

# 49684 NORTH CAROLINA HIGHWAY 12

— BUXTON, NORTH CAROLINA 27920 —

Award-Winning Waterfront Boutique Hotel & Event  
Venue with Expansion Potential

**APEX**



LISTING PRICE: **\$5,100,000**



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**PHILLIP ROBERTS**  
**Listing Broker**

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Proberts@kwcommercial.com

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# Executive **Summary**

Award-Winning Waterfront Boutique Hotel & Event Venue  
with Expansion Potential



**49684** North Carolina Highway 12

## Property Summary

# 49684 NC Highway 12

## BUXTON, NORTH CAROLINA 27920

The Inn on Pamlico Sound & Café Pamlico is a casually elegant, full-service boutique waterfront hotel featuring 13 guest rooms and an award-winning guest experience—most notably recognized as a 2025 Travelers' Choice Best of the Best destination. The property offers a refined yet relaxed atmosphere with world-class dining, event and wedding facilities, private decks, and spacious rooms equipped with large whirlpool spa tubs.

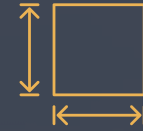
Set across 2.13 acres, the inn includes a broad range of guest amenities: gourmet breakfast service, fresh-baked goods, kayaks, bicycles, a swimming pool, home theater, library, pavilion, and heated decks. In addition to the guest rooms, the property includes two 2-bed/1-bath apartments and two studio apartments, ideal for staff housing or supplemental rental income.

An additional adjacent 0.57-acre parcel is currently undergoing city approval for four more guest rooms and three 2-bedroom apartments, offering tangible expansion potential for the next operator or investor.



APEX

KW KELLER WILLIAMS & REALTY  
COMMERCIAL  
2025 Awardee  
Award Office Independently Owned and Operated



**2.13 Acres**

EXPANSIVE WATERFRONT SETTING



**0.57-Acre Parcel**

IN PROGRESS, EXPANSION READY



**13 Guest Rooms**

BOUTIQUE WATERFRONT INN



**Full-Service Amenities**

POOL, KAYAKS, BIKES & MORE



**Travelers' Choice 2025**

AWARD-WINNING DESTINATION

# 49684 NC Highway 12

## BUXTON, NORTH CAROLINA 27920

### PROPERTY HIGHLIGHTS

Boutique Waterfront Hotel featuring 13 well-appointed guest rooms overlooking Pamlico Sound.

Award-Winning Guest Experience including recognition as a 2025 Travelers' Choice Best of the Best.

Full-Service Destination with an onsite fine-dining restaurant, Café Pamlico, known for exceptional cuisine.

Event-Ready Venue supporting weddings, celebrations, and corporate retreats with dedicated indoor/outdoor spaces.

Resort-Style Amenities: gourmet breakfast, fresh baked goods, kayaks, bicycles, swimming pool, home theater, library, pavilion, heated decks.

Multiple Residential Units: two 2-bed/1-bath apartments and two studio apartments for staff or additional revenue.

Included Land & Expansion Opportunity: main 2.13-acre parcel plus 0.57-acre adjacent site in approval phase for 4 guest rooms + 3 apartments.

### INVESTMENT/LOCATION HIGHLIGHTS

Rare Waterfront Asset: Positioned directly on Pamlico Sound, offering irreplaceable water views and private access.

Multiple Revenue Streams: lodging, fine dining, weddings/events, apartment rentals, and ancillary guest amenities.

Expansion Capacity: approved plans in progress to add guest rooms and apartments—significant value-add potential.

Destination Market: located in Buxton, NC, a high-demand Outer Banks destination known for tourism, recreation, and natural coastal beauty.

Established Brand & Reputation: strong guest satisfaction, premium online reviews, and a history of award recognition.

Turnkey Hospitality Operation: full infrastructure in place for smooth transition to new ownership or investor group.



# Property **Financial Analysis**

Award-Winning Waterfront Boutique Hotel  
& Event Venue with Expansion Potential



**49684** North Carolina Highway 12



Owner Capital Improvements totaling **\$1M** in repairs, maintenance, amenities, and redundancy of critical equipment.



Value of adjacent **.57** acres for future development of **\$739,000**.



