

# CAMP DAVIS INDUSTRIAL PARK LOT 11

HOLLY RIDGE, NORTH CAROLINA

9.83 ACRES FOR SALE



CAMP DAVIS  
INDUSTRIAL PARK



## CONTACT



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# SUMMARY



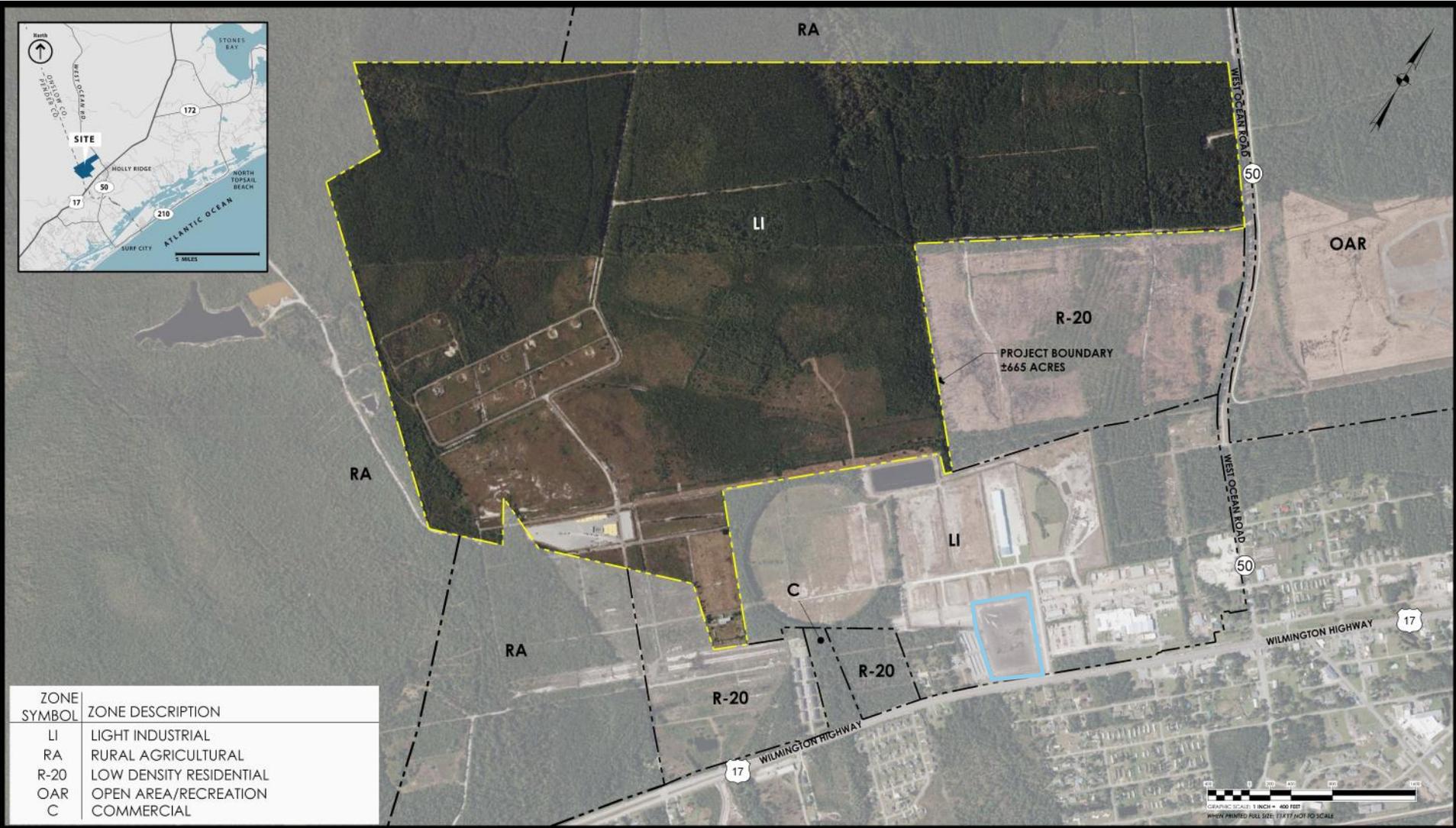
<b>ADDRESS</b>	<b>1001 Mabel Rawlinson Road</b> Holly Ridge, NC 28445   Onslow County
<b>DESCRIPTION</b>	Camp Davis Industrial Park is located on U.S. Highway 17 in Holly Ridge, North Carolina, in between the cities of Jacksonville and Wilmington. The park sits adjacent to Gulfstream Steel and Supply, 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. US Highway 17 sees an average of 22,000 VPD (vehicles per day).
<b>ACREAGE</b>	± 9.83
<b>PRICING</b>	\$4,150,000
<b>ZONING</b>	LI—Light Industrial (Onslow County)
<b>UTILITIES</b>	All parcels feature to-the-curb water/sewer access, and electricity is provided by Duke Energy. Incentives may be available from Holly Ridge and Jacksonville Onslow Economic Development (JOED).
<b>NOTES</b>	This intersection has been approved by NCDOT and JMPO for a stoplight. The pricing reflects the light being installed by the Buyer.



