

# 82 Acres on HWY 211

3950 Southport Supply Rd, Bolivia, NC 28422

# FOR SALE

Commercial Land



2524 Independence Blvd. Wilmington NC 28412

O: 910-791-0400

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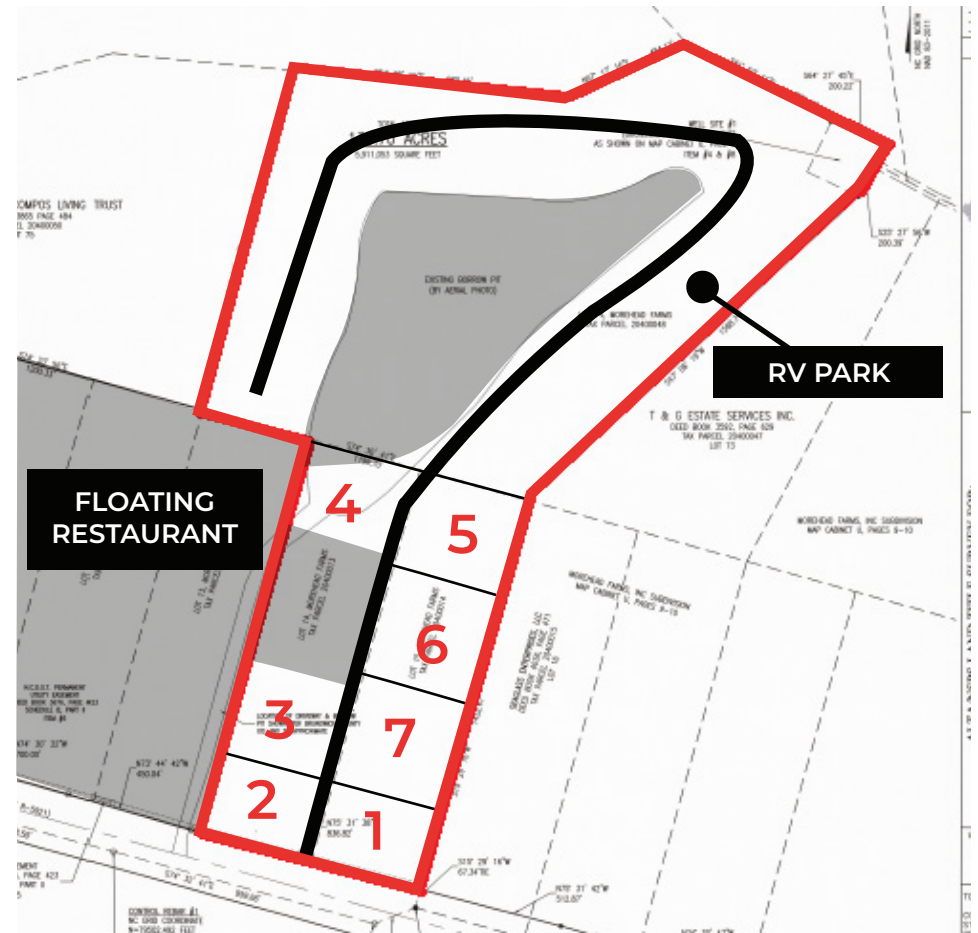


# OVERVIEW

3900 Block of HWY 211 adjacent to St. James in Brunswick County. 82+/- acres of CLD-Commercial zoned property. Anticipate 26 acres of commercial development or apartments on the frontage along HWY 211. The 56 acres off the highway has a 15+/- lake in the center and 40+/- acres for residential development.

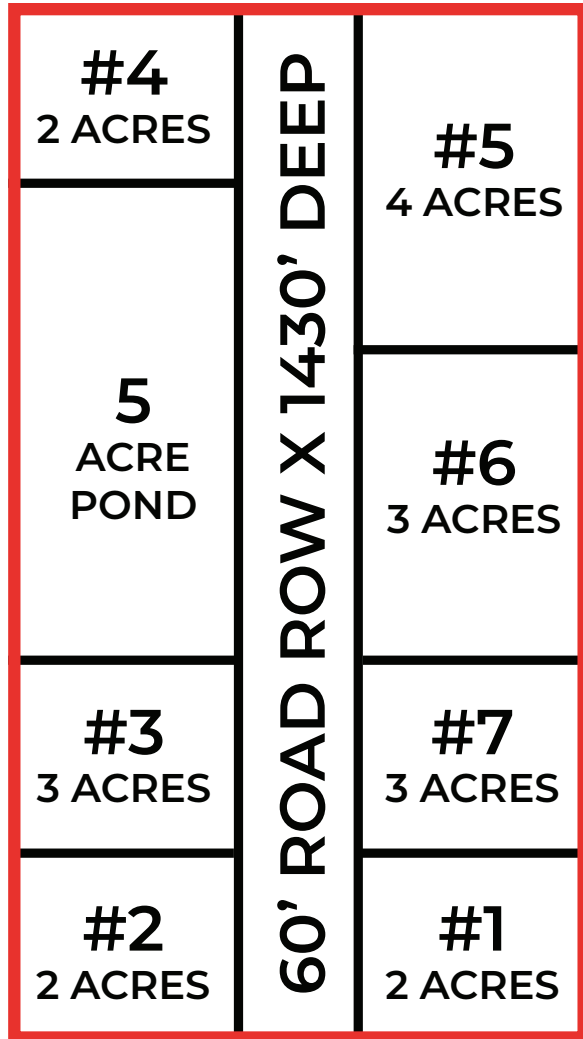
<b>Land Size:</b>	82+/- Acres
<b>Zoning:</b>	CLD-Commercial
<b>County:</b>	Brunswick
<b>Traffic Count:</b>	24,000 +/- daily

Permitted uses include: Retail, office, medical, educational, micro brewery, convenience stores, storage boats & other, banks, R&D, and other uses. PUD use is very probable as well.



