



FOR SALE

## WATERFORD COMMERCIAL - AVAILABLE SITE

Belville, NC 28451

### AREA

Located in the fastest growing county in North Carolina, Brunswick County, just off US Hwy 17 South in Waterford of the Carolinas.

Size: 1.38± Acres

Zoned: BH – Business Highway, by the town of Belville

Price: \$1,100,000

### CONTACT INFO

**Don Harley, Jr**  
910 262 3148  
[don.harley@cbcsuncoast.com](mailto:don.harley@cbcsuncoast.com)

**Mason Watkins**  
704 661 4077  
[mason.watkins@cbcsuncoast.com](mailto:mason.watkins@cbcsuncoast.com)

**COLDWELL BANKER COMMERCIAL  
SUN COAST PARTNERS**  
1430 Commonwealth Drive, Suite 102  
Wilmington, NC 28403  
910.350.1200  
[CBCSUNCOAST.COM](http://CBCSUNCOAST.COM)



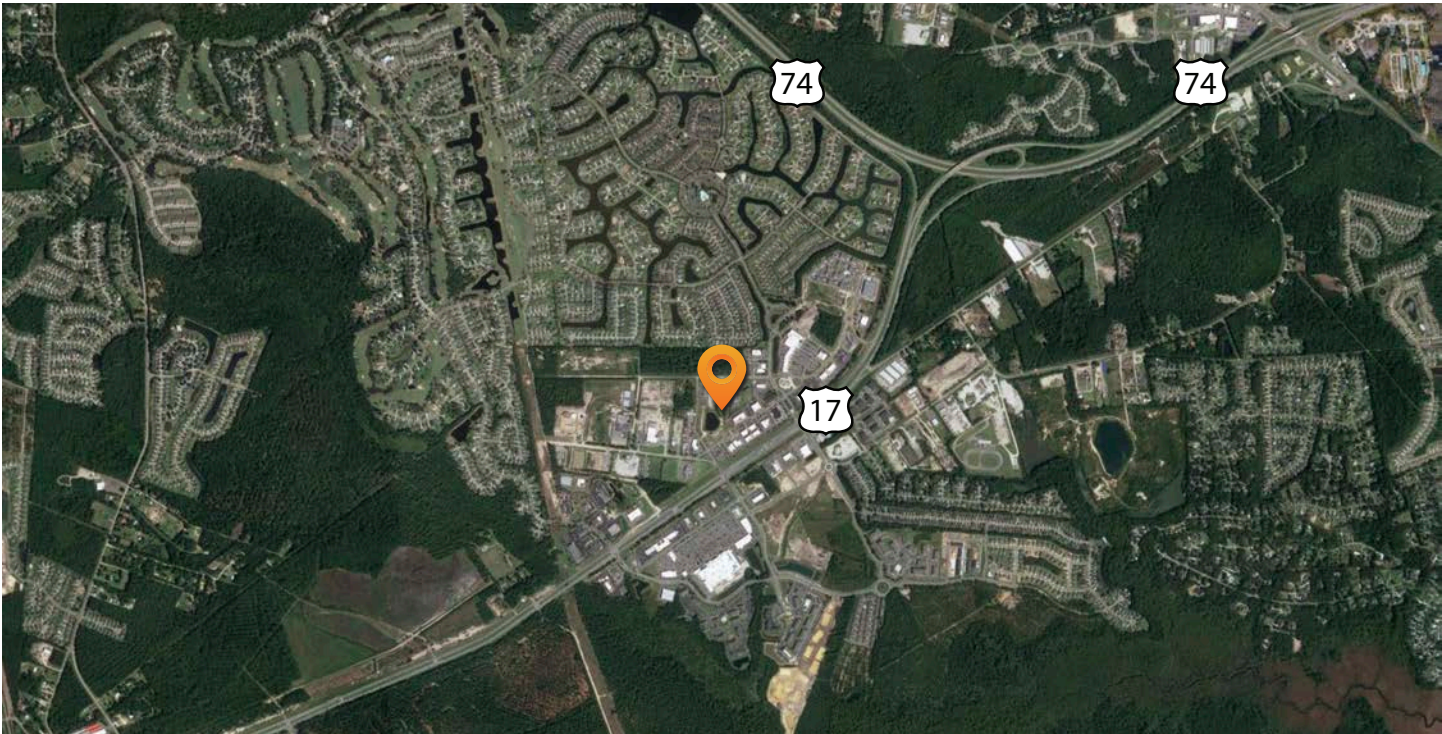
**COLDWELL  
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**PROPERTY OVERVIEW**

1.38 ± acre parcel available in Waterford Business Center on US HWY 17, in Leland, NC. Located in one of the fastest growing areas in the state, this property is in close proximity to many national retailers, dining options, and master planned communities allowing for potential businesses to establish themselves in a vibrant and thriving area. Business Highway (BH) zoning by the Town of Belville supports a wide range of commercial uses.

**OFFERING SUMMARY**

Sale Price:	\$1,100,000
Acreage:	1.38* ± Acres
Zoning:	BH (Belville)

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### WATERFORD BUSINESS CENTER SALES KEY

Lot 10: 1.38 Acres\*  
\$1,100,000



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PROPERTY OVERVIEW



PARCEL	ACREAGE*	PRICE
Lot 10	1.38 Ac	\$1,100,000

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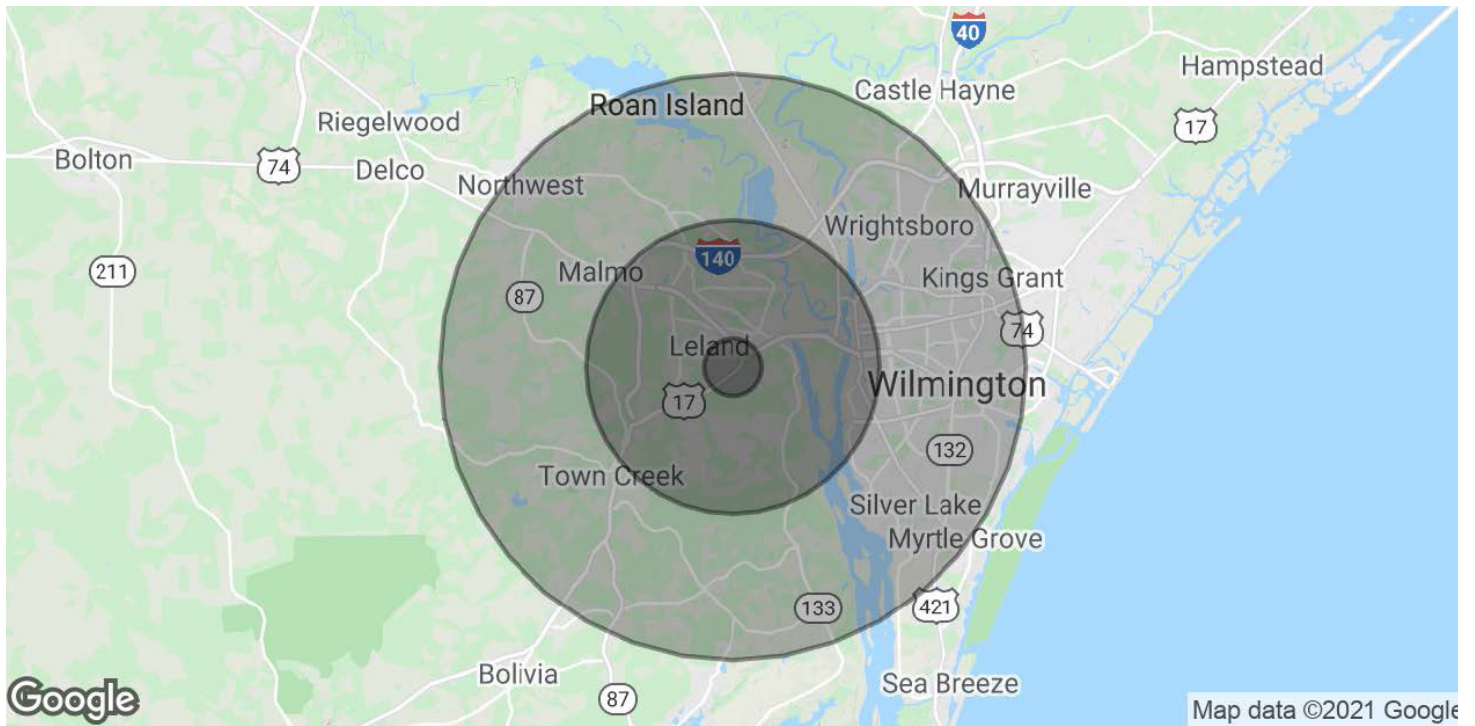
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,500	41,137	182,721
Average age	50.1	44.1	39.9
Average age (Male)	50.7	42.8	38.6
Average age (Female)	51.2	45.7	41.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,046	19,643	85,792
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$79,196	\$66,794	\$65,339
Average House Value	\$272,006	\$243,185	\$203,649

\* Demographic data derived from 2020 ACS - US Census

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### COMMERCIAL BROKER

**Don Harley, Jr**  
910 262 3148  
[don.harley@cbsuncoast.com](mailto:don.harley@cbsuncoast.com)  
NC #158891

### COMMERCIAL BROKER

**Mason Watkins**  
910 350 1200  
[mason.watkins@cbsuncoast.com](mailto:mason.watkins@cbsuncoast.com)  
NC #305575

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COMMERCIAL**

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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.