

# 312 SOUND ROAD

80,354 SF MANUFACTURING/DISTRIBUTION FACILITY

Onslow County| Holly Ridge, NC







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## SUMMARY

Cape Fear Commercial is pleased to present 312 Sound Road, an  $\pm 80,354$  SF industrial facility located in the heart of Holly Ridge, North Carolina. Positioned just off Highway 17 and minutes from the town center, the property benefits from proximity to Camp Davis Industrial Park, one of Onslow County's most active and expanding employment hubs.

Situated on  $\pm 6.39$  acres and zoned Light Industrial (LI), the property features a flexible layout with additional storage freezers, dry storage areas, office space, line production, and cooler facilities, making it ideal for a wide range of industrial, logistics, and manufacturing uses. Built in 1987 with a 32' clear height and five loading docks, the facility offers both scale and functionality rarely available within the Holly Ridge market.

Strategically located between Jacksonville and the Wilmington corridor, 312 Sound Road provides direct access to major regional transportation routes and a growing workforce population. With its strong industrial base, expanding residential growth, and proximity to key military and defense employers, Holly Ridge continues to emerge as a leading industrial destination in coastal North Carolina.

LOCATION	<b>312 Sound Road</b> Holly Ridge, NC   Onslow County
PARCEL ID	002211
ZONING	LI – Light Industrial District   Town of Holly Ridge
SIZE (Land)	$\pm 6.39$ Acres
YEAR BUILT	1987
SIZE (Building)	$\pm 80,354$ SF to include approximately 5,500 SF office space
BUILDING HEIGHT	32' in some area, variable otherwise
LOADING DOCKS	Five
OTHER	Additional storage freezers, dry storage warehouse areas, offices, line production and cooler space.
LEASE RATE	\$6.50/SF NNN
PRICE	\$5,250,000



## INVESTMENT SUMMARY

- + +/- 80,354 square-foot industrial building on over 6 acres
- + Light industrial zoning ideal for a variety of industrial, retail and general office and commercial uses.
- + In close proximity to Highway 17 N and Highway 50
- + Rare building in a growing commercial region

## MARKET SUMMARY

- + Population growth in Holly Ridge between 2022 and 2023 was 6.99%, higher than the national average.
- + The nearby Camp Davis Industrial Park attracts industrial tenants including Onslow Bay Boatworks's 50,000 SF manufacturing facility, Gulfstream Steel, Atlantic Seafood and F.W. Marsh.
- + Onslow County & the town of Holly Ridge are business friendly and looking to attract a solid employment base.