The entire property was declared upland (non 404 wetlands) by the Corp of Engineers. The entire site is developable.

# MAP & PRICING



HWY 211 → SOUTHPORT SUPPLY RD.

## PRICING

**56 Acres** surrounding 15+/- acre lake tract- \$1,880,000

- Lot #1:** 2 Acres - \$500,000/Acre - \$1 M
- Lot #2:** 2 Acres - \$500,000/Acre - \$1 M
- Lot #3:** 3 Acres - \$300,000/Acre - \$900,000
- Lot #4:** 2 Acres - \$300,000/Acre - \$600,000
- Lot #5:** 4 Acres - \$150,000/Acre - \$600,000
- Lot #6:** 3 Acres - \$175,000/Acre - \$525,000
- Lot #7:** 3 Acres - \$200,000/Acre - \$600,000

## NOTES

- There should be no retention pond required on site for user. Retention pond will be piped to the 5 acre pond
- 60' road will be paid for on a pro rate share from each lot owner
- Buyer responsible for building pad
- Requirements of submitting LOI:
  - a:** Books & records review (Broker will send upon request)
  - b:** Confirmation of site visit by selling Broker
  - c:** Closing date- 6 weeks from contracts or site plan review (whichever occurs first) required to submit site plan within 90 days to seller

Coming onto the property from HWY 211



Lot 3, 5 acre pond

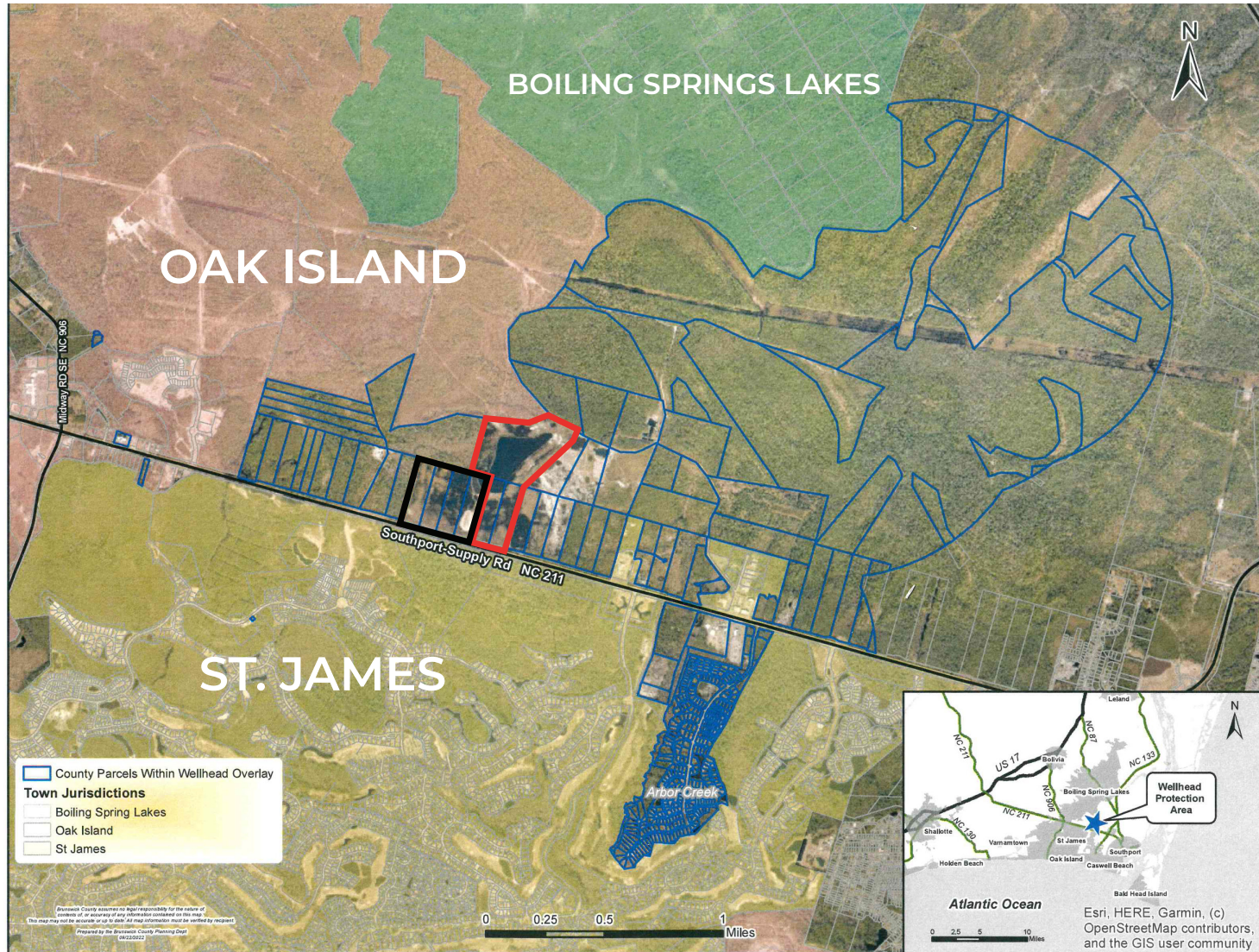


15 acre lake located on tract 1 surrounded by 40+/- waterfront acres

# LOCAL CONSTRUCTION ACTIVITY



# WELLHEAD PROTECTION DISTRICT





## Steve Warwick

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