



# St. James Square Offering Memorandum

4332 SOUTHPORT SUPPLY RD SE, SOUTHPORT, NC



# St. James Square Offering Memorandum *brought to you by:*



**Eric Knight**

**Broker-In-Charge**

Nest Realty

910.367.2253

[eric@nestrealty.com](mailto:eric@nestrealty.com)

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# Executive Summary

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St. James Square Building 2 encompasses five condos and common areas totaling +/- 20,686 across two floors with elevator access. The current upfit, completed in 2017, was utilized for bio-tech research, development and manufacturing and could easily host a wide variety of uses in its current configuration. Building features include a mix of open space and private offices, a rooftop solar array, 29'x13' walk-in cooler, reach-in coolers, break room, eyewash stations, well-appointed restroom facilities and motion activated lighting.

Located within the town limits of St. James in Brunswick County, the property is conveniently positioned a short drive from the Southport and Oak Island commercial centers and enjoys easy access to HWY 17. Brunswick County, located within the Wilmington MSA, is the fastest growing county in NC—experiencing 12% growth since 2020. There are over 6,000 dwelling units approved within a three-mile radius of the subject property, see the Area Map within this Memorandum for a detailed list of these developments.

## Property Information:

**Parcel ID's:** 204NE001, 204NE002, 204NE003, 204NE004 & 204NE005

**Building Size:** +/- 20,686sf

**Acreage:** +/- 3.93 Common/Shared

**Municipality:** Town of St. James

**Zoning:** SJ-CI

**Offering Price:** \$4,800,000

\*The offering is vacant but is currently subject to a lease that expires July 31, 2027. The sellers are open to conveying the property with the lease or negotiating a termination with the current tenant to convey the property unencumbered.





