8 Acres - Industrial Land - Perc Test in Hand

204 David Ct, Castle Hayne, NC 28429

Listing ID: 30236937 Status: Active

Property Type: Vacant Land For Sale

Possible Uses: Industrial Gross Land Area: 4.13 - 8.30 Acres Sale Price: \$49,000 Per Acre Sale Terms: Cash to Seller

Overview/Comments

Perc Test shows preliminary support for 1,350 gallons per day septic system. That would support nearly 54 office workers.

Located just at the end of Crowatan Rd on David Court. Adjacent uses include a two-story office building about 10.000 SF. This property is two parcels of land about 4 acres each. This site is just north of downtown Wilmington in Castle Hayne, NC. This site is in close proximity to the on/off ramp of I-140. Located at the end of Crowatan Rd, directly across from GE. Directions: take Hermitage Road to Crowatan Road make a right ... site is at the end of Crowatan. Optimum location with easy access to I-140. I-40. Porters Neck, Leland, Brunswick County, Pender County and beyond.



General Information

I-1-INDUSTRIAL DISTRICT New Hanover Zoning: Taxing Authority: R02500-002-032-000 Cash to Seller Sale Terms: Tax ID/APN: Industrial, Other Possible Uses:

Area & Location

Crowatan Road and Hermitage Road Castle Hayne Road Largest Nearby Street: Property Located Between: Good 775 Feet of Frontage: Property Visibility: (4.13) TRACT A CROWATAN PTNRP PT BLUE COVE 13.000 Traffic/Vehicle Count: Legal Description: HWY 140, US 17 FD (4.17) TRACT B CROWATAN PTNRP PT BLUE Highway Access: COVE FD Wilmington International Airport Airports:

Land Related 775 **Development Name:** Lot Frontage: 813

Long Family Properties Topography: Lot Depth:

Zoning Description The I-2 Industrial District is established as a heavy industrial zone to provide for a variety of industrial uses which frequently require large storage areas and no minimum lot size. The I-2 Heavy Industrial district is established to protect public health, safety, comfort, convenience and the general welfare and to protect the economic base of the City as well as the value of real estate, by regulating industrial development in appropriate locations. This district is suitable for areas guided to industrial development in the Comprehensive Plan.

Location

Address: 204 David Ct, Castle Hayne, NC 28429

County: New Hanover MSA: Wilmington



4922 Randall Parkway Suite D Wilmington, NC 28403 WWW.ECCRENC.COM 0: 910.399.4602

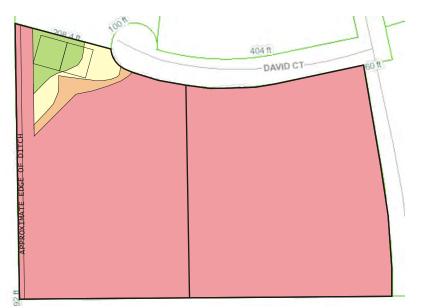
F: 910.399.4675

PRELIMINARY SOIL SUITABILITY MAP

OF

204 & 208 David Ct.

CASTLE HAYNE AREA - NEW HANOVER COUNTY - NORTH CAROLINA



Boundary Map Source: New Hanover County GIS Online

TRACTS TOTAL ~ 8.3 ac.

SCALE 1" = 200'

LEGEND



PROVISIONALLY SUITABLE SOILS FOR ON-SITE WASTE TREATMENT WITH SHALLOW CONVENTIONAL AND CONVENTIONAL SEPTIC SYSTEMS. EST. SEASONAL HIGH WATER TABLE >30 INCHES. EST. PERMEABILITY <30 MIN/IN. LTAR= 0.8 GAL/DAY/SQFT (WAKULLA SOILS)



PROVISIONALLY SUITABLE SOILS FOR ON-SITE WASTE TREATMENT WITH LOW-PROFILE CHAMBER, LOW PRESSURE PIPE, AND SHALLOW FILL-MOUND SEPTIC SYSTEMS. EST. SEASONAL HIGH WATER TABLE 20-30 INCHES. EST. PERMEABILITY <30 MIN/IN. LTAR= 0.8 GAL/DAY/SQFT (SEAGATE SOILS)



PROVISIONALLY SUITABLE FOR ON-SITE WASTE TREATMENT WITH FILL-MOUND AND PRETREATMENT SEPTIC SYSTEMS. SOME OF THESE AREAS MAY BE QUESTIONED BY THE NEW HANOVER COUNTY HEALTH DEPARTMENT. EST. SEASONAL HIGH WATER TABLE 12-20 INCHES. EST. PERMEABILITY < 30 MIN/IN. LTAR= 0.8 GAL/DAY/SQFT (SEAGATE SOILS)



UNSUITABLE SOILS FOR ON-SITE WASTE TREATMENT DUE TO A SEASONAL HIGH WATER TABLE OF <12 INCHES. (STALLINGS & TORHUNTA SOILS)

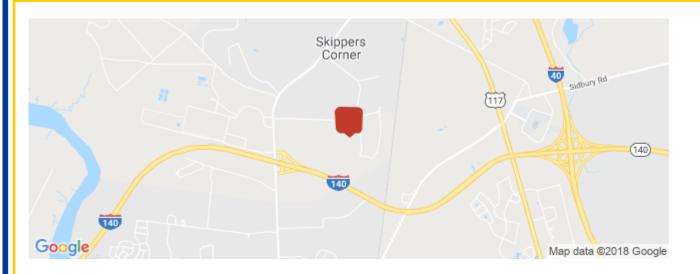
FOR PRELIMINARY PLANNING PURPOSES ONLY

THIS IS NOT A SURVEY.
SOIL LINES ARE PACED AND APPROXIMATE.
THERE WILL BE INCLUSIONS OF PINK MAPPING UNIT
WITHIN THE GRAY AND ORANGE MAPPING UNIT.

NEEDHAM ENVIRONMENTAL. INC.

July 13, 2018

DRAWN BY: JTG



Property Images



Land





Highlighted Parcel & Access to highway



Property Contacts



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