

10,000 SqFt +/- Urban Mixed Use Land For Sale

801 S 4th St, Wilmington, NC 28401



Listing ID: 30744529
 Status: Active
 Property Type: Vacant Land For Sale
 Possible Uses: Multi-Family, Residential (Single Family)
 Gross Land Area: 9,553 - 10,000 SF
 Sale Price: \$179,000
 Sale Terms: Cash to Seller



Overview/Comments

9600 SqFt +/- lot zoned Urban Mixed Use located at the corner of Wooster and S 4th St. in the Opportunity Zone. One block from the proposed Starbucks and the recently re-built Burger King. The Pearl and Mini Pearl across the street have demonstrated strong rental history since opening over the past 12-24 months. Survey attached - NOTE: City's easement is negotiable in exchange for a well designed project, especially in exchange for workforce housing. With a commercial use component, zoning allows unlimited density. Seller has marketable title policy and is the listing broker. Water taps are onsite and sewer is at the sidewalk.

More Information Online

<http://www.nccommercialmls.com/listing/30744529>



QR Code

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General Information

Tax ID/APN:	R05409-028-001-000, R05409-028-002-000 & R05409-028-004-000	Zoning:	UMX
Possible Uses:	Multi-Family, Residential (Single Family), Self Storage	Sale Terms:	Cash to Seller

Area & Location

Property Located Between:	Dawson and Wooster Streets	Highway Access:	Great Access to Brunswick County, Hwy 74/76, Hwy 421, Hwy 17, etc.
Property Visibility:	Excellent	Airports:	ILM
Largest Nearby Street:	Wooster Street	Site Description:	High, rolling lot with great visibility.
Traffic/Vehicle Count:	22,000		

Land Related

Lot Frontage:	105	Available Utilities:	Electric, Water, Gas, Sewer, Storm Drain, Cable, Broadband, Internet Access
Lot Depth:	93	Water Service:	Municipal
Topography:	Gently Sloping	Sewer Type:	Municipal
Easements:	Other		
Soil Type:	Sandy		

Zoning Description The urban core of the city, primarily that area within the 1945 corporate limits, contributes to the unique character of the City of Wilmington. The UMX is established to assure an appropriate development pattern is maintained within the 1945 corporate limits through five (5) main objectives: to enhance and preserve existing urban development patterns by encouraging compatible infill and redevelopment; to affect quality design and a variety of built forms of lasting value that result in a pedestrian scale; to provide a mix of housing options; to promote and enhance transit options, particularly those that are pedestrian-oriented, while reducing demand for automobile trips; and to encourage a mix of uses that fosters a sense of community. The district regulations include design elements intended to enhance the urban form, increase neighborhood safety, add flexibility for small, urban lots, and complement the historic built environment. Integrated mixes of uses on development sites and

within individual buildings is encouraged. UMX zoning inside the 1945 corporate limits is intended to reinforce and restore traditional mixed-use patterns in the older parts of Wilmington. UMX zoning outside the 1945 corporate limits is intended to promote mixed-use developments on sites large enough to create a mix of uses within the existing suburban environment. Typically these developments will include creative development and redevelopment solutions such as integrated, vertical mixed use and structured parking. This district is not intended to be applied to the Central Business District (CBD), nor any of the historic districts.

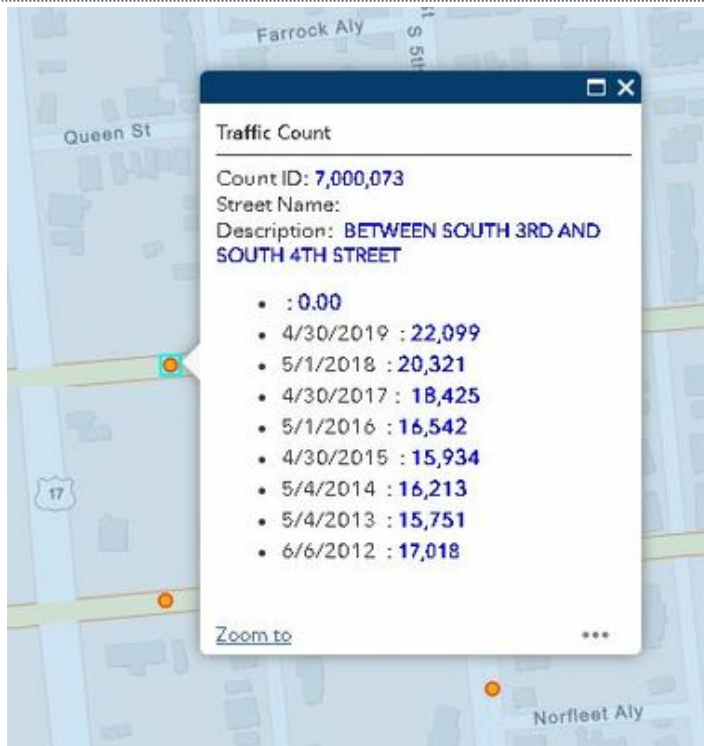
Easements Description City easement for proposed ADA sidewalk. Negotiable with the a well designed project. The city owns the lot across S 4th St where ADA access can be achieved.

Location

Address: 801 S 4th St, Wilmington, NC 28401
 County: New Hanover
 MSA: Wilmington



Property Images



Traffic Counts

Property Contacts



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