

POINT HARBOR (UPDATED NOVEMBER 2023)

1551 POINT HARBOR ROAD | WILMINGTON, NC | NEW HANOVER COUNTY

DEVELOPMENT OFFERING



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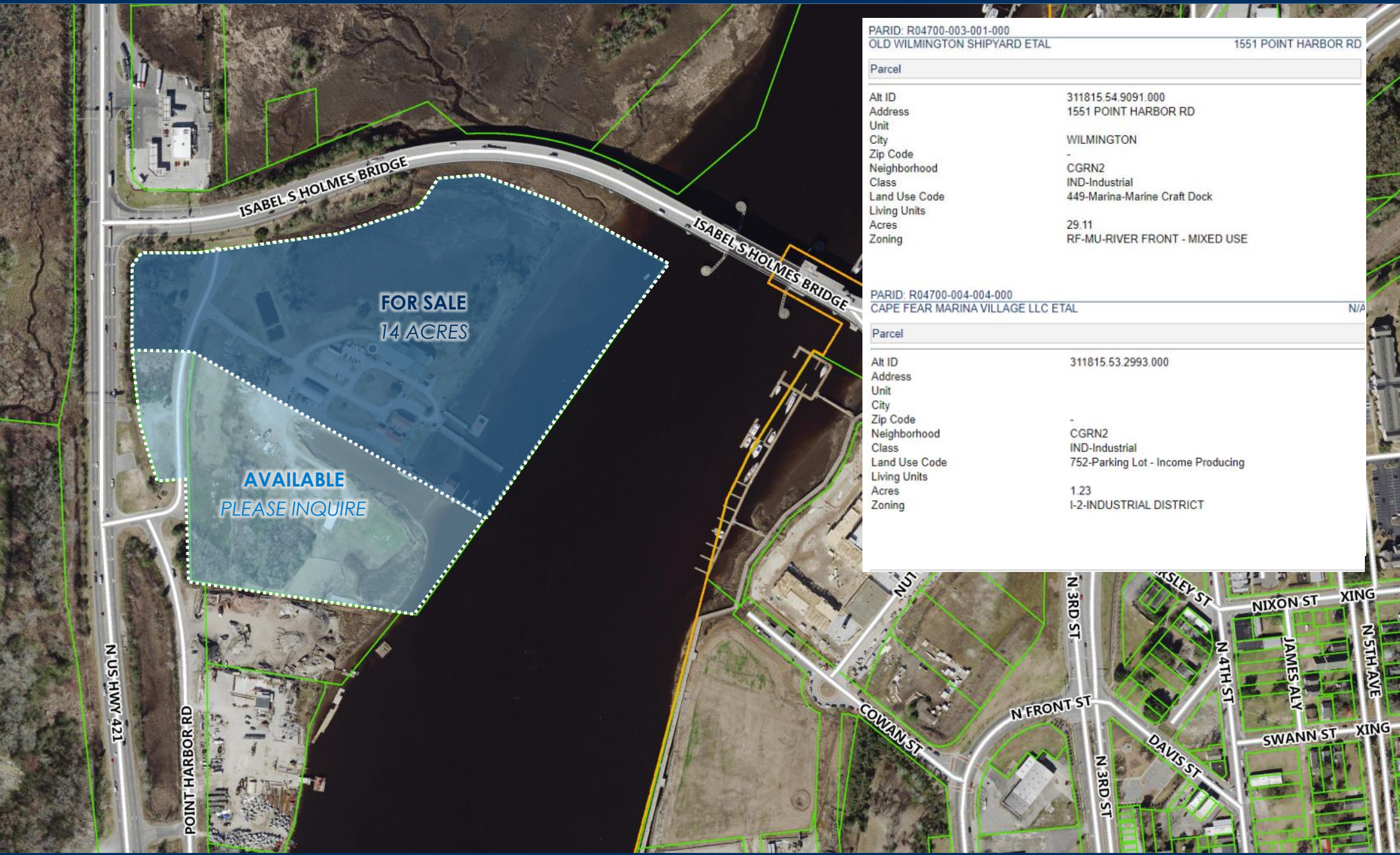
SUMMARY

Located on the Cape Fear River in Wilmington, NC, the Subject consists of approximately 14 acres that contains over 900 feet of waterfront. The site benefits from tremendous views of downtown Wilmington along with exceptional accessibility and visibility from the Isabella Holmes Bridge and US Hwy 421.

