

CBCSUNCOAST.COM

FOR SALE

4900 HOLLY SHELTER ROAD

\$2,637,000

4900 Holly Shelter Road
Castle Hayne, NC 24429

AVAILABLE SPACE

34.64 ACRES*

AREA

The property is located at the termination of Las Tortugas Drive in Castle Hayne, NC, less than 5 miles north of Wilmington, NC.

CONTACT INFO

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**COLDWELL BANKER COMMERCIAL
SUN COAST PARTNERS**
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Wilmington, NC 28403
910.350.1200



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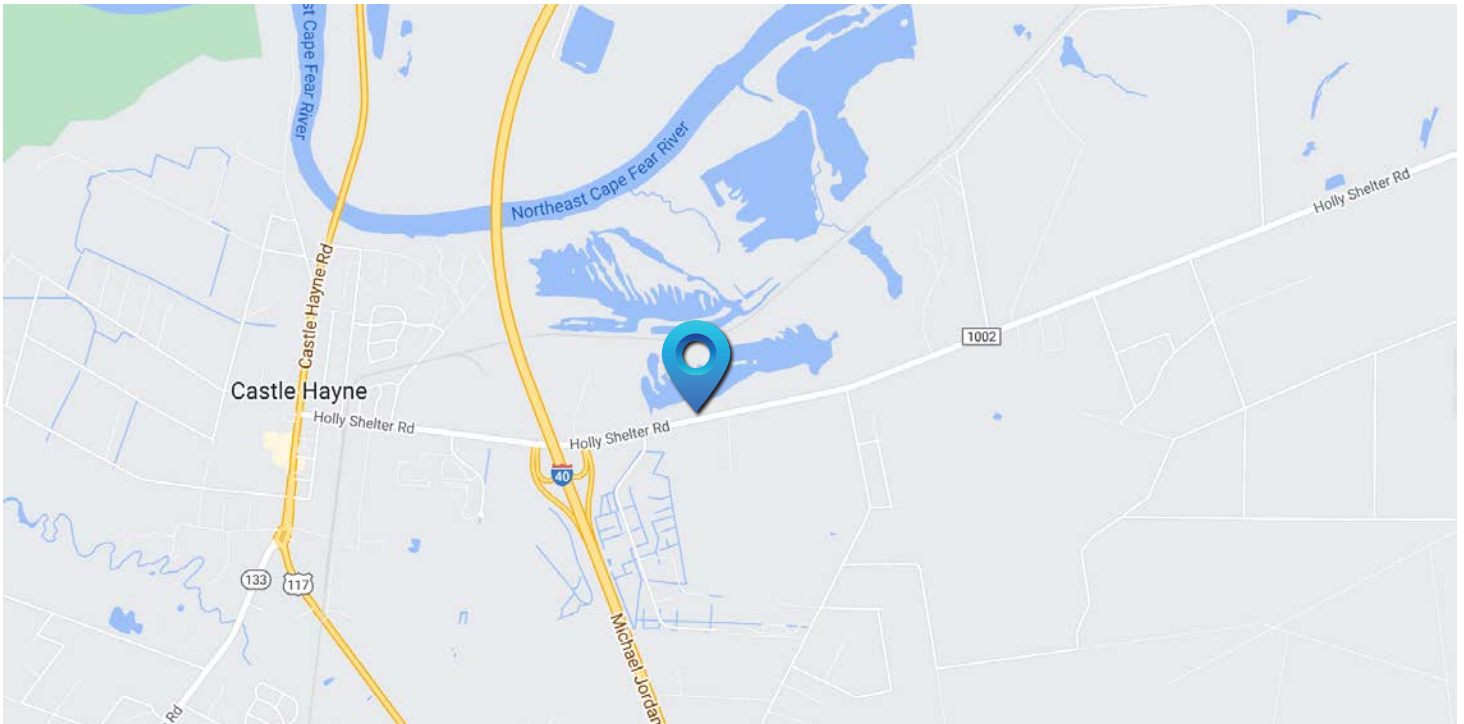
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PROPERTY OVERVIEW

This prime industrial development site is in close proximity to both Interstate 40 and the new I-140 Outer Loop highway network, and is ideal for industrial development. The property is currently accessed through the Island Park commercial subdivision, but has a potential 50' access easement directly to Holly Shelter Road. A subdivision plan has been drafted for the property, and partial development entitlements have been granted.

The site is a total of 34.40 +/- acres*.

Water & Sewer are available through the Cape Fear Public Utility Authority, but would need to be extended from Barbados Boulevard. Electricity by Duke/Progress Energy Carolinas.

OFFERING SUMMARY

Sale Price:	\$2,637,000
Lot Size:	34.64 Acres*
Zoning:	I-1

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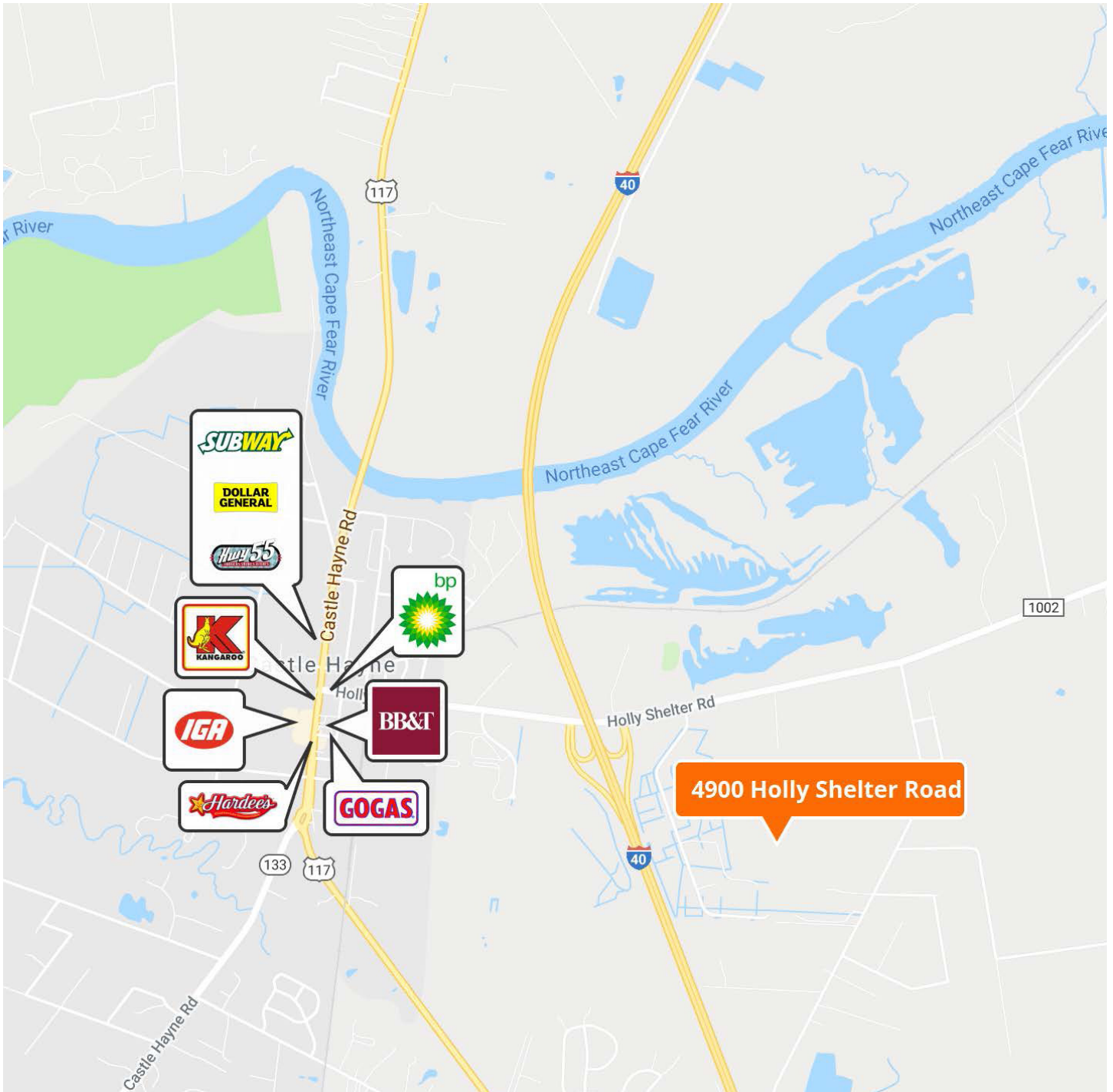
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