

# 2.37 Acres of CB Land at Traffic Controlled Intersection

3735 Carolina Beach Road, Wilmington, NC 28412



Listing ID: 30562621  
 Status: Active  
 Property Type: Vacant Land For Sale  
 Possible Uses: Hospitality, Retail  
 Gross Land Area: 2.37 Acres  
 Sale Price: \$1,250,000  
 Unit Price: \$527,426 Per Acre  
 Sale Terms: Cash to Seller



## Overview/Comments

This property is strategically located at the Corner of Independence Blvd and Carolina Beach Road (Highway 421). This property is adjacent to the senior center (in rear) and next to the New Circle K.

The property sits across from the Food Lion Center (North West Corner).

Across the street is a proposed development for Harris Teeter (South East Corner) and to the North is the new Pointe at Barclay and Mixed Use Center.

Access Points from Independence Blvd and Carolina Beach Road are available and already in place.

Stormwater Pond in place has capacity. Water retention for up to 38,000SF +/- impervious surface area is already included in the price.

Utilities have capacity however for your exact intended use, it is recommend to check with the utilities provider to ensure capacity is present for your use.

This is a highly visible property has 339 feet of frontage on Carolina Beach Road and sits just off the corner with traffic light.

## General Information

Tax ID/APN: 312511.57.0254.000, 312510.47.9366.000  
 Possible Uses: Hospitality, Retail, Retail-Pad, Self Storage  
 Zoning: CB  
 Sale Terms: Cash to Seller

## Area & Location

Property Located Between:	Independence Blvd and Carolina Beach Road	Feet of Frontage:	339
Property Visibility:	Excellent	Highway Access:	Direct to Highway 421 or Carolina Beach Road.
Legal Description:	Lot 3 Independence Ventures LLC DIV	Airports:	ILM
Largest Nearby Street:	Independence Blvd/Carolina Beach Road	Site Description:	Wooded Lot, ready for site work and development.

Area Description: Closest Airport Name: New Hanover Regional (ILM) Closest Highway Name: On the North East corner of Independence Blvd. and Carolina Beach Rd.

## Land Related

Lot Frontage:	187	Easements Description:	Mutual access easements back to Independence and CB Road for all parcels.
Lot Depth:	348	Available Utilities:	Electric, Water, Sewer, Storm Drain, Cable, Broadband, Internet Access
Zoning Description:	CB	Water Service:	Municipal
Topography:	Level	Sewer Type:	Municipal
Easements:	Ingress/Egress		



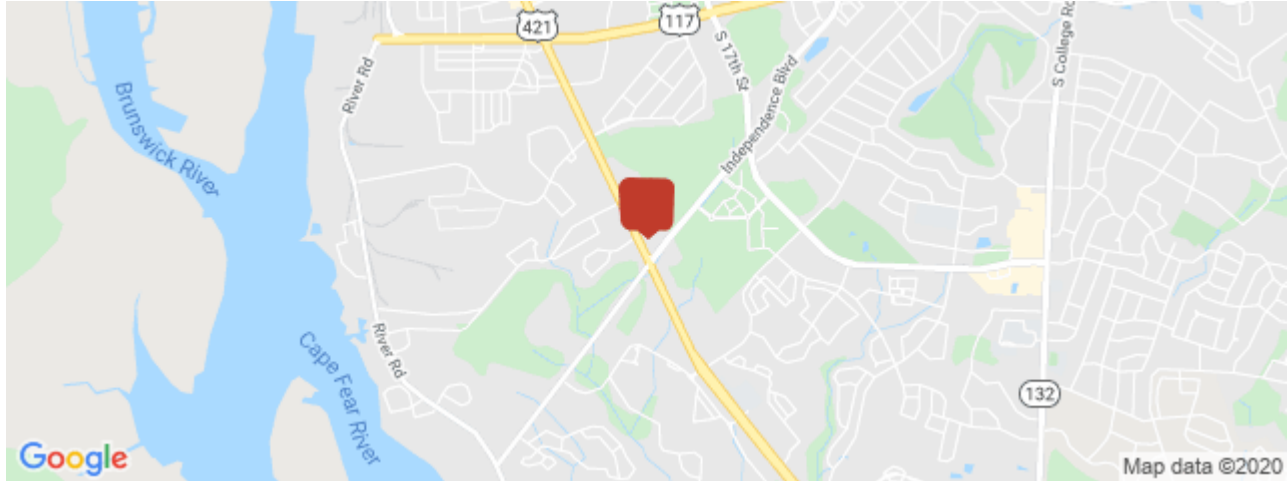
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All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

## Location

Address: 3735 Carolina Beach Road, Wilmington, NC 28412  
County: New Hanover  
MSA: Wilmington



## Property Images



## Property Contacts



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