The northern waterfront has experienced tremendous growth in recent years, including the development of several apartment projects, the riverfront amphitheater, and the City's recent purchase of the Thermo Fisher building.

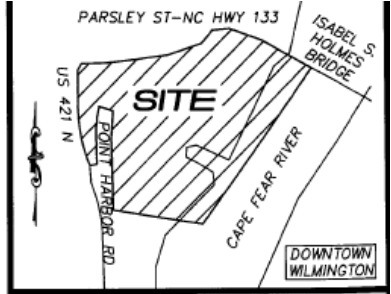
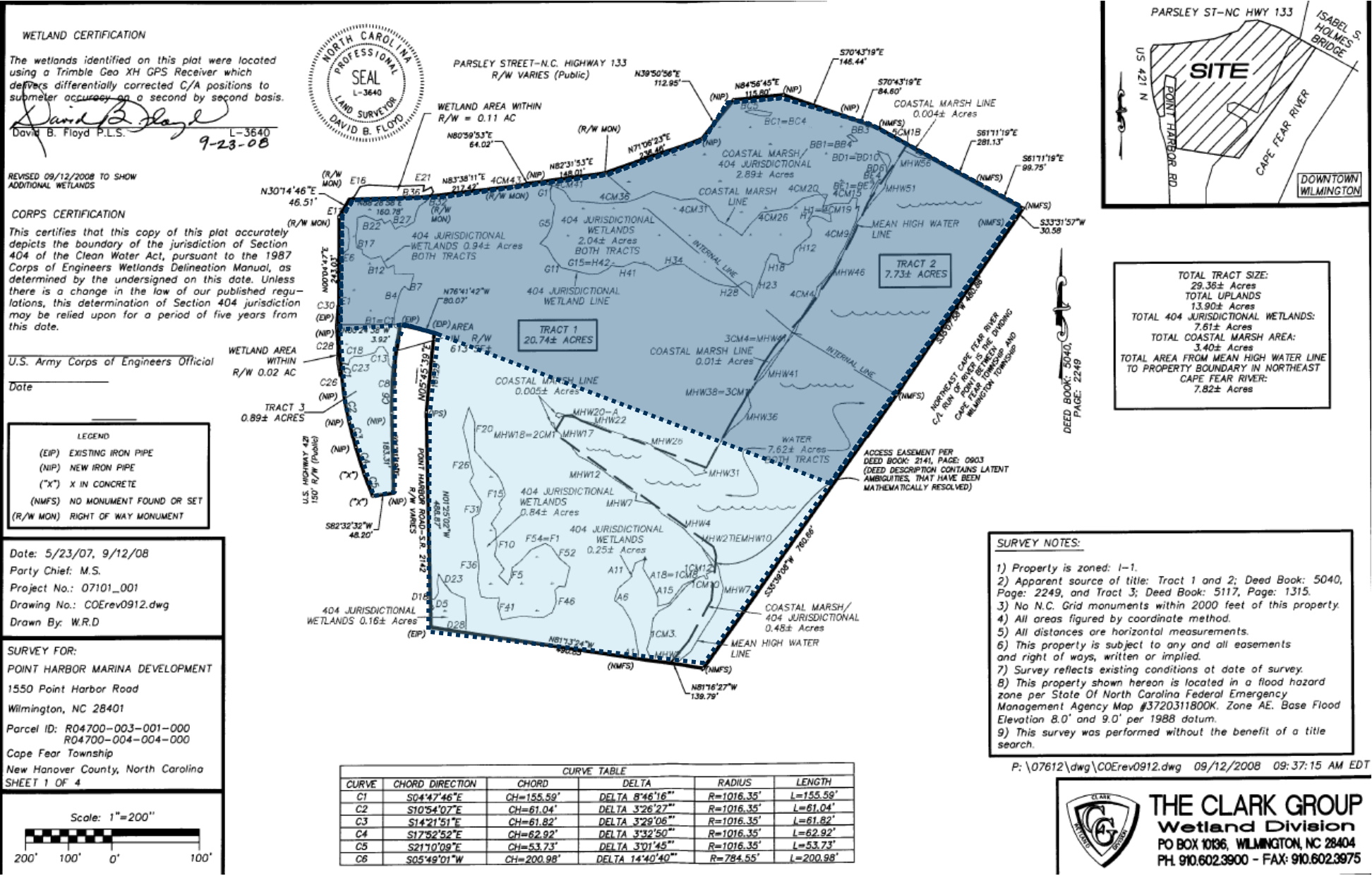
ADDRESS:	1551 Point Harbor Road Wilmington, North Carolina New Hanover County
PARCEL ID:	R04700-003-001-000; R04700-004-004-000
ACREAGE:	± 14 Acres
ZONING:	RF-MU (New Hanover County), which is a mixed-use designation that permits a variety of commercial, retail, and high-density residential / multifamily. A portion is also zoned I-1 and I-2., as further outlined on page 8.
WETLANDS:	See Page 6
UTILITIES:	Sewer - at the site (force main) Water - at Terminal Road (approx. 2,500' to the north)
FLOOD ZONE:	AE-9
IMPROVEMENTS:	Multiple buildings, totaling over 15k SF of warehouse and office. In addition, there are two piers located on the property that are over 440' linear feet combined.
CAMA PERMIT:	There is an approved CAMA Major permit to construct twenty-one wet boatslips (25'-30' in length each) as well as a 200 slip enclosed drystack storage building. See Page 7
LEASES:	There are several short-term leases on the Property.
TRAFFIC COUNTS:	49,765 VPD (January 2023) on Isabel S. Holmes Bridge <i>*Wilmington Urban Area Metropolitan Planning Organization (WMPO)</i>
PRICE:	\$5,995,000
SELLER:	Old Wilmington Shipyard, LLC and Holmesbridge, LLC Cape Fear Marina, LLC