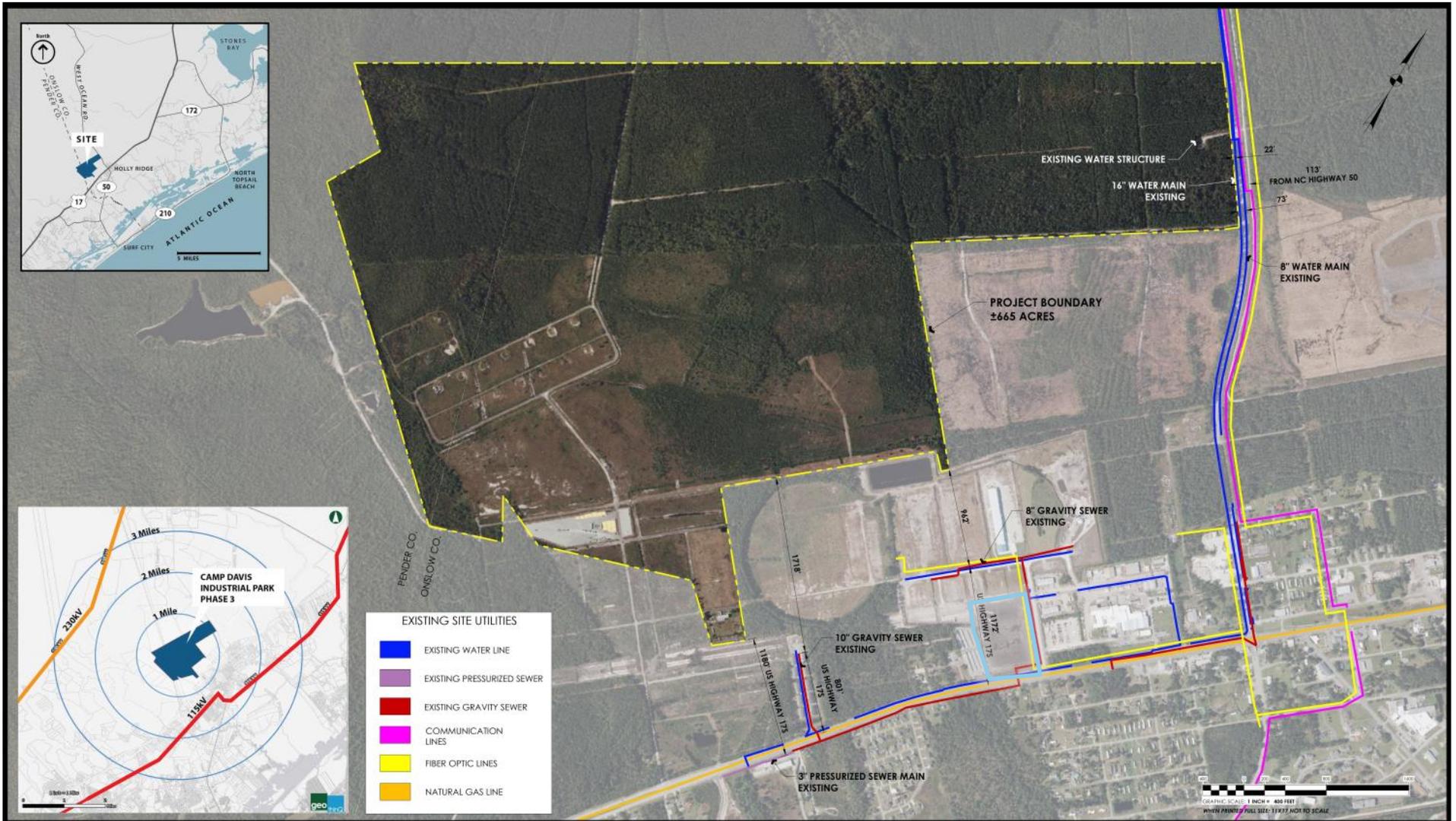
# GIS AERIAL



# ZONING MAP



# UTILITIES MAP

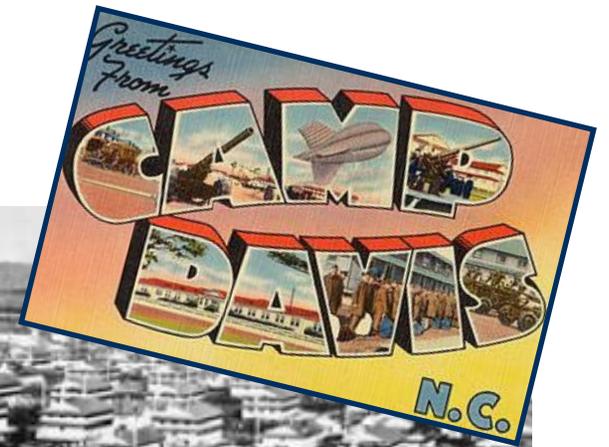


# HISTORY OF CAMP DAVIS

Camp Davis was built in 1940 by the United States Army, originally as an anti aircraft artillery training facility. It was expansive, including two runways and more than 3,000 buildings on 45,538 acres.

At its height, the base was home to over 20,000 soldiers. Women Airforce Service Pilots also served at Camp Davis beginning in the Summer of 1943.

While the camp was dismantled by 1948, it still remains an important part of the history of Onslow County and the Town of Holly Ridge today.



# GROWTH IN HOLLY RIDGE

Holly Ridge, once home to just 28 people and a train station, has grown immensely since the early 1940's. Since 2020, Holly Ridge has grown over 15% and has become the second fastest growing town in North Carolina. According to census numbers, Holly Ridge has even surpassed Surf City's population. As growth and change takes place here, the home appreciation has also gone up over 18% in just the past year.

With this newfound growth, the town is slated to bring in a UPS distribution center this year. The addition of this new facility will create 98 well-paying jobs and more than \$12.3 million in investments.



