

FOR SALE: INFILL DEVELOPMENT SITE

64,033 SF AT THE CORNER OF WOOSTER & 3RD

WILMINGTON, NORTH CAROLINA



CONTACTS

Paul S. Loukas

PARTNER & BROKER-IN CHARGE

910.344.1008 DIRECT

paul@capefearcommercial.com

Lizzie Hawkins

BROKER

910.322.4114 DIRECT

lizzie@capefearcommercial.com

Julia Eckel

BROKER

910.899.6660 DIRECT

jeckel@capefearcommercial.com



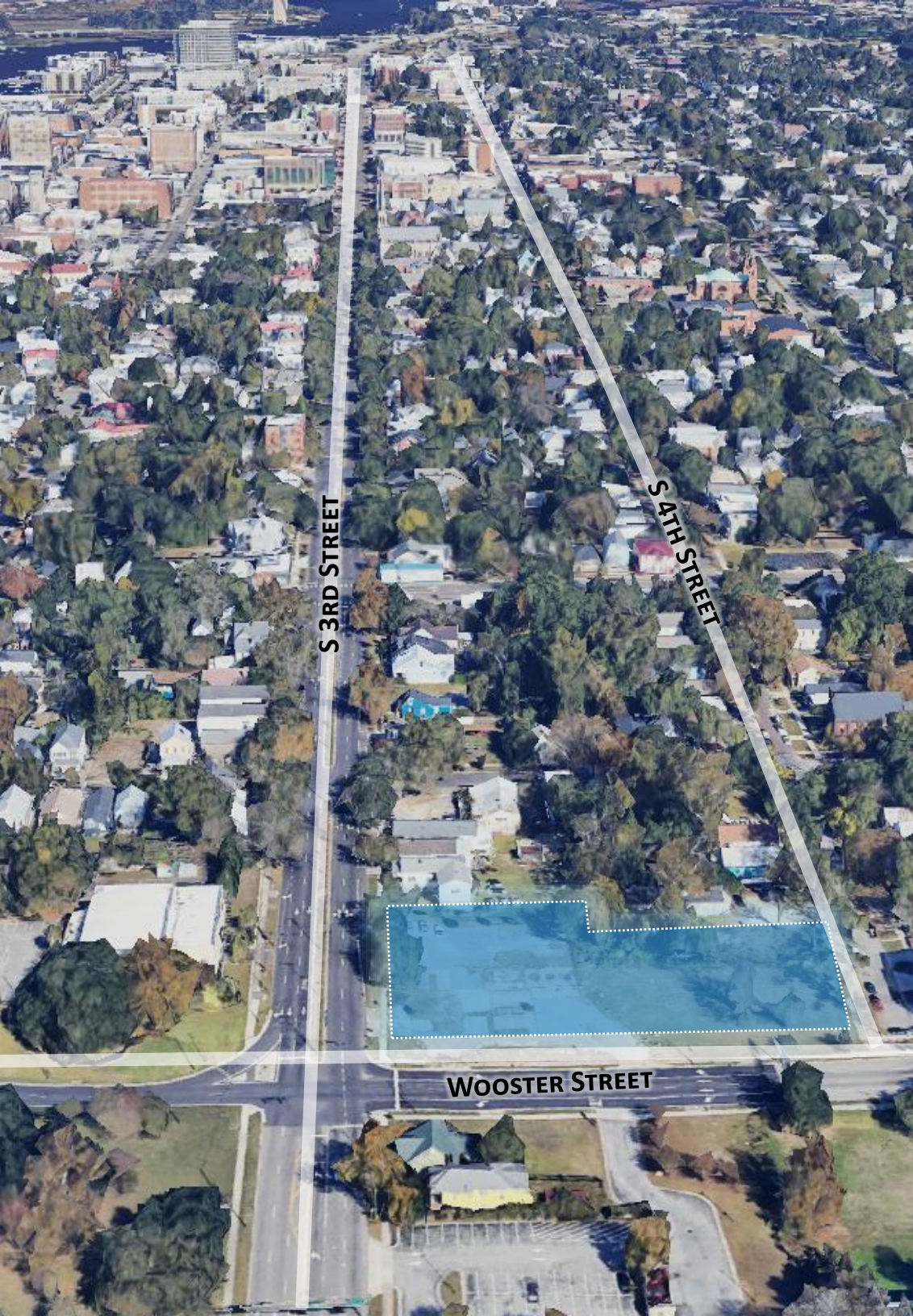
102 Autumn Hall Drive, Suite 210

Wilmington, North Carolina 28403

910.344.1000 Phone

910.344.1020 Fax

capefearcommercial.com



SUMMARY

Located between 3rd and 4th Streets in downtown Wilmington, the Subject is a $\pm 64,033$ square foot (± 1.47 acre) parcel located at the foot of the Cape Fear Memorial Bridge.