GIS AERIAL



PARID: R04700-003-001-000	
OLD WILMINGTON SHIPYARD ETAL	1551 POINT HARBOR RD
Parcel	
Alt ID	311815.54.9091.000
Address	1551 POINT HARBOR RD
Unit	
City	WILMINGTON
Zip Code	-
Neighborhood	CGRN2
Class	IND-Industrial
Land Use Code	449-Marina-Marine Craft Dock
Living Units	
Acres	29.11
Zoning	RF-MU-RIVER FRONT - MIXED USE
PARID: R04700-004-004-000	
CAPE FEAR MARINA VILLAGE LLC ETAL	N/A
Parcel	
Alt ID	311815.53.2993.000
Address	
Unit	
City	
Zip Code	-
Neighborhood	CGRN2
Class	IND-Industrial
Land Use Code	752-Parking Lot - Income Producing
Living Units	
Acres	1.23
Zoning	I-2-INDUSTRIAL DISTRICT

SURVEY & FORMER WETLANDS



TOTAL TRACT SIZE:
29.36± Acres
TOTAL UPLANDS
13.90± Acres
TOTAL 404 JURISDICTIONAL WETLANDS:
7.61± Acres
TOTAL COASTAL MARSH AREA:
3.40± Acres
TOTAL AREA FROM MEAN HIGH WATER LINE
TO PROPERTY BOUNDARY IN NORTHEAST
CAPE FEAR RIVER:
7.82± Acres

WETLAND CERTIFICATION
The wetlands identified on this plat were located using a Trimble Geo XH GPS Receiver which delivers differentially corrected C/A positions to submeter accuracy on a second by second basis.
David B. Floyd
David B. Floyd P.L.S. L-3640
9-23-08



REVISED 09/12/2008 TO SHOW ADDITIONAL WETLANDS
CORPS CERTIFICATION
This certifies that this copy of this plat accurately depicts the boundary of the jurisdiction of Section 404 of the Clean Water Act, pursuant to the 1987 Corps of Engineers Wetlands Delineation Manual, as determined by the undersigned on this date. Unless there is a change in the law or our published regulations, this determination of Section 404 jurisdiction may be relied upon for a period of five years from this date.

