





PROPERTY DESCRIPTION

Cameron Management is pleased to offer nine commercial Outparcels for sale in The Villages at Brunswick Forest. These finished parcels have been cleared, graded, and provide direct access to a completed internal road system, and all utility connections. The parcels are zoned C-2 Regional Business, Commercial Business District by the Town of Leland, allowing for a variety of commercial and mixed-use place types.

Situated squarely in the epicenter of the Leland - Brunswick County's largest municipality - these parcels benefit from the county's rapid growth, currently the fastest-growing county in North Carolina (2022) and the 7th fastest-growing county in the nation (2022). The Villages at Brunswick Forest is an inspiring mixed-use community center, with a grocery store, best-in-class healthcare providers, and both local and national retail and restaurant establishments. This remarkable development will allow businesses to capitalize on the dynamic growth in this Brunswick County submarket.

Brunswick Forest, located in the charming coastal town of Leland, NC, embodies an active coastal lifestyle. This master-planned community boasts over 3,500 residential dwellings with a median sales price of \$575,000 (April 2023) and will contain over 7,500 home sites upon completion. Spanning 4,500 acres, it features an 18-Hole Championship Golf Course, Tennis & Pickleball courts, three Resort-Style Pools, and a state-of-the-art Fitness Center. Recognized as one of the "Top 50 Master Planned Communities in the U.S." by Where to Retire Magazine, Brunswick Forest offers an unparalleled living experience, combining coastal charm with upscale amenities.



OFFERING OVERVIEW

OUTPARCEL	ACREAGE	LOT DIMENSIONS (APPROX.)	SALE PRICE
Outparcel A	2.26 +/-	250' x 200'	\$1,150,000
Outparcel B	2.03 +/-	295' x 275'	\$1,338,600
Outparcel D	1.21 +/-	195' x 155'	\$650,000
Outparcel E	2.15 +/-	360' x 275'	\$1,238,550
Outparcel F	1.34 +/-	268' x 212'	\$1,150,000
Outparcel G	1.43 +/-	265' x 235'	\$1,207,500
Outparcel H	2.31 +/-	340' x 265'	\$1,196,000
Outparcel I	1.97 +/-	305' x 290'	\$1,132,750
Outparcel J	4.19 +/-	465' x 450'	\$1,927,400

THE VILLAGES AT BRUNSWICK FOREST



- Located within the award-winning Brunswick Forest master-planned community
- Outparcels are Cleared and Rough Graded
- Internal road system completed; Water & Sewer utilities within ROW
- Completed off-site retention ponds provide up to 85% impervious coverage
- Over 3,000 additional homesites are approved and in various stages of construction within 2-miles of the subject property
- 53,500+ Vehicles Per Day (U.S. 17)
- Zoned: C-2 Regional Business CBD - Town of Leland
- Excellent location for upscale retail, office, hotel, and MX uses.





- 4,500 Acre Coastal Community
- 7,500 Homesites When Completed
- 18-Home Championship Golf
- First Class Tennis Facility
- Outdoor/Indoor Pickleball Courts
- Three Resort Style Saltwater Pools
- Community Boat Launch
- Walking/Biking Trails
- Private Lake For Kayak/Canoe
- Pet-Friendly Parks
- Convenient To Grocery/Shopping

Source: brunswickforest.com



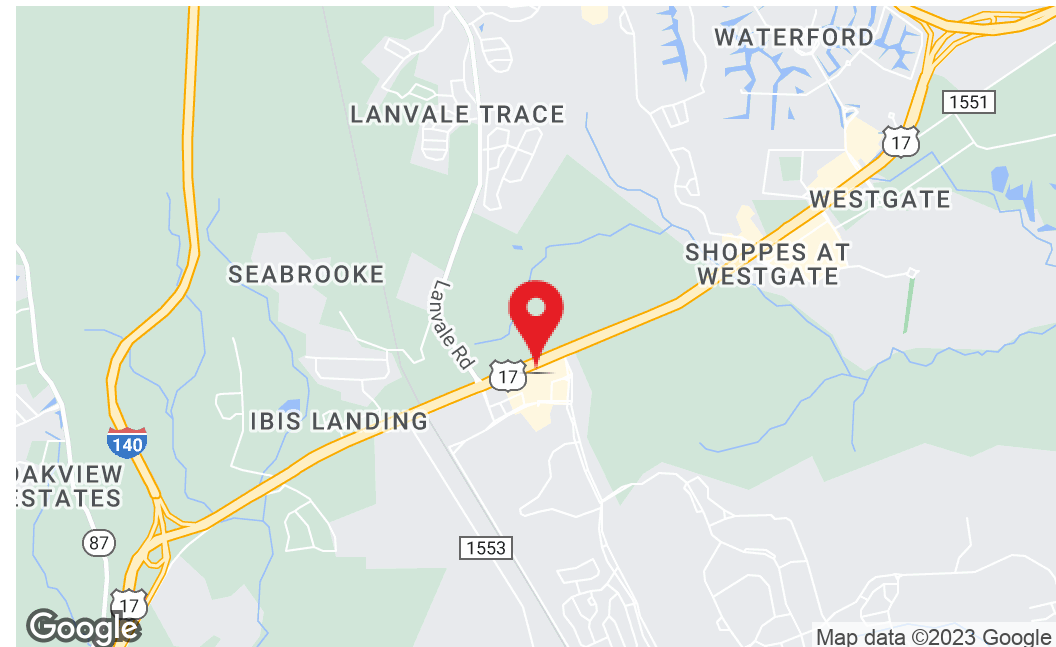


DEMOGRAPHICS & POPULATION

Brunswick County is situated along the Atlantic Coast, which has some of North Carolina's most accessible and popular beach destinations, including Bald Head Island, Oak Island, Holden Beach, and Ocean Isle Beach. Brunswick County is the fourth largest county in North Carolina by size and has a population of over 145,000 people. The county's population has seen an increase of over 5.7%, topping the list for the fastest-growing county in the state. The Town of Leland sits on the west side of the Cape Fear River and directly across the bridge from Historical Downtown Wilmington. Leland is home to many high-end coastal golf communities including Brunswick Forest, Magnolia Greens, and Compass Pointe. This high-end niche area has seen tremendous growth with both residential and commercial development.

HIGHLIGHTS

- Brunswick County's population grew over 33.4% between 2011-2020; 12% between 2020-2022.
- Brunswick County is the 7th fastest-growing county in the U.S.
- Brunswick County population: 153,064 (July 2022)
- The Town of Leland's population grew over 73% from 2010-2021; 28.% increase between 2020-2023.
- The Town of Leland's population: 30,623 (2023)
- The site is included in the Myrtle Beach-Conway-North Myrtle Beach, SC-NC MSA with a population of 536,165 (2022)
- The site is also served by the New Hanover (Wilmington, NC) and Pender counties in southeastern NC, with a population of 285,905 (2021)



All interested prospects are advised to do their due diligence. Information displayed herein is believed to be accurate but listing broker makes no representations or warranties to the accuracy of the information herein. Prices and terms subject to change without notice.

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