The property is situated within walking distance of the scenic Riverwalk, Greenfield Lake Park & Amphitheater, and the vibrant South Front District, home to popular dining destinations such as Benny's Big Time, Satellite Bar & Lounge, and Block Taco. The site also benefits from proximity to the city's dynamic employment base, including New Hanover Regional Medical Center, and numerous retail, dining, and cultural destinations in the historic downtown district.

NOTE

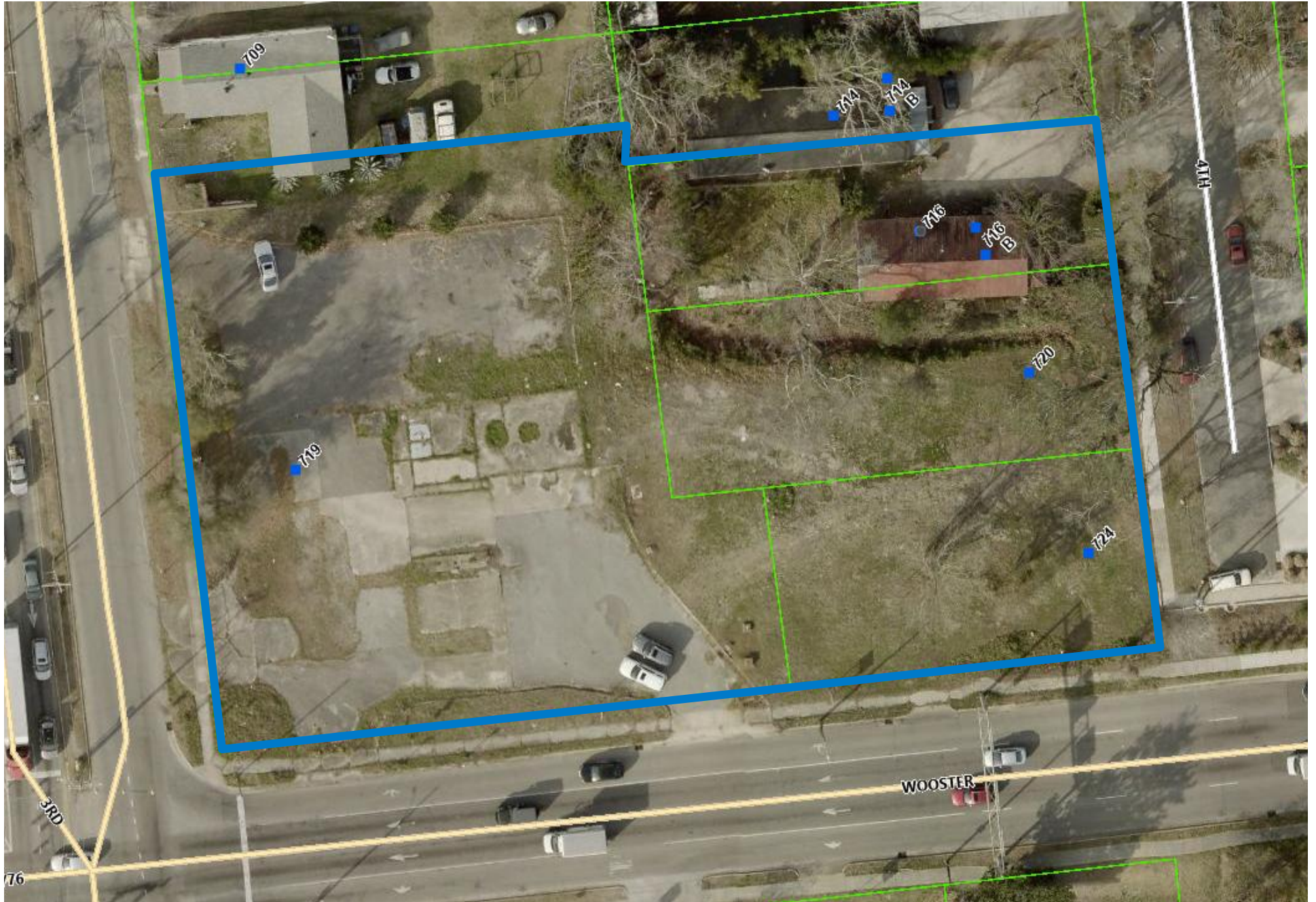
While the site is well-suited for various retail and commercial uses, entitlement and design work has begun for a multifamily project (115 units).