# GROWTH IN HOLLY RIDGE

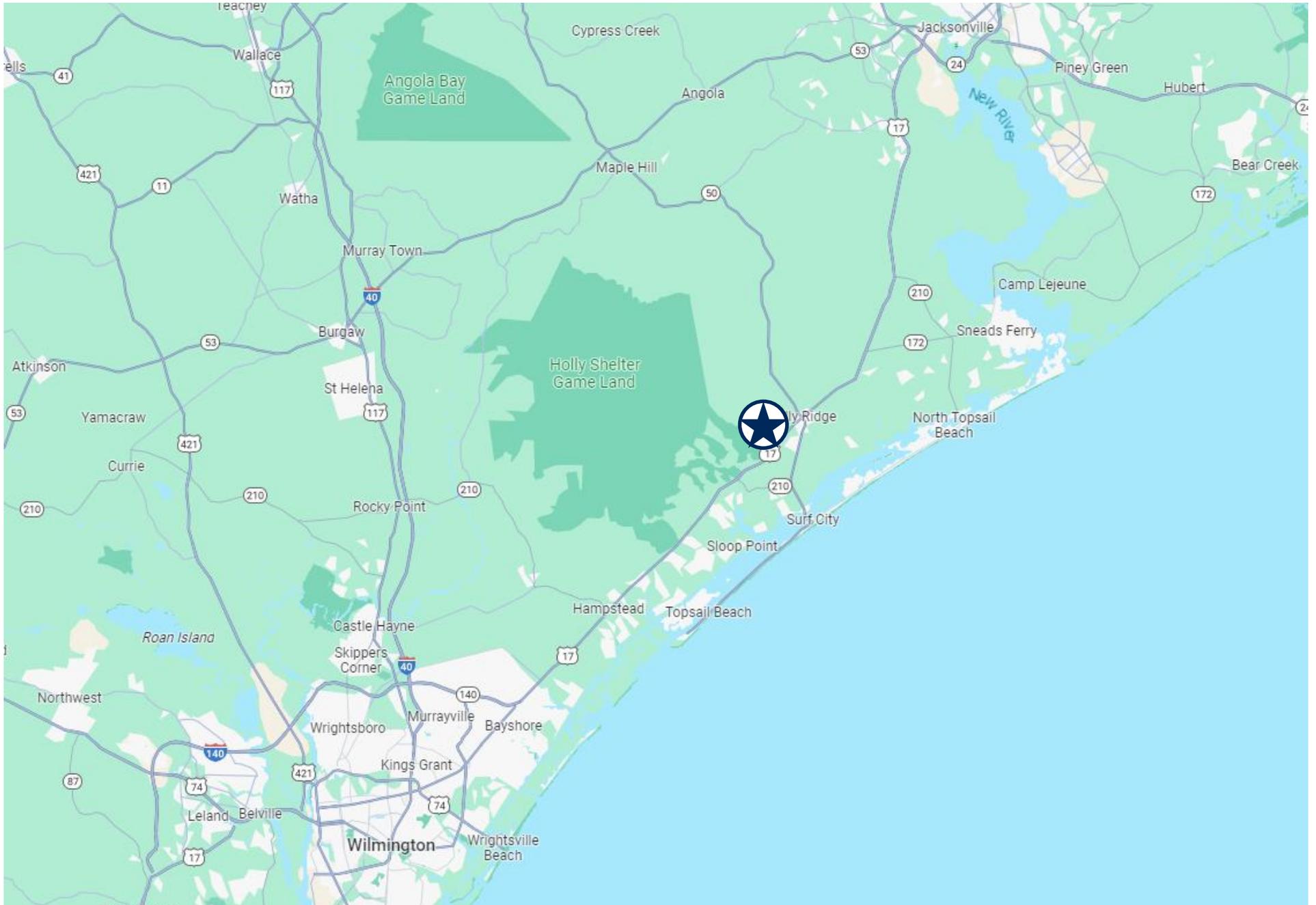
Year	Single-Family: Certificate of Occupancy	Construction Cost: Single-Family	Commercial: Certificate of Occupancy	Construction Cost: Commercial	Total Cost Invested in Holly Ridge
<b>2022</b>	218 676 people	\$38,118,746	4	\$3,970,002	\$42,088,748
<b>2023</b>	155 481 people	\$26,235,392	11	\$3,970,002	\$30,203,312
<b>Combined Increase in People:</b> 1,156			<b>Combined Cost of Construction:</b> \$72,292,060		



# AERIAL VIEW



# LOCATION MAP





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