PROPERTY PHOTOS



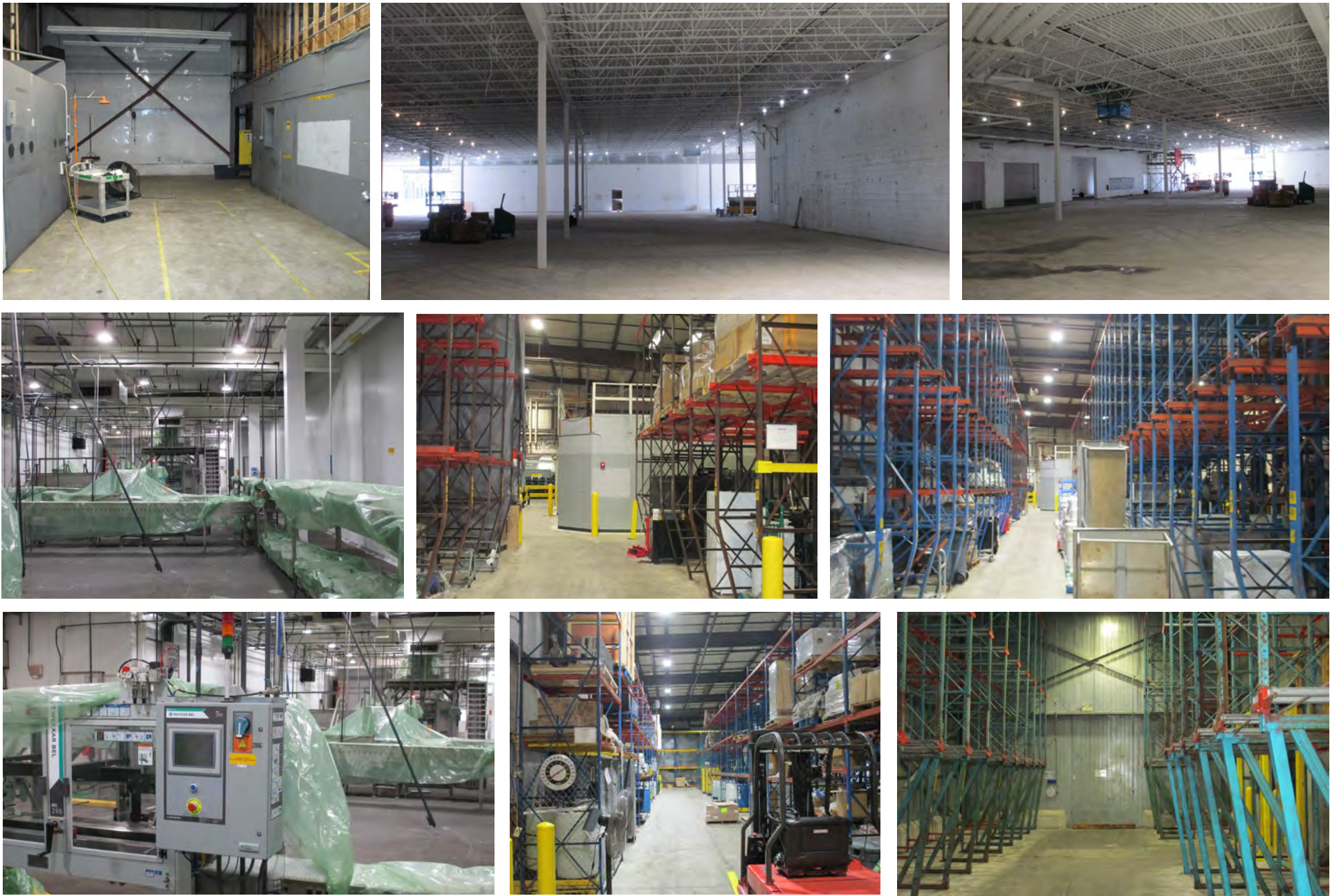


PROPERTY PHOTOS





PROPERTY PHOTOS





FLOORPLAN





FLOORPLAN





## GIS AERIAL





## CAMP DAVIS

Camp Davis Industrial Park is located on U.S. Highway 17 in Holly Ridge, North Carolina, in between the cities of Jacksonville and Wilmington. The 110-acre industrial park sits adjacent to Gulfstream Steel and Supply, Eastern North Carolina's Leading Steel Provider. Onslow Bay Boatworks has also chosen Camp Davis Industrial Park as the site of its new 50,000-square-foot manufacturing facility. Camp Davis includes tenants like Atlantic Seafood, Alorair, Sierra Global, F.W. Marsh, Freedom Lawns and Surfprep Abrasives.