ADDRESS:	3rd & Wooster 716, 719, 720, and 724 South 4th Street Wilmington, NC 28401 New Hanover County
PARCEL ID:	R05409-018-009-000, R05409-018-006-00, R05409-018-008-000, & R05409-018-007-000
LAND SIZE:	$\pm 64,033$ SF (± 1.47 acres)
ZONING:	UMX - City of Wilmington
PRICING:	\$1,850,000, as-is

MARKET AERIAL



GIS AERIAL



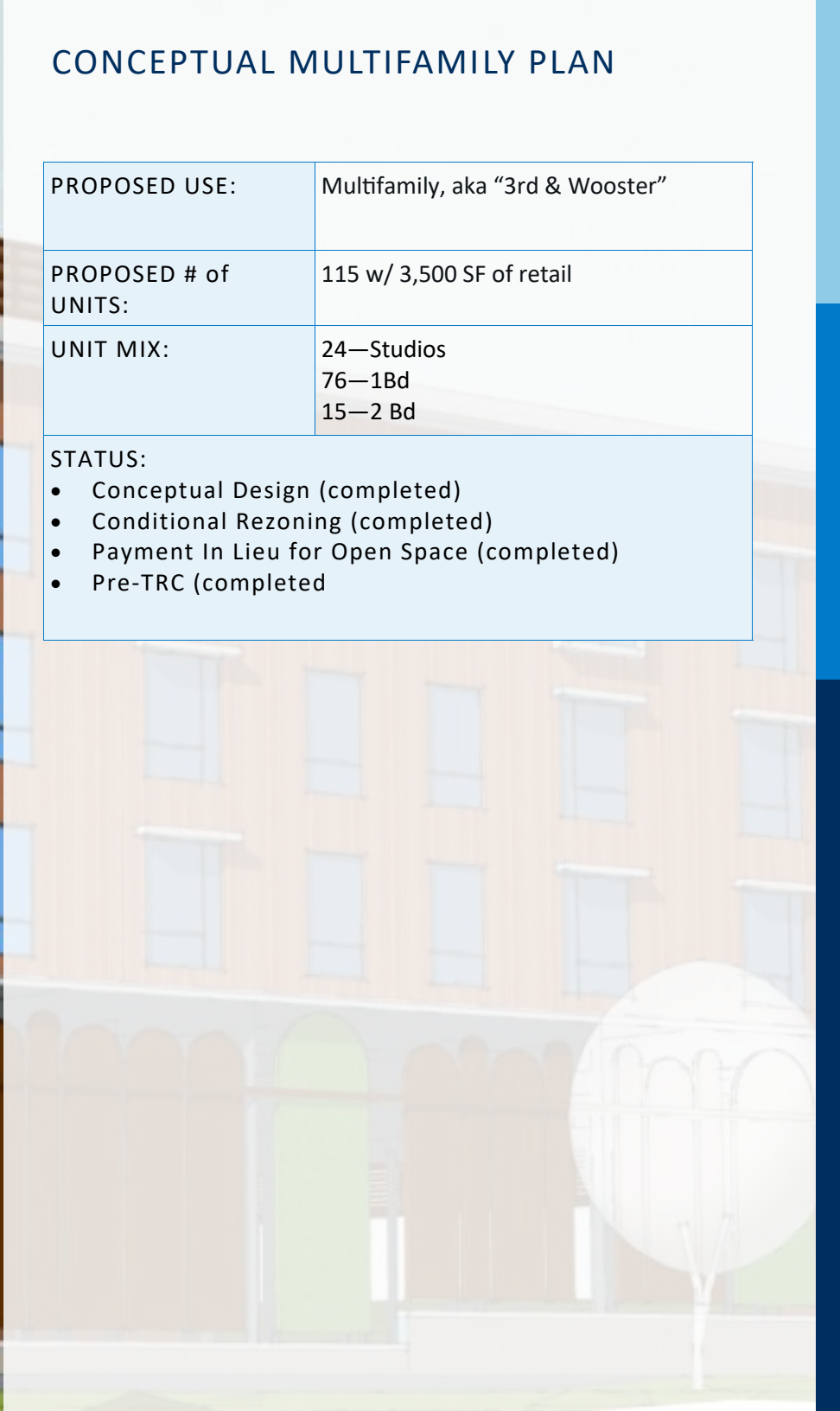
GIS ZONING MAP (CITY OF WILMINGTON)