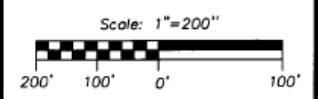
U.S. Army Corps of Engineers Official
Date

LEGEND

- (EIP) EXISTING IRON PIPE
- (NIP) NEW IRON PIPE
- (X) X IN CONCRETE
- (NMFS) NO MONUMENT FOUND OR SET
- (R/W MON) RIGHT OF WAY MONUMENT

Date: 5/23/07, 9/12/08
Party Chief: M.S.
Project No.: 07101_001
Drawing No.: COErev0912.dwg
Drawn By: W.R.D.

SURVEY FOR:
POINT HARBOR MARINA DEVELOPMENT
1550 Point Harbor Road
Wilmington, NC 28401
Parcel ID: R04700-003-001-000
R04700-004-004-000
Cape Fear Township
New Hanover County, North Carolina
SHEET 1 OF 4



CURVE TABLE

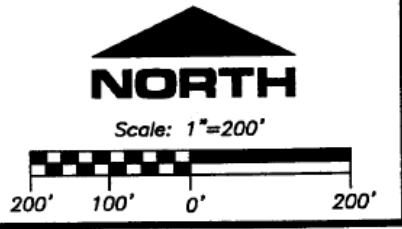
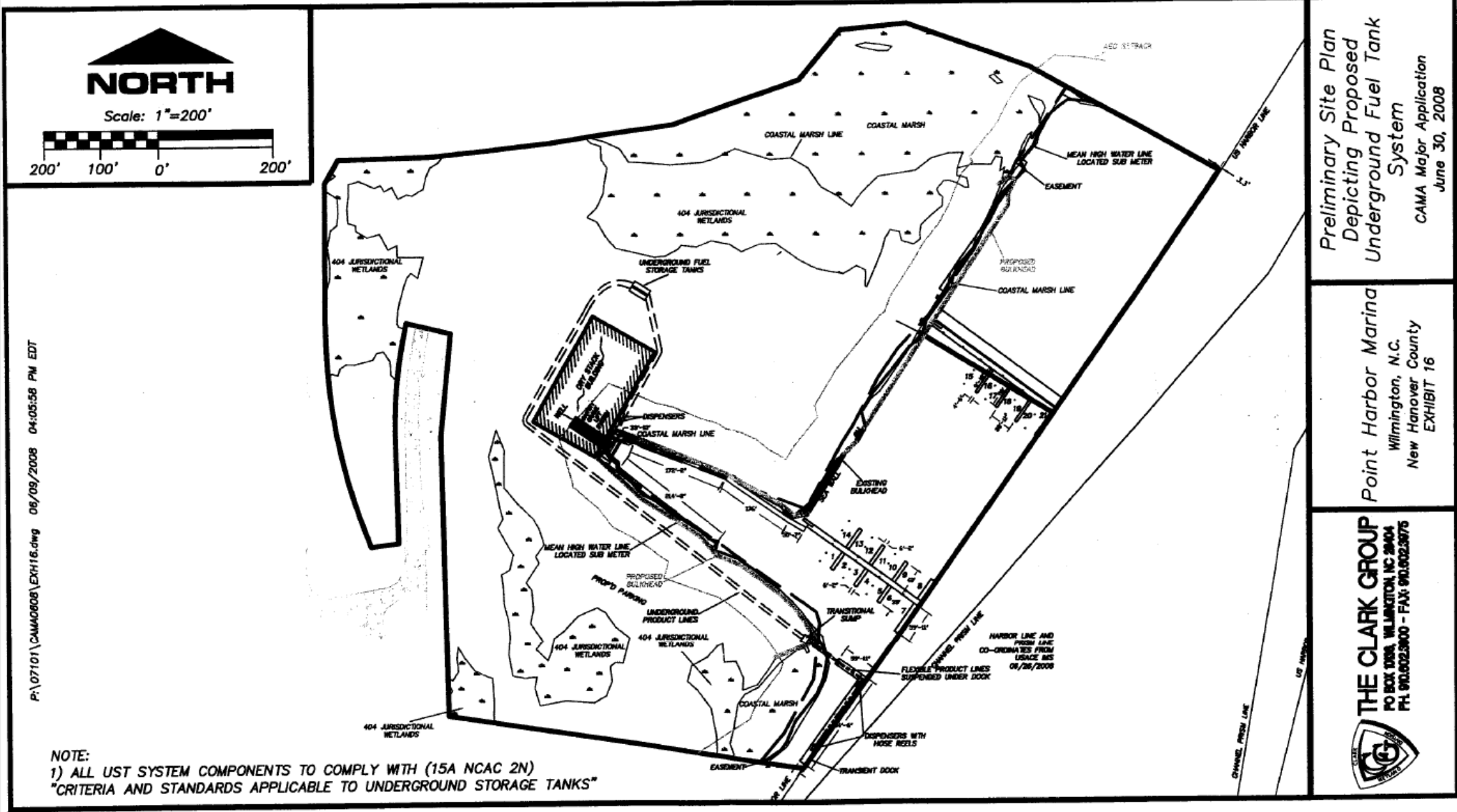
CURVE	CHORD DIRECTION	CHORD	DELTA	RADIUS	LENGTH
C1	S04°47'46"E	CH=155.59'	DELTA 8°46'16"	R=1016.35'	L=155.59'
C2	S10°54'07"E	CH=61.04'	DELTA 3°26'27"	R=1016.35'	L=61.04'
C3	S14°21'51"E	CH=61.82'	DELTA 3°29'06"	R=1016.35'	L=61.82'
C4	S17°52'52"E	CH=62.92'	DELTA 3°32'50"	R=1016.35'	L=62.92'
C5	S21°10'09"E	CH=53.73'	DELTA 3°01'45"	R=1016.35'	L=53.73'
C6	S05°49'01"W	CH=200.98'	DELTA 14°40'40"	R=784.55'	L=200.98'