GULFSTREAM



SURFPREP ABRASIVES



FREEDOM LAWNS

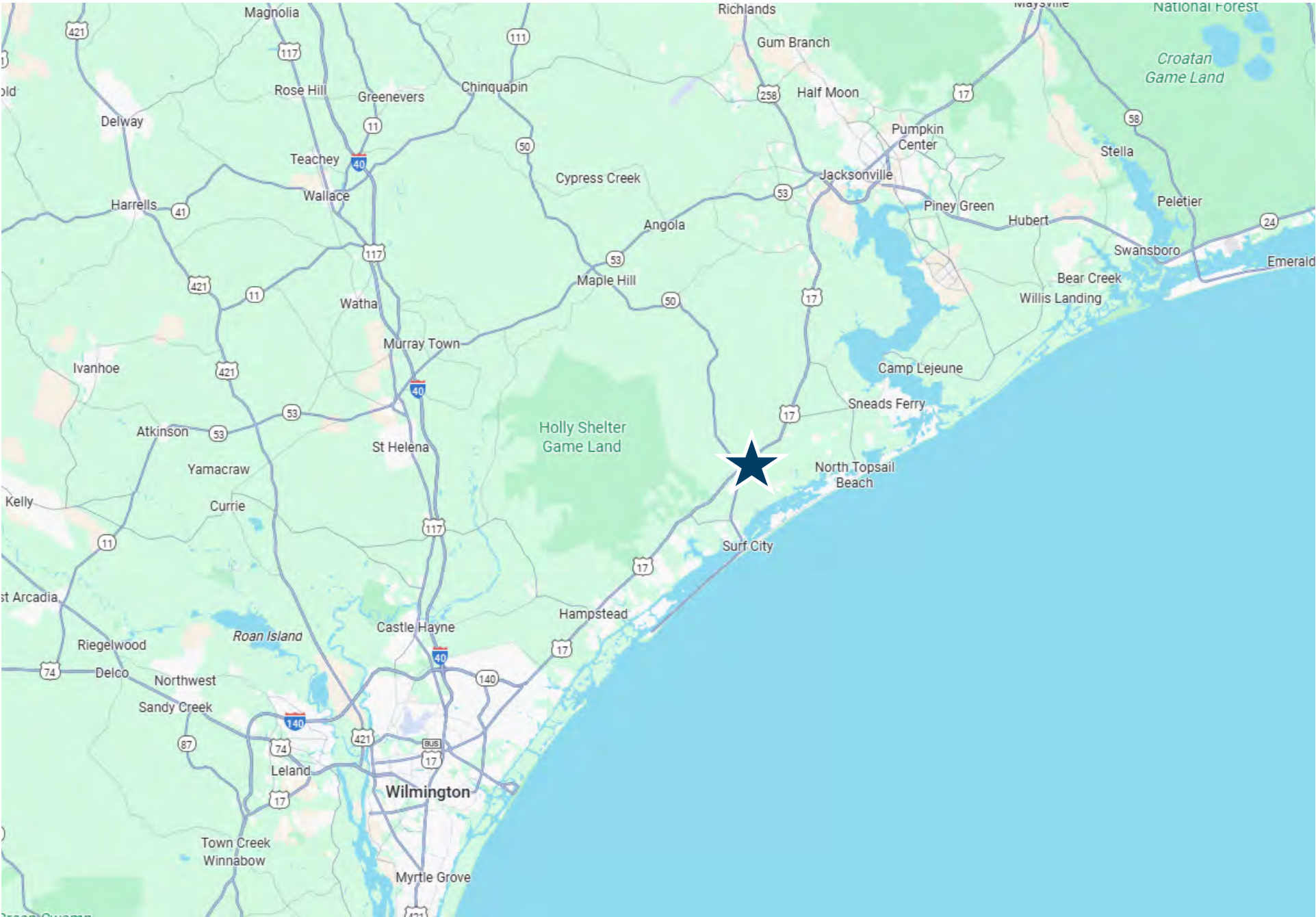


F.W. MARSH





LOCATION MAP





# MARKET OVERVIEW

Holly Ridge, North Carolina





# Onslow County, North Carolina

Onslow County is a thriving coastal region in southeastern North Carolina, anchored by the city of Jacksonville and enriched by growing communities like Holly Ridge. Hovering between the Intracoastal Waterway and Atlantic beaches, the county blends military presence, maritime heritage, and scenic waterfront living.

Jacksonville, the largest city in Onslow, is uniquely shaped by its role as home to Marine Corps Base Camp Lejeune and MCAS New River. With a 2020 population of 72,723. As the central hub of the region, Jacksonville hosts major institutions including Onslow County Schools, Onslow Memorial Hospital, and a full spectrum of retail, cultural, and civic facilities.

Just southeast of Jacksonville lies Holly Ridge, a fast-growing town that offers both peaceful residential character and strategic proximity to military installations. In 2023, Holly Ridge had an estimated population of 4,532 and a median age of 35.8. The median household income reached about \$106,230, with home values averaging near \$291,100 and an ownership rate of roughly 86 percent. Many residents commute to Jacksonville or nearby bases, making Holly Ridge a favored residential choice for those seeking a quieter setting with convenient access to work and amenities.

Together, Jacksonville and Holly Ridge showcase the best of Onslow County’s blending of opportunity and lifestyle. The military and defense footprint fuels jobs and economic stability, while the county’s rivers, ocean proximity, and renewed downtown investment offer residents a high quality of life. From waterfront parks along the New River to local seafood restaurants, arts venues, and nature trails, Onslow County provides both a dynamic regional center and inviting communities to call home.