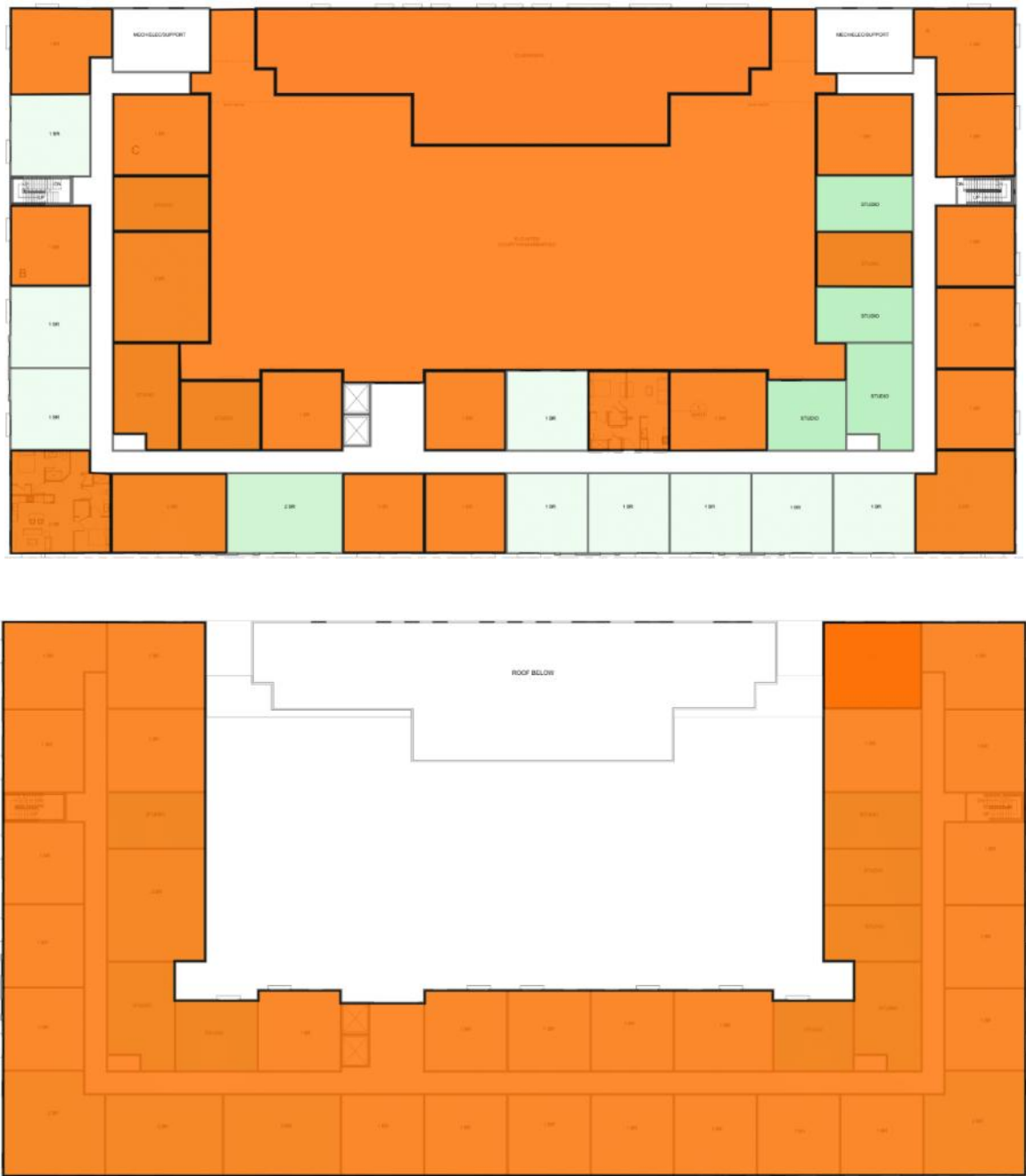


CONCEPTUAL MULTIFAMILY PLAN

PROPOSED USE:	Multifamily, aka "3rd & Wooster"
PROPOSED # of UNITS:	115 w/ 3,500 SF of retail
UNIT MIX:	24—Studios 76—1Bd 15—2 Bd
STATUS: <ul style="list-style-type: none">• Conceptual Design (completed)• Conditional Rezoning (completed)• Payment In Lieu for Open Space (completed)• Pre-TRC (completed)	



