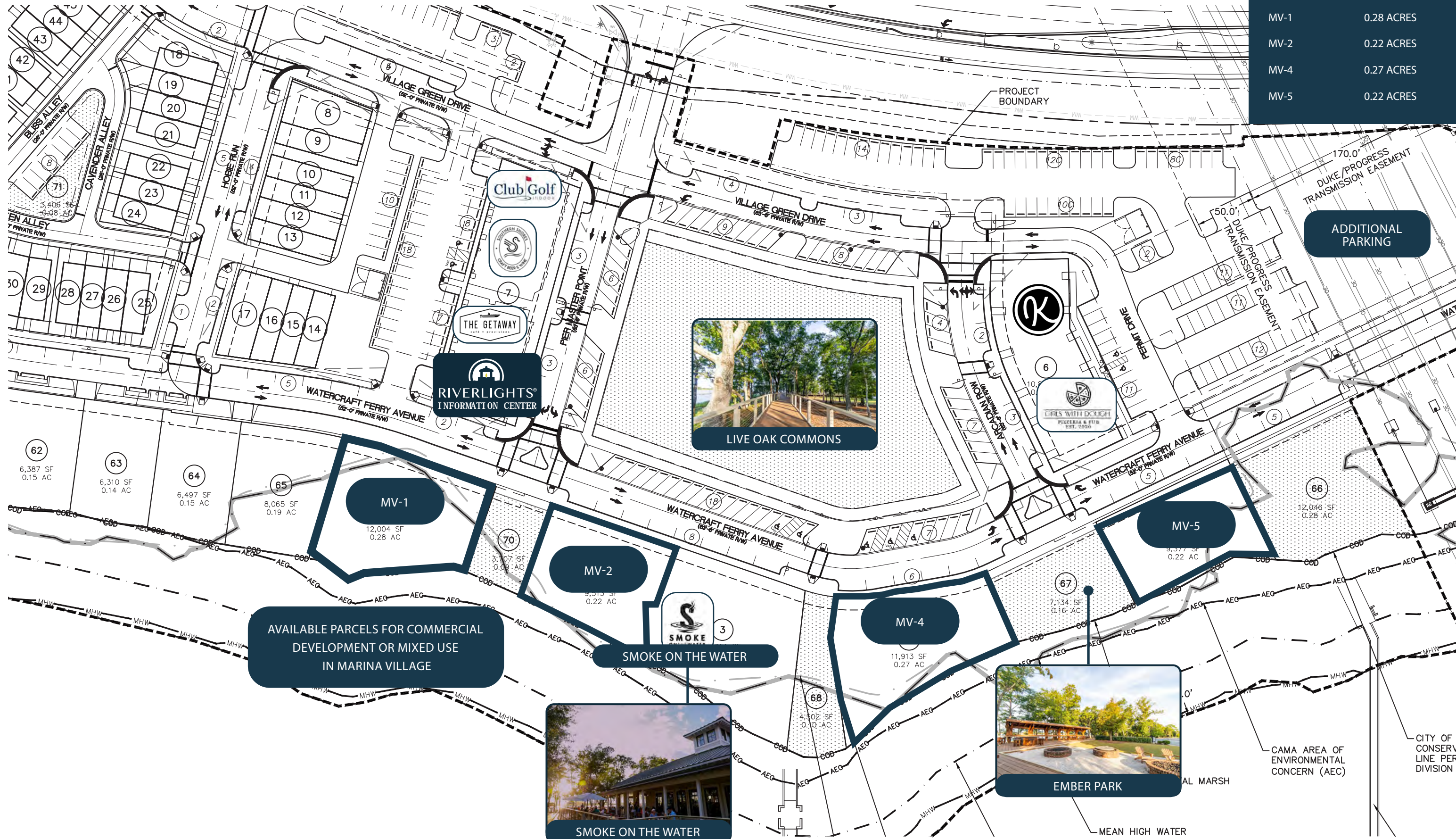


Riverlights Master Plan



Marina Village Site Plan

PARCELS	ACRES
MV-1	0.28 ACRES
MV-2	0.22 ACRES
MV-4	0.27 ACRES
MV-5	0.22 ACRES



AVAILABLE PARCELS FOR COMMERCIAL DEVELOPMENT OR MIXED USE IN MARINA VILLAGE



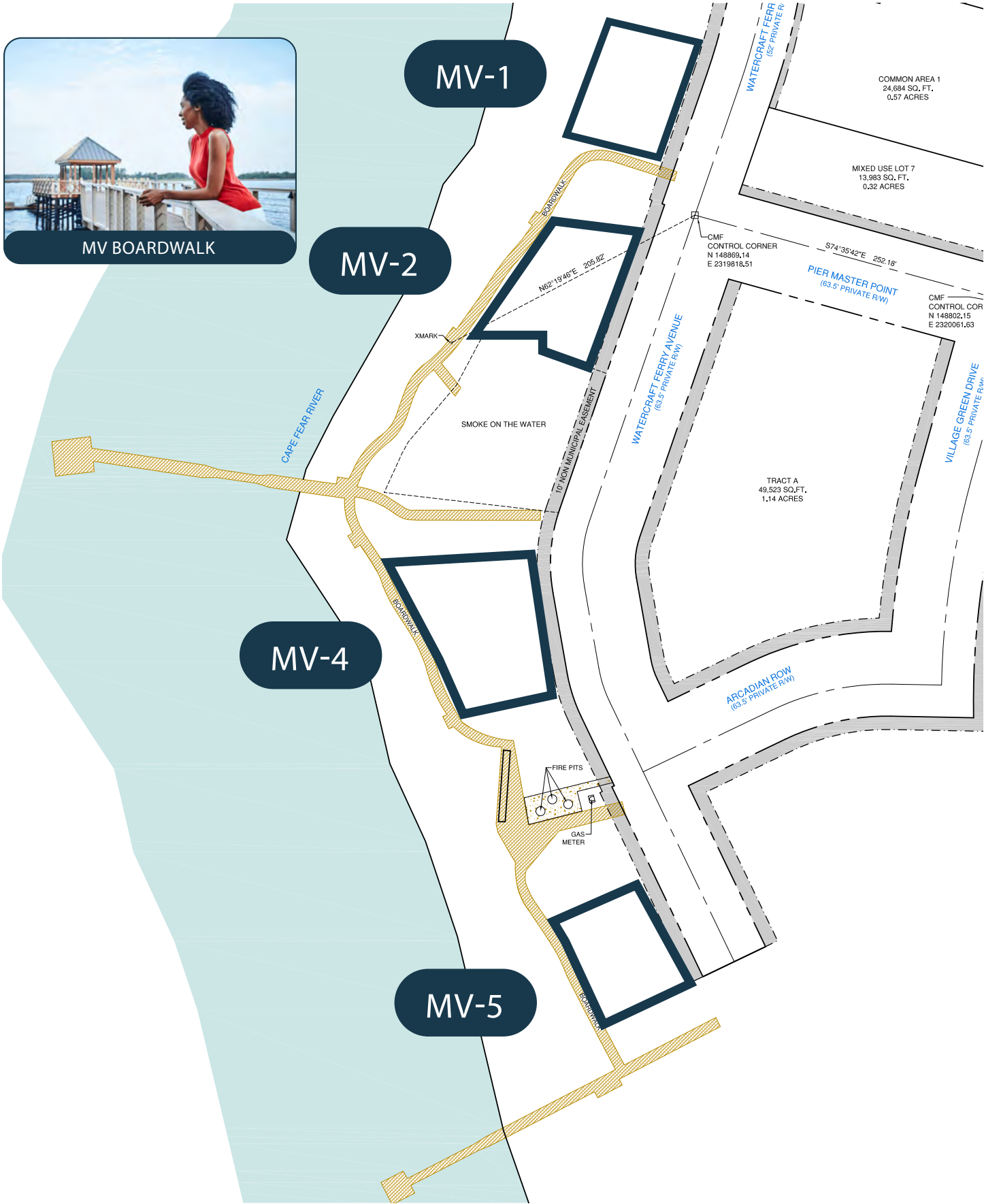
ADDITIONAL PARKING

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Marina Village Boardwalk

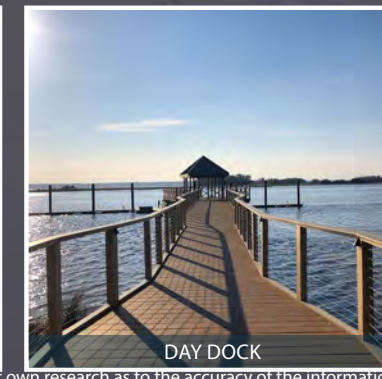
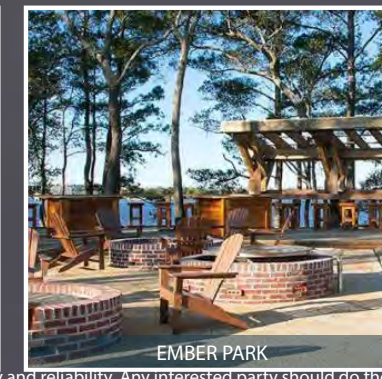


MV BOARDWALK



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Waterfront District: Marina Village



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Site Aerial

Cape Fear River

HAMP'S LANDING

BOAT BUILDER PARK

AVAILABLE PARCELS FOR COMMERCIAL DEVELOPMENT IN MARINA VILLAGE

MARINA VILLAGE

Bernard's Creek

LINEAR PARK & TRAILS

FUTURE DEVELOPMENT

DEL WEBB

Riverlights Lake

RIVER RD

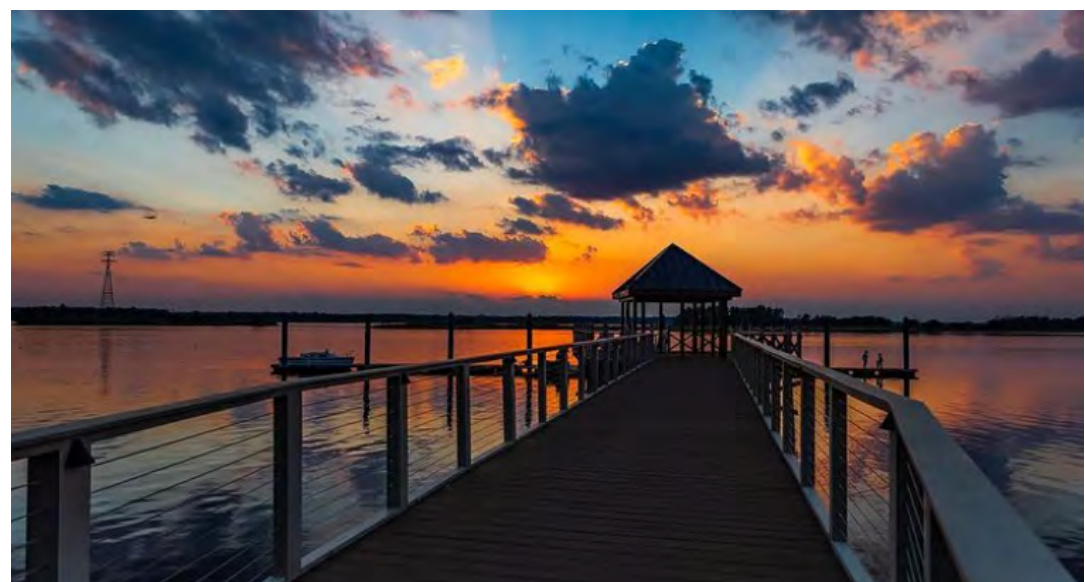
WATERCRAFT FERRY AVE

WILDERNESS RD





Marina Village Views



Wilmington, NC

Wilmington is the beating heart of southern charm, both in location and energy. Situated on the bustling coast of North Carolina, the prime location proves to be more effective, more forward-thinking, more fulfilling and all-around more invigorating for business.

NO. 1

City in the U.S. for
inbound moves

- UNITED VANS LINES

#5

BEST PLACE TO RETIRE IN 2023

- PARADE

NO. 6

STATE PEOPLE ARE
MOVING TO

NO. 7

BEST RIVERWALK IN 2023

WILMINGTON'S
DOWNTOWN RIVERWALK

- USA TODAY'S READER'S
CHOICE CONTEST



The Coast with the Most

WILMINGTON



no. 43

IN THE TOP 100 PLACES
TO LIVE IN AMERICA

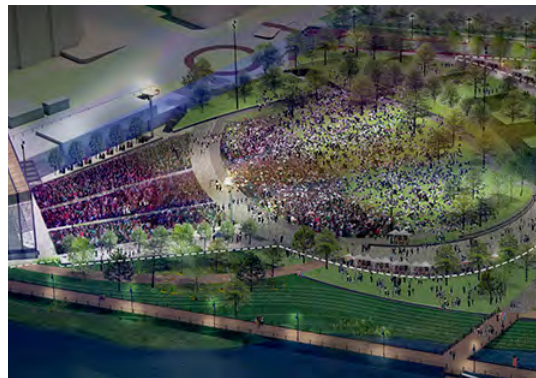
- LIVABILITY.COM





Wilmington experience

BEAUTY, CHARM, SOUTHERN HOSPITALITY,
AND NAUTICAL LEGACY

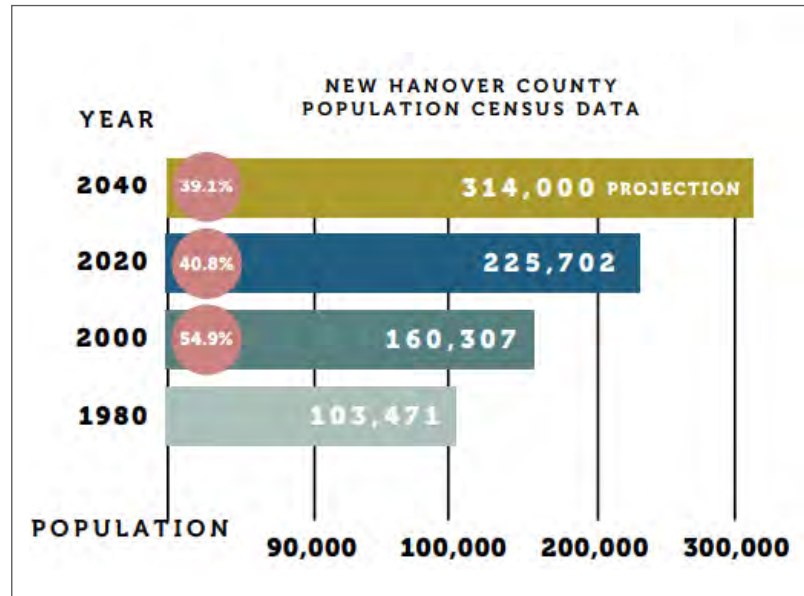


NO.

4

2024 Best Places to Live and Work

POPULATION GROWTH



Sources: Wilmington Business Development, New Hanover Co. Profile

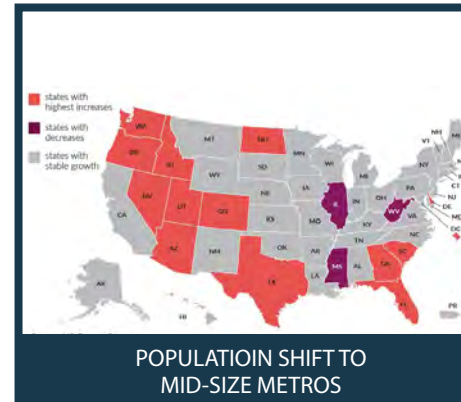
4.69%

1-YEAR GROWTH FOR MEDIAN HOUSEHOLD INCOMES

FUTURE JOB GROWTH OVER NEXT TEN YEARS PREDICTED TO BE 37.3%

TOP 10

UNCW IS RANKED AMONG THE TOP TEN PUBLIC UNIVERSITIES IN THE SOUTH



Sources: Southern Living Magazine, Wilmington Business Development, New Hanover Co. Profile, MovieMaker

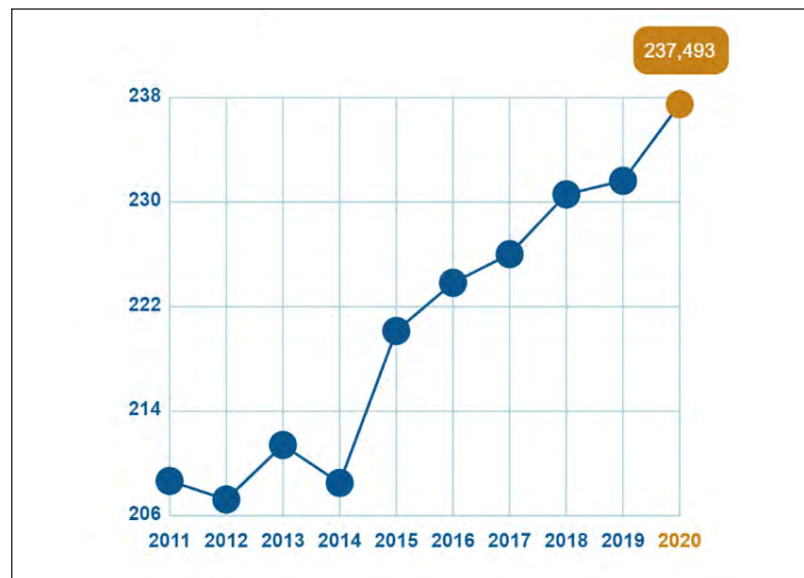
36%

MORE PRODUCTIVE WORKFORCE THAN THE US AVERAGE

41.6% ADULTS WITH A BACHELOR'S DEGREE

20 MINUTE COMMUTE TIME TO WORK

POPULATION GROWTH



Sources: Wilmington Business Development, New Hanover Co. Profile

Wilmington statistics

\$204

PER DAY ON AVERAGE SPENT BY VISITORS

\$1B

IN TOURISM REVENUE IN 2022

111,317

TOTAL EMPLOYEES

17,915

STUDENTS LIVING IN WILMINGTON



MARINA VILLAGE

EXCLUSIVELY MARKETING BY:



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