## Onslow County MSA by The Numbers

Population	213,071
Median Age	29.8
Households	75,761
Average Household Size	2.49
Housing Units	91,287
Average Household Income	\$87,994
Median Household Income	\$68,359
Median Net Worth	\$131,544
Median Disposable Income	\$56,268
Education	28.6% Bachelor’s/Grad/Prof Degree 35.5% Some College/Associate’s Degree 26% High School Degree 4.1% No Diploma
Total Businesses	4,953
Total Employees	70,284
Employment	57.3% White Collar 23.4% Blue Collar 19.3% Services
Unemployment Rate	4.8%

Source:  
ESRI forecasts for 2024 and 2029. Census Bureau 2020 decennial Census in 2020 geographies.



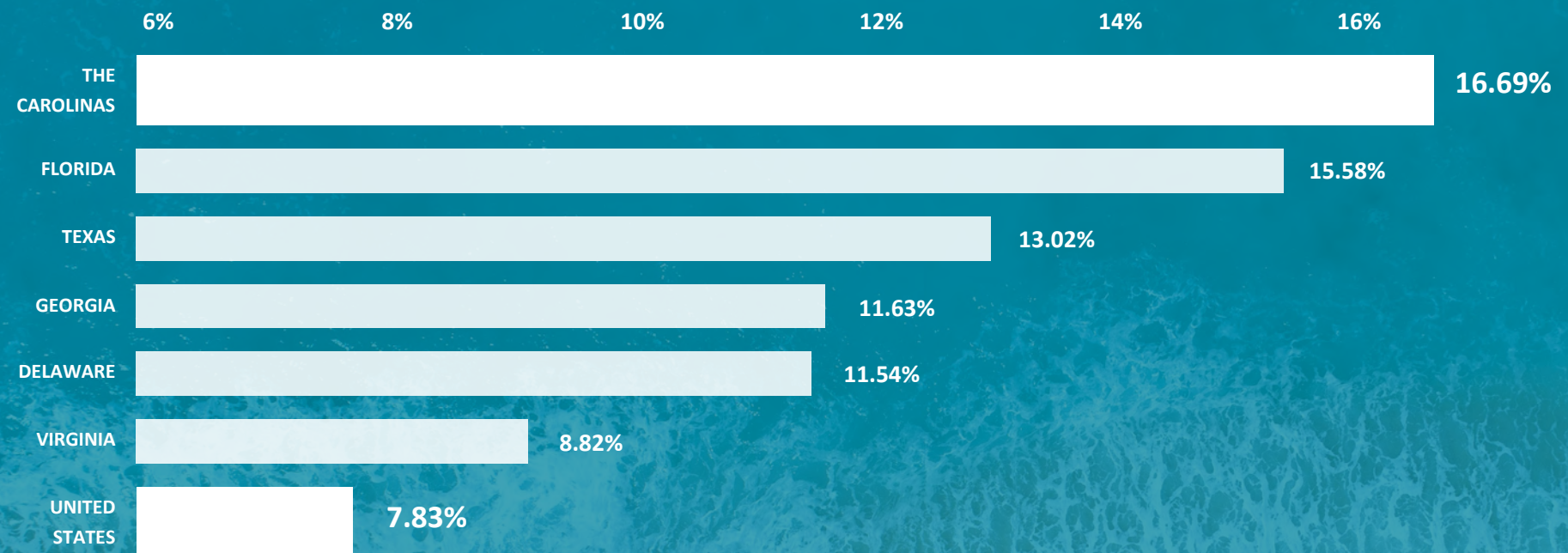
# THE COASTAL MIGRATION PHENOMENON

The Southeast is leading the nation in population growth. Coastal cities like Wilmington and Myrtle Beach are at the forefront of the surge.

Wilmington has benefited from disproportionately strong in-migration trends that are taking hold in other Southeastern coastal markets. The area's high-quality standard of living, attractive/moderate climate, favorable business environment, diverse economy, first-class healthcare options and abundant lifestyle amenities are major draws for those contemplating relocation.

Population and in-migration trends are important metrics that portend future apartment demand and rent growth trajectories.

*Percent change in population, 2010-2021*



NOTE: Population growth includes only coastal counties for above referenced states.  
United States population growth includes both coastal and inland counties.

Source: National Ocean Economic Program





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