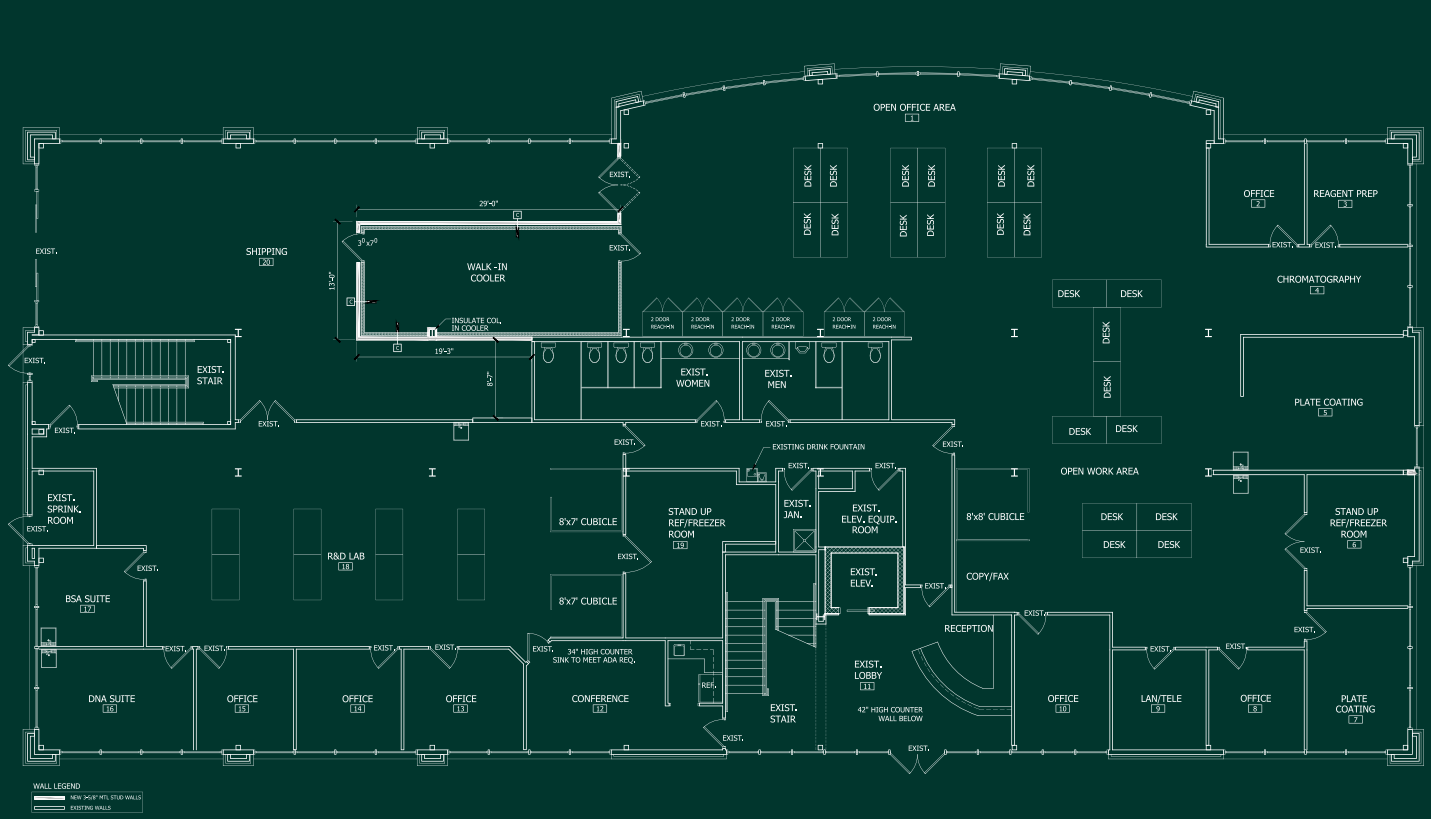




# St. James Square

## *Floor Plans*

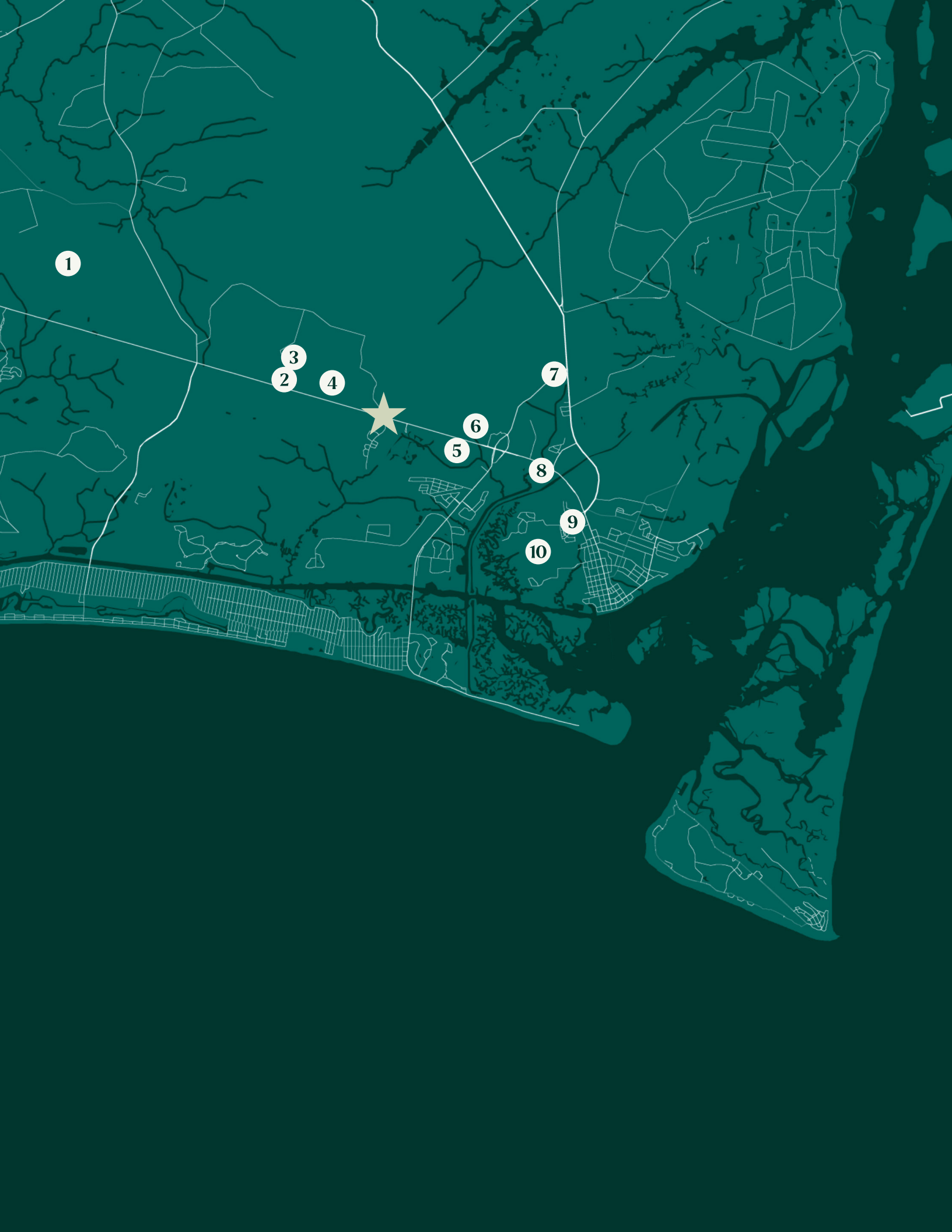
## BUILDING 2



# First Floor

## Second Floor







# St. James Square

## *Area Map*

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### Approved Residential Developments:

1. **Midway Tract:** 2950 Single Family, 330 Townhouses, 336 Multifamily
2. **Evolve Southport Apartments:** 240 units
3. **Pelican Cove:** 149 Single Family, 88 Semi-Attached, 67 Townhouses
4. **St. James Village:** 420 Duplexes and Townhouses
5. **Southport Cottages:** 161 Single Family
6. **Groves at Southport:** 65 Single Family
7. **Southport Meadows:** 128 Single Family, 120 Townhouses
8. **The Homeplace of Southport:** 53 Single Family
9. **Harper Acres:** 15 Single Family
10. **Indigo:** 400 Single Family, 200 Townhouses, & 500 Multifamily











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