- SURVEY NOTES:**
- 1) Property is zoned: I-1.
 - 2) Apparent source of title: Tract 1 and 2; Deed Book: 5040, Page: 2249, and Tract 3; Deed Book: 5117, Page: 1315.
 - 3) No N.C. Grid monuments within 2000 feet of this property.
 - 4) All areas figured by coordinate method.
 - 5) All distances are horizontal measurements.
 - 6) This property is subject to any and all easements and right of ways, written or implied.
 - 7) Survey reflects existing conditions at date of survey.
 - 8) This property shown hereon is located in a flood hazard zone per State Of North Carolina Federal Emergency Management Agency Map #3720311800K, Zone AE, Base Flood Elevation 8.0' and 9.0' per 1988 datum.
 - 9) This survey was performed without the benefit of a title search.

P: 07612\dwg\COErev0912.dwg 09/12/2008 09:37:15 AM EDT

THE CLARK GROUP
Wetland Division
PO BOX 10136, WILMINGTON, NC 28404
PH. 910.602.3900 - FAX: 910.602.3975

CAMA PERMIT



P:\07101\CAMA0608\EXH16.dwg 06/09/2008 04:05:58 PM EDT

NOTE:
1) ALL UST SYSTEM COMPONENTS TO COMPLY WITH (15A NCAC 2N)
"CRITERIA AND STANDARDS APPLICABLE TO UNDERGROUND STORAGE TANKS"

Preliminary Site Plan
Depicting Proposed
Underground Fuel Tank
System
CAMA Major Application
June 30, 2008

Point Harbor Marina
Wilmington, N.C.
New Hanover County
EXHIBIT 16

THE CLARK GROUP
PO BOX 1088, WILMINGTON, NC 28404
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ZONING MAP



AERIAL VIEW



AERIAL VIEW



KEY

1 SAWMILL POINT APARTMENTS 278 Units
2 ISABEL HOLMES BRIDGE 49,765 VPD (Jan'23)
3 FLATS ON FRONT 273 Units
4 LIVE OAK BANK PAVILION City Park w/ 6,800-Person Live Nation Amphitheater
5 CITY BLOCK APARTMENTS 168 Units
6 CITY OF WILMINGTON / THERMO FISHER 12-story Office Building + 1,537 Spaces
7 PIER 33 APARTMENTS 275 Units + 25K SF Retail + 745 Parking Spaces
8 WILMINGTON CONVENTION CENTER 107K SF Convention Center + 578 Parking Spaces