FLOOR PLAN-FIRST & SECOND FLOOR





DEMOGRAPHICS



95,081
POPULATION
WITHIN A 5-MILE RADIUS

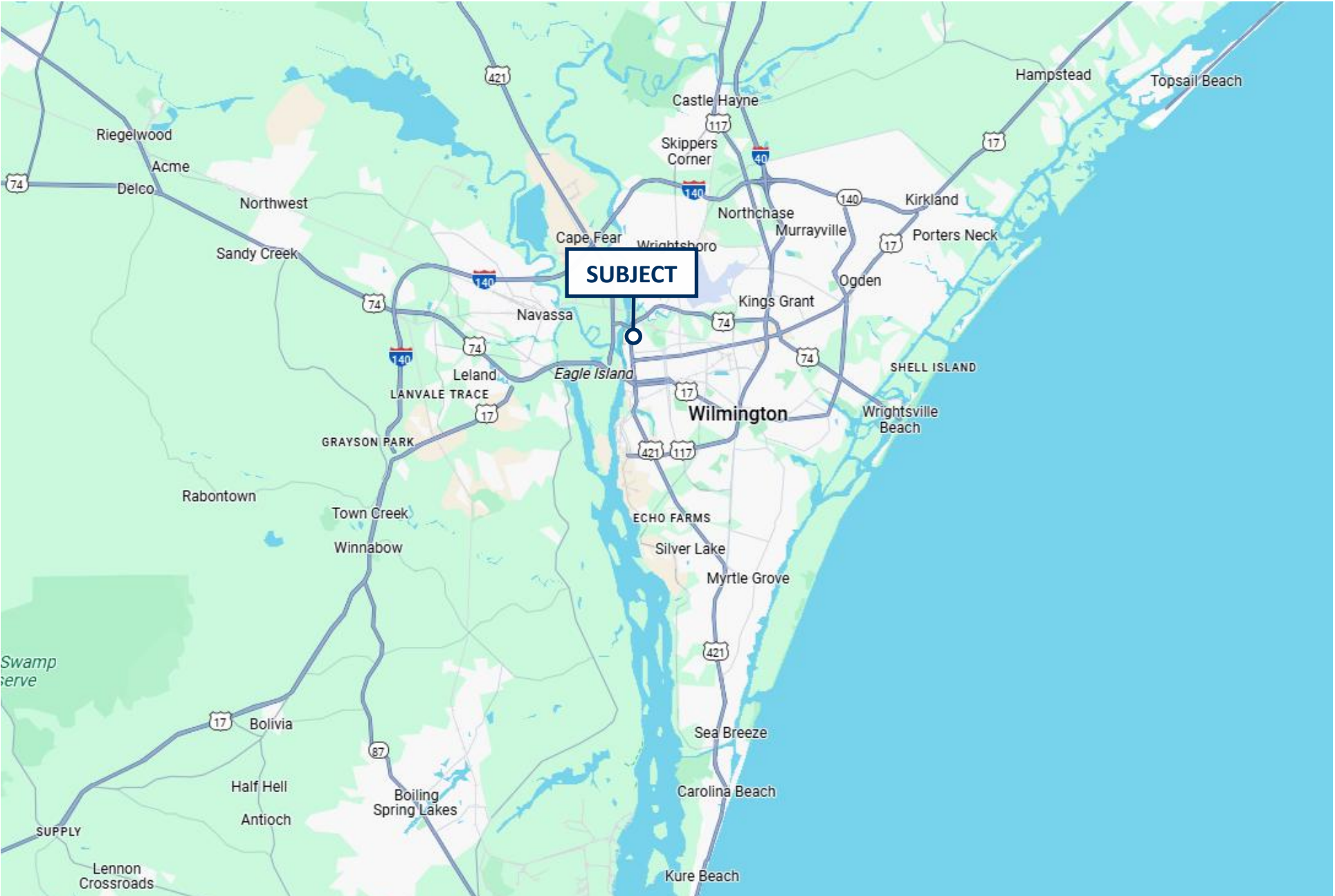


\$85,361
AVERAGE HOUSEHOLD INCOME
WITHIN A 1-MILE RADIUS



1.68%
EXPECTED POPULATION GROWTH BY 2029
WITHIN A 5-MILE RADIUS

LOCATION MAP



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