

# 3.45 +/- Acres - Development Opportunity

641 Piner Rd, Wilmington, NC 28409



Listing ID: 30749256  
Status: Active  
Property Type: Vacant Land For Sale  
Possible Uses: Hospitality, Multi-Family  
Gross Land Area: 3.45 Acres  
Sale Price: \$1,400,400  
Unit Price: \$405,913 Per Acre  
Sale Terms: Cash to Seller

## Overview/Comments

This Property is located (800 Feet +/- from intersection per mile) form the intersection of Carolina Beach Road and S College Road. Located across from the Village at Myrtle Grove Retail Shops.

The property sits on Piner road adjacent to Multifamily, Myrtle Gove Middle School, across from Myrtle Grove Christian Academy and is a major secondary road connecting the Masonboro Loop Rd and Myrtle Grove Rd to College and Carolina Beach Road. The traffic counts by the Wilmington Metropolitan planning organization show 22,039 CPD pass this property. Making it Highly trafficked as secondary road go.

The property is zoned R-15 which would require rezoning for commercial development. Please check with the Zoning Department of New Hanover County for your particular use.

\*\* Please note that the DOT is making changes to the intersection of College and Carolina Beach which may or may not impact this property, potential purchasers are encouraged to speak with DOT \*\*\*

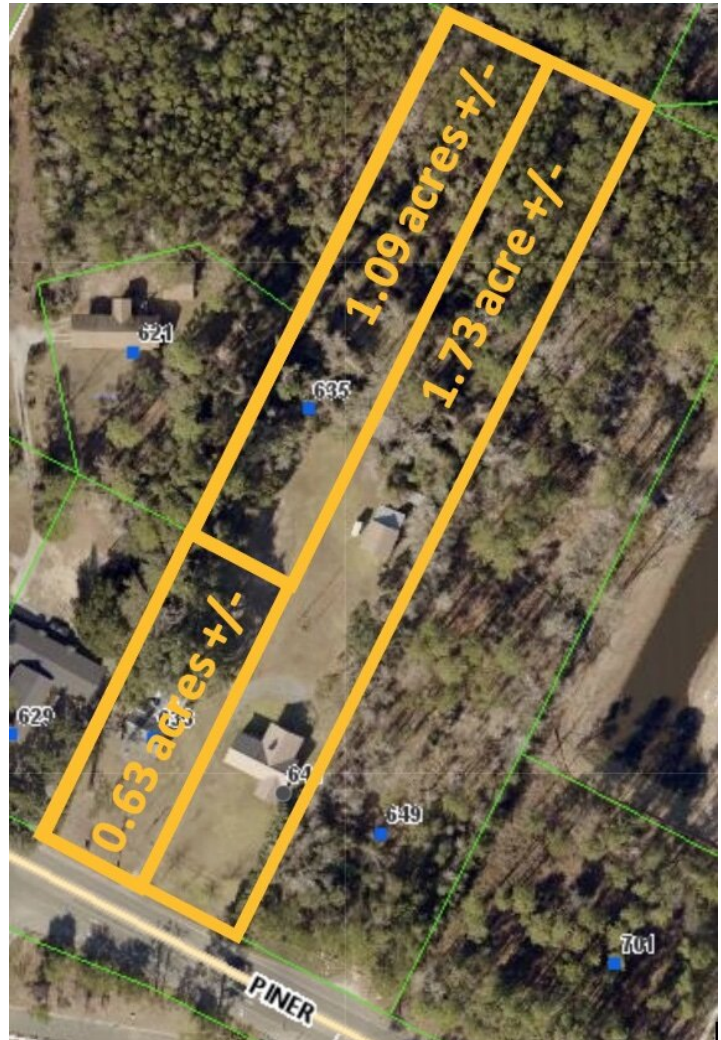
3 parcels for sale being sold together. There are a few houses on the property that add no value, the value is in the land.

641 Piner Rd (1.73 +/- acres)

635 Piner Rd (1.09 +/- acres)

633 Piner Rd (0.63 +/- acres)

1 additional adjacent parcel (2.79 +/- Acres) for sale and can be bought together. listing ID: #30729895



## More Information Online

<http://www.nccommercialmls.com/listing/30749256>

## QR Code

Scan this image with your mobile device:



## General Information

Taxing Authority: New Hanover County  
Tax ID/APN: R07600-002-011-002, R07600-002-011-000, R07600-002-011-001

Possible Uses: Hospitality, Multi-Family, Office, Retail, Retail-Pad, Self Storage  
Zoning: R-15- RESIDENTIAL DISTRICT  
Sale Terms: Cash to Seller

## Area & Location

Property Located Between:	S College Road & Carolina Beach Road Intersection and Myrtle Grove Road	Traffic/Vehicle Count:	22,039
Property Visibility:	Excellent	Highway Access:	Take right, go to light and your on highway 421 ILM (25 min)
Legal Description:	PINER RD PT GRISSON, PT GRISSOM, PT GRISSON	Airports:	Vacant land with trees and a few houses
Largest Nearby Street:	Carolina Beach Road & S College Road Intersection	Site Description:	Monkey Junction Area of New Hanover County / Myrtle Grove area. Retail/Multifamily and Office Corridor.
Feet of Frontage:	188	Area Description:	

## Land Related

Lot Frontage:	188 ft +/-
Lot Depth:	804 ft +/-

**Zoning Description** The purpose of the Residential-15 (R-15) District is established to provide lands that accommodate very low to low density residential development that can serve as a transition between very low density residential development patterns and smaller lot, more dense residential areas of the County. District regulations discourage development that substantially interferes with the quiet residential and recreational nature of the district. The property is zoned R-15 which would require rezoning for commercial development. Please check with the Zoning Department of New Hanover County for your particular use.

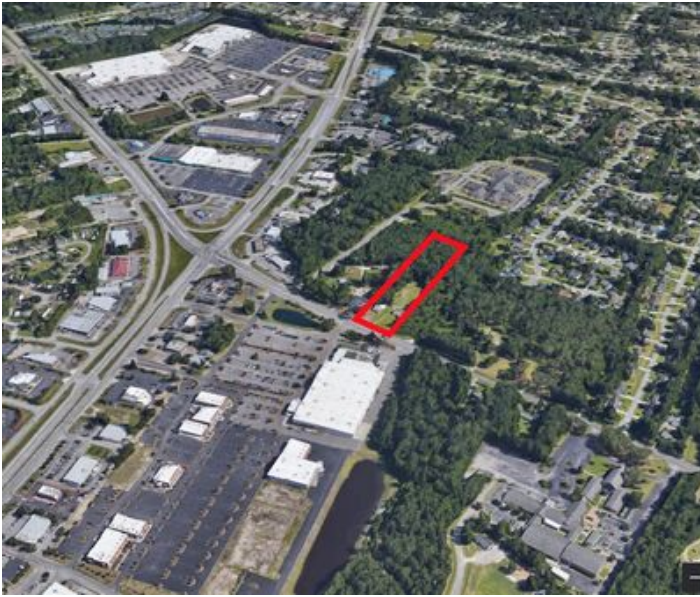
## Location

Address:	641 Piner Rd, Wilmington, NC 28409
County:	New Hanover
MSA:	Wilmington





## Property Images



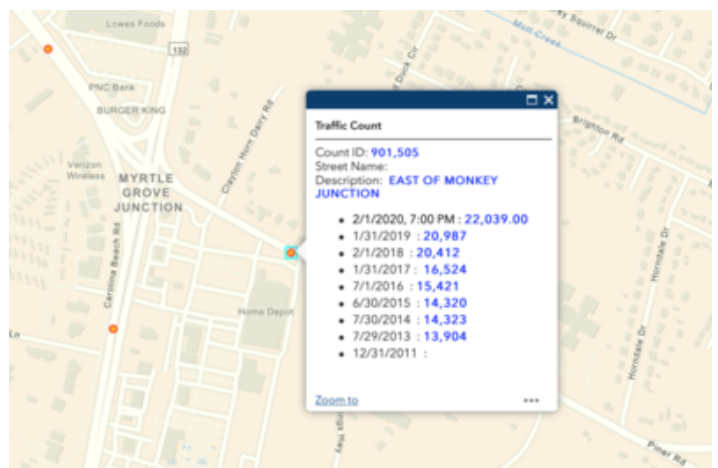
Google Earth- Parcels Outlined



Catalyst Retail Map



Aerial of 3 Parcels



Traffic Counts

## Property Contacts

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