SUBJECT

ISABEL HOLMES BRIDGE

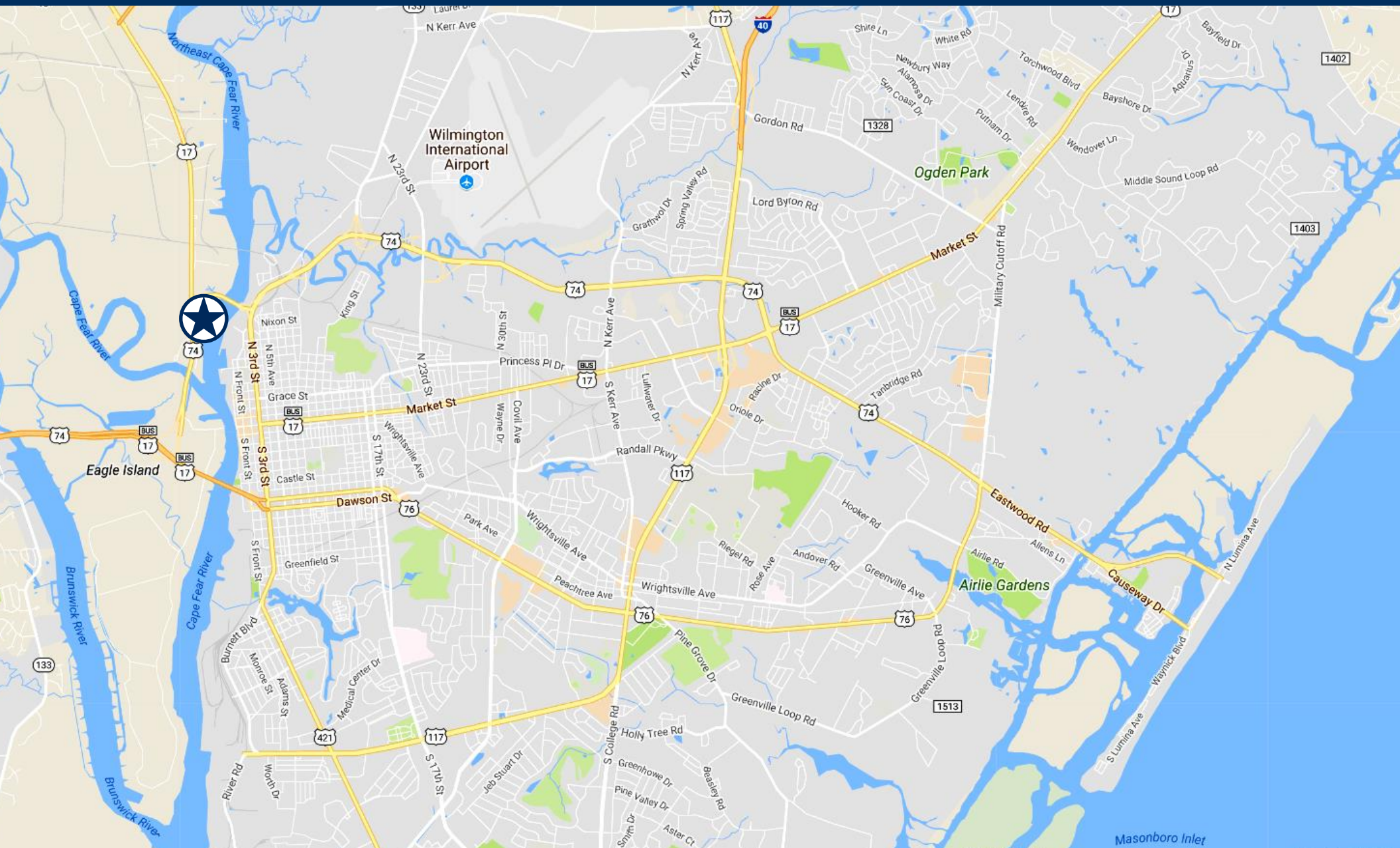
PROPERTY PHOTOS



EXISTING IMPROVEMENTS



LOCATION MAP





Cape Fear Commercial is a boutique commercial real estate firm based in Wilmington, North Carolina. We specialize in providing targeted brokerage, property & facilities management, and development services.

For over 20 years, our team of elite professionals has helped owners, users, developers and investors successfully navigate the real estate market. We are consistently recognized as an industry leader for the unique perspective we bring to every project.

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