# Profit and Loss Statement



## Consolidated Sales

Account	Amount (USD)
Sales	2,508,303.00
Total Income	2,508,303.00
Cost of Goods Sold	582,973.00
Gross Profit	1,925,330.00

## Operating Expenses

Account	Amount (USD)	Account	Amount (USD)
Advertising	34,512.00	Small Equipment	18,467.00
Bank Fees	3,306.00	Guest Services	10,214.00
Contract Labor	44,860.00	Other Expenses	21,643.00
Employee Benefits	19,068.00	Office Expense	29,899.00
Dues & Subscriptions	2,928.00	Supplies	6,448.00
Insurance	41,839.00	Taxes and Licenses	264,533.00
Professional Fees	2,468.00	Utilities	83,715.00
Repairs & Maintenance	56,867.00	Total Operating Expenses	1,612,545.37
Salaries	971,778.00	Operating Income (Loss)	\$312,784.63



# Property **Photos**

Award-Winning Waterfront Boutique Hotel  
& Event Venue with Expansion Potential



**49684** North Carolina Highway 12













Hyacinth

APEX

KW RALEIGH  
KELLERWILLIAMS REALTY  
252.733.1100  
KARLA@KW.COM  
Equal Housing Opportunity  
Equal Housing Opportunity







## Main Dining Room

APEX

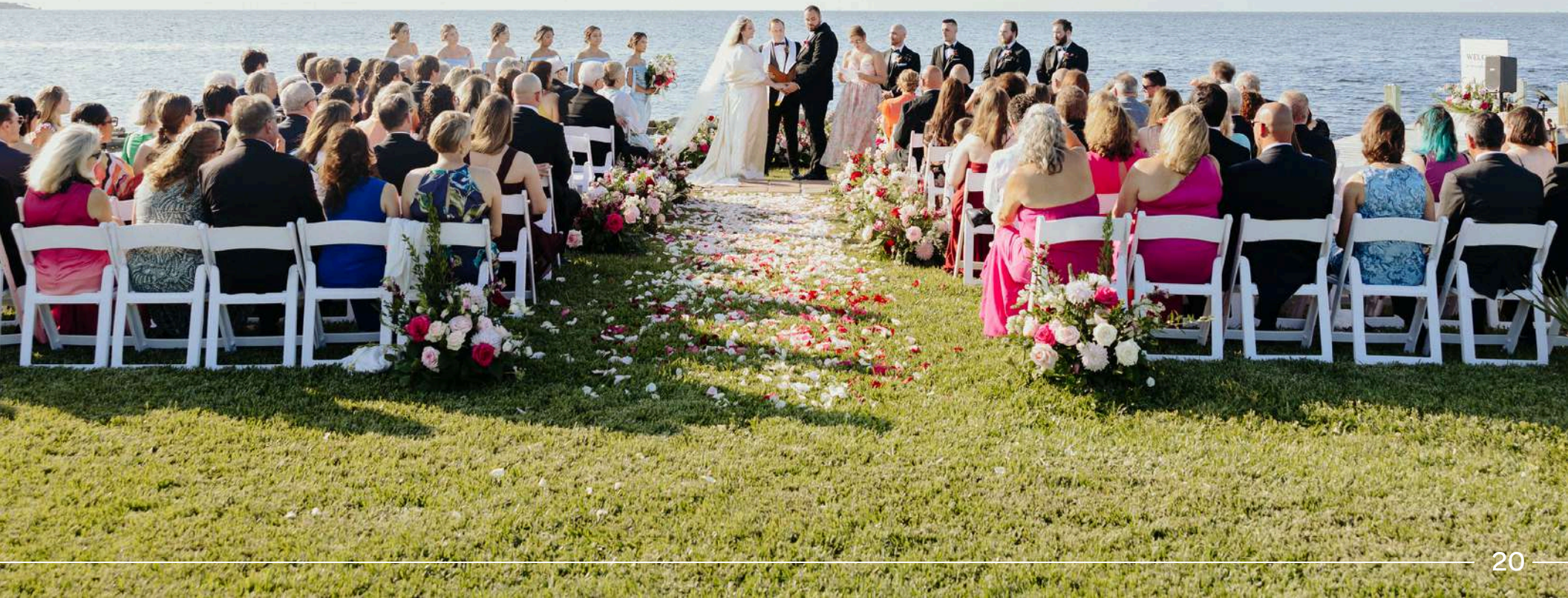
KW RALEIGH  
COMMERCIAL



## Medium Sized Ceremony

**APEX**

**KW** **RALEIGH**  
COMMERCIAL REAL ESTATE  
KIMBERLY WILSON, REALTOR  
KIMBERLY@KW.COM  
404.551.1234



















There are two bedroom and one bath apartments and two studio apartments onsite currently used for employee housing.

## Café Pamlico Dishes



Diver Scallop Entree



Blackened Fish over  
Coconut Rice



Egg White Omelet



Ceaser Salad

NC Black Drum over Lo Mein  
Noodles with Broccoli, Red  
Bell Peppers and a Curry Sauce



Trigger Fish, Broccoli,  
Pesto Rissotto



Shrimp and Grits

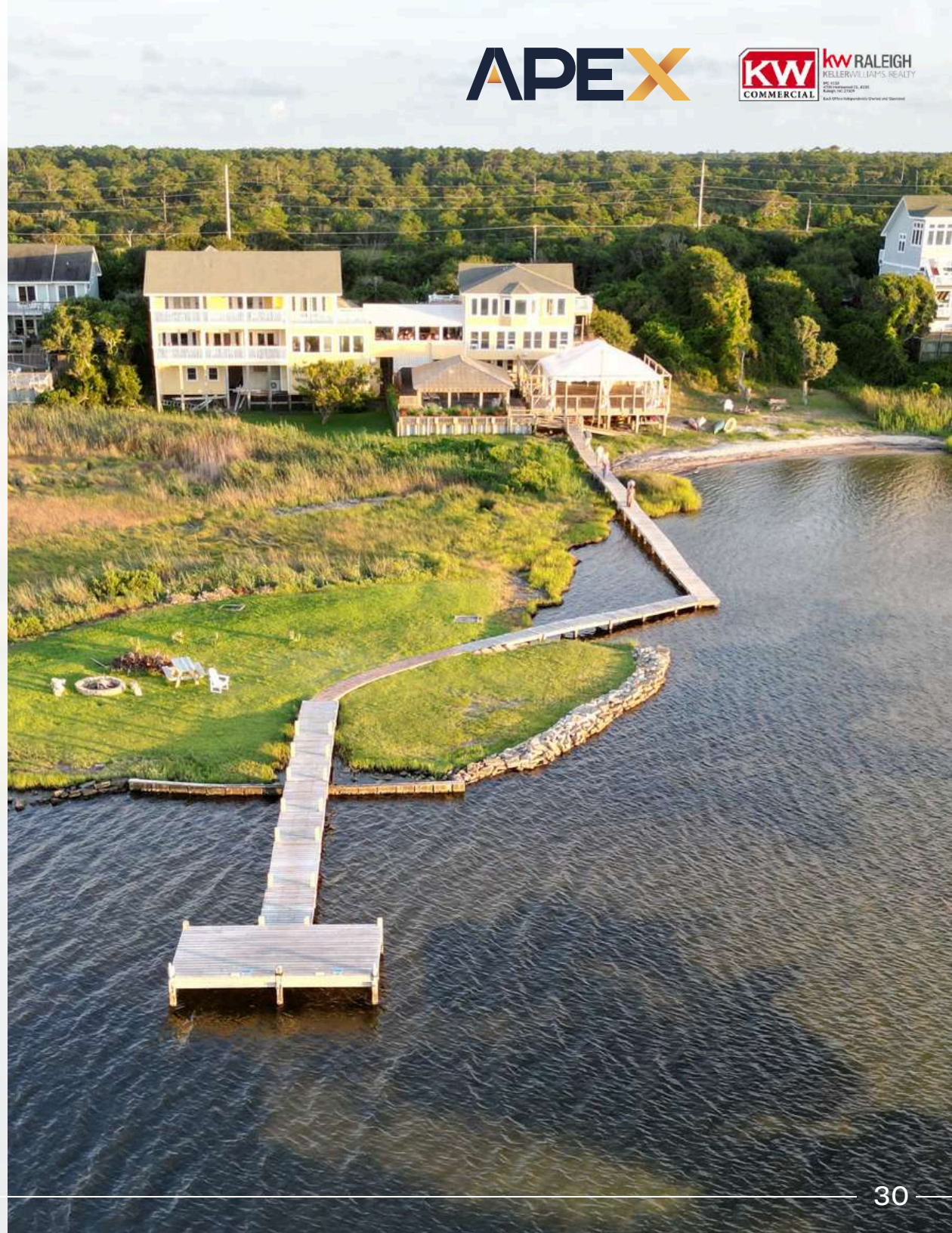


Surf and Turf



Perfectly positioned along NC Highway 12, this waterfront boutique inn offers a refined yet relaxed guest experience on the shores of Pamlico Sound. Featuring 13 well-appointed rooms and recognized as a 2025 Travelers' Choice Best of the Best destination, the property pairs boutique charm with full-service hospitality, including world-class dining, event and wedding facilities, private decks, and spacious suites with large whirlpool spa tubs.

Set on 2.13 acres, the inn provides an impressive array of amenities—gourmet breakfast service, fresh-baked goods, kayaks, bicycles, a swimming pool, home theater, library, pavilion, and heated decks. The property also includes two 2-bed/1-bath apartments and two studio units for staff housing or rental income. An adjacent 0.57-acre parcel is moving through city approval for additional guest rooms and three 2-bedroom apartments, offering meaningful expansion potential for the next operator or investor.





# Location **Overview**

Award-Winning Waterfront Boutique Hotel  
& Event Venue with Expansion Potential



**49684** North Carolina Highway 12

## Buxton



Located on Hatteras Island along North Carolina's Outer Banks, Buxton offers a unique coastal setting with strong regional connectivity via NC Highway 12. This corridor serves as the primary north-south route through the barrier islands, providing consistent visibility, reliable traffic flow, and direct access for residents, visitors, and service-oriented commercial activity.

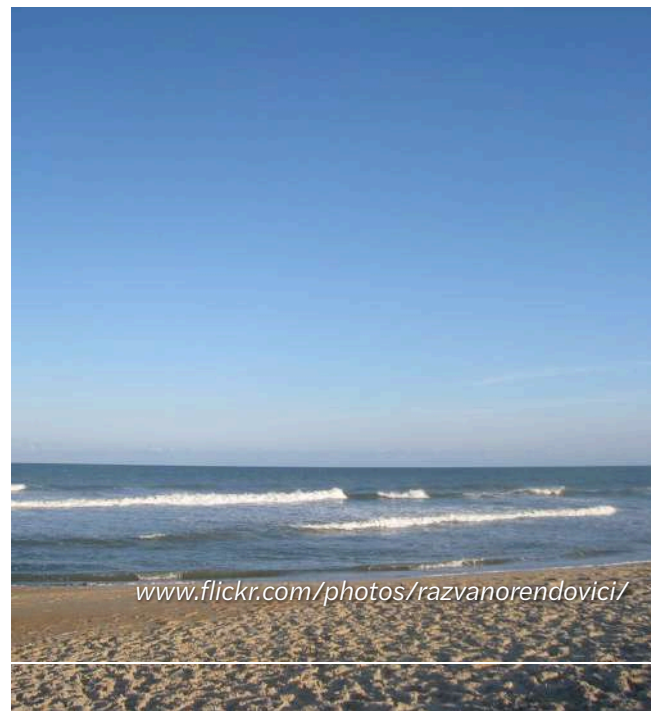
Buxton's position within the Cape Hatteras National Seashore strengthens its appeal for hospitality, retail, recreational, and small-business users. With steady tourism demand, ongoing investment in coastal infrastructure, and a growing year-round residential base, the area maintains a resilient long-term outlook for commercial and mixed-use opportunities.

APEX

KW RALEIGH  
COMMERCIAL  
KELLER WILLIAMS REALTY  
252.333.1100  
KIM@KW.COM  
Equal Opportunity Lender and Servicer



49684 NC HIGHWAY 12  
SUBJECT PROPERTY



[www.flickr.com/photos/razvanorendovici/](http://www.flickr.com/photos/razvanorendovici/)



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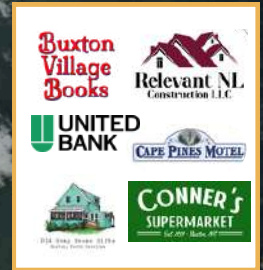
# Area Amenities

APEX

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49684 NC HIGHWAY 12  
SUBJECT PROPERTY



FRISCO

BUXTON

Billy Mitchell  
Airstrip

Viars Beach

FRISCO BEACH

HATTERAS



Hatteras  
Beach

**Buxton, North Carolina, is a distinctive and close-knit coastal community located on Hatteras Island within the Outer Banks, known for its rich maritime heritage, natural beauty, and strong tourism-driven economy. With a blend of year-round residents, seasonal visitors, and thriving small businesses, Buxton has become one of the most sought-after destinations for those seeking both coastal charm and a relaxed, high-quality lifestyle.**

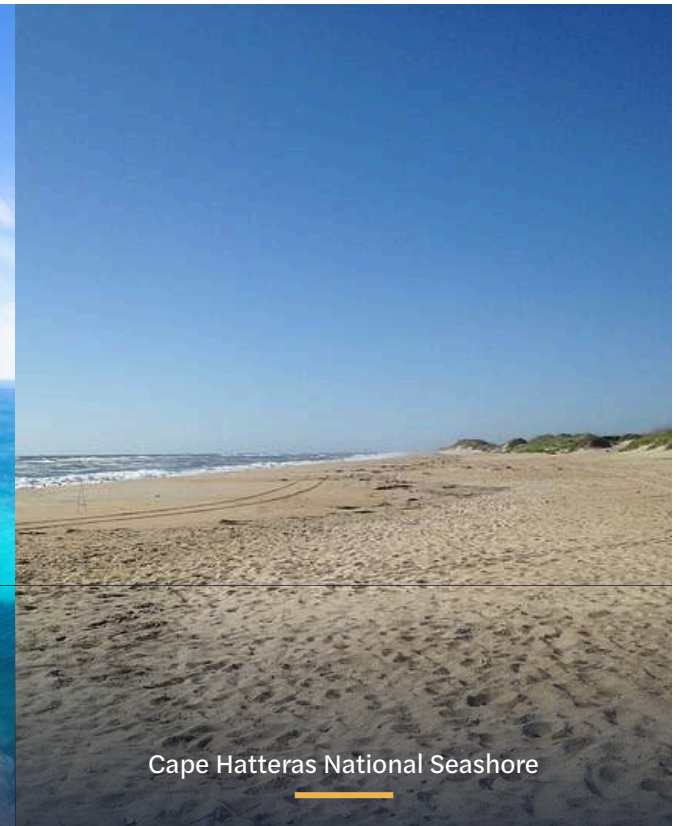
Home to just over 1,000 residents, Buxton offers a unique mix of local shops, family-run restaurants, oceanfront recreation, and iconic attractions such as the Cape Hatteras Lighthouse, world-renowned fishing waters, and expansive beaches within the Cape Hatteras National Seashore. The community benefits from its strategic location along NC Highway 12—providing essential north–south access throughout the Outer Banks—and its strong visitor economy, supported by outdoor recreation, hospitality, and service-oriented industries. Buxton’s balance of natural amenities, destination tourism, and steady commercial activity continues to strengthen its position as a standout coastal hub in the region.



Cape Hatteras Lighthouse & Museum



Cape Point & Buxton Beach Access



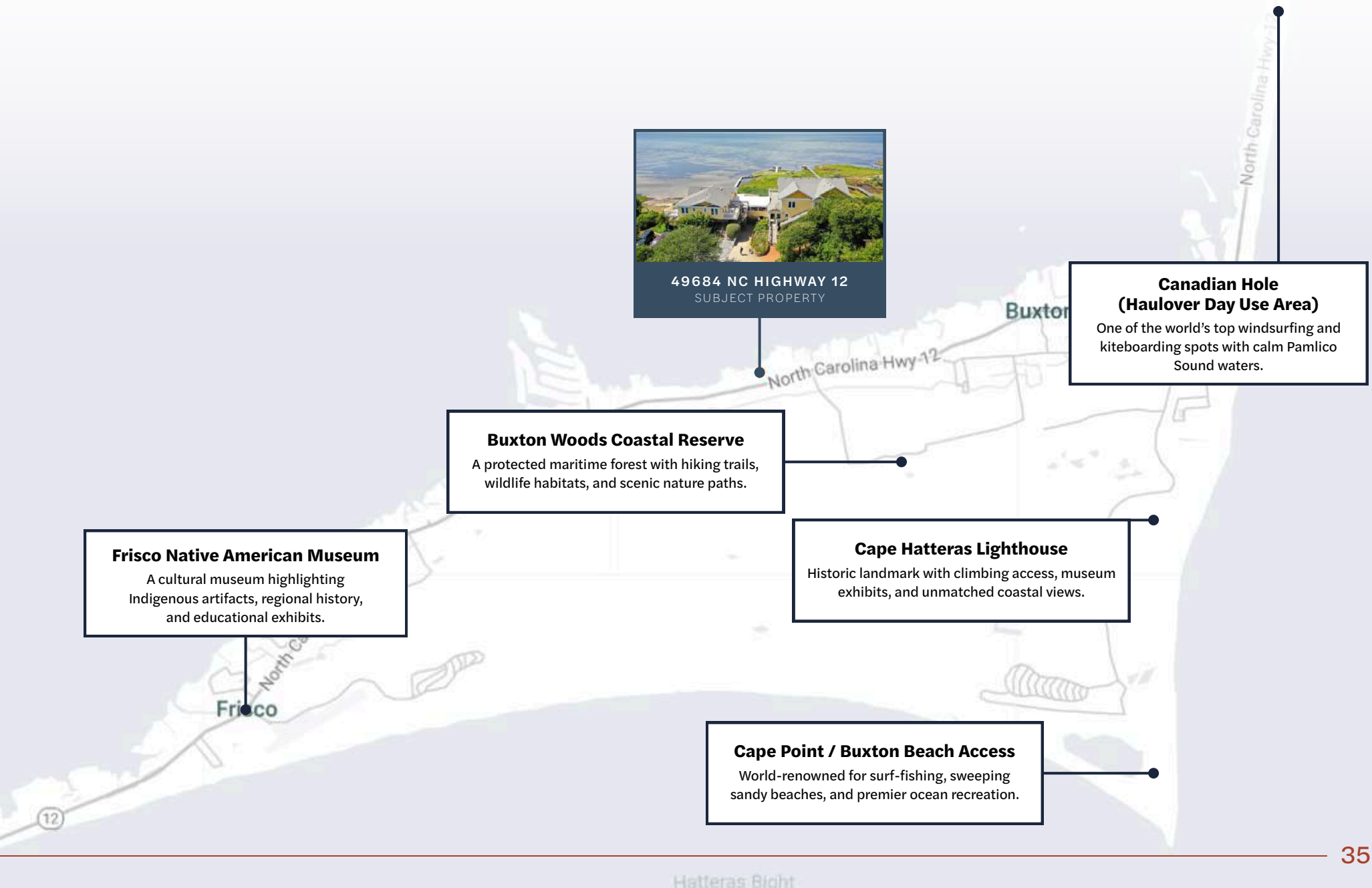
Cape Hatteras National Seashore

*Original image from Carol M. Highsmith's America,  
Library of Congress collection*

*By Diego Delso - [airial.travel/attractions/south-africa/cape-town/cape-point-cape-town-fsI4BNn7](https://airial.travel/attractions/south-africa/cape-town/cape-point-cape-town-fsI4BNn7)*

*[commons.wikimedia.org/wiki/File:Cape\\_Hatteras\\_National\\_Seashore.jpg](https://commons.wikimedia.org/wiki/File:Cape_Hatteras_National_Seashore.jpg)*

Its coastal location provides convenient access to some of the most iconic destinations in the Outer Banks, including nationally recognized recreation areas, historic landmarks, and world-class beaches. Visitors can enjoy renowned surfing and fishing spots, expansive shoreline trails, and natural attractions unique to Hatteras Island—all within minutes of the property.



# APEX



## PHILLIP ROBERTS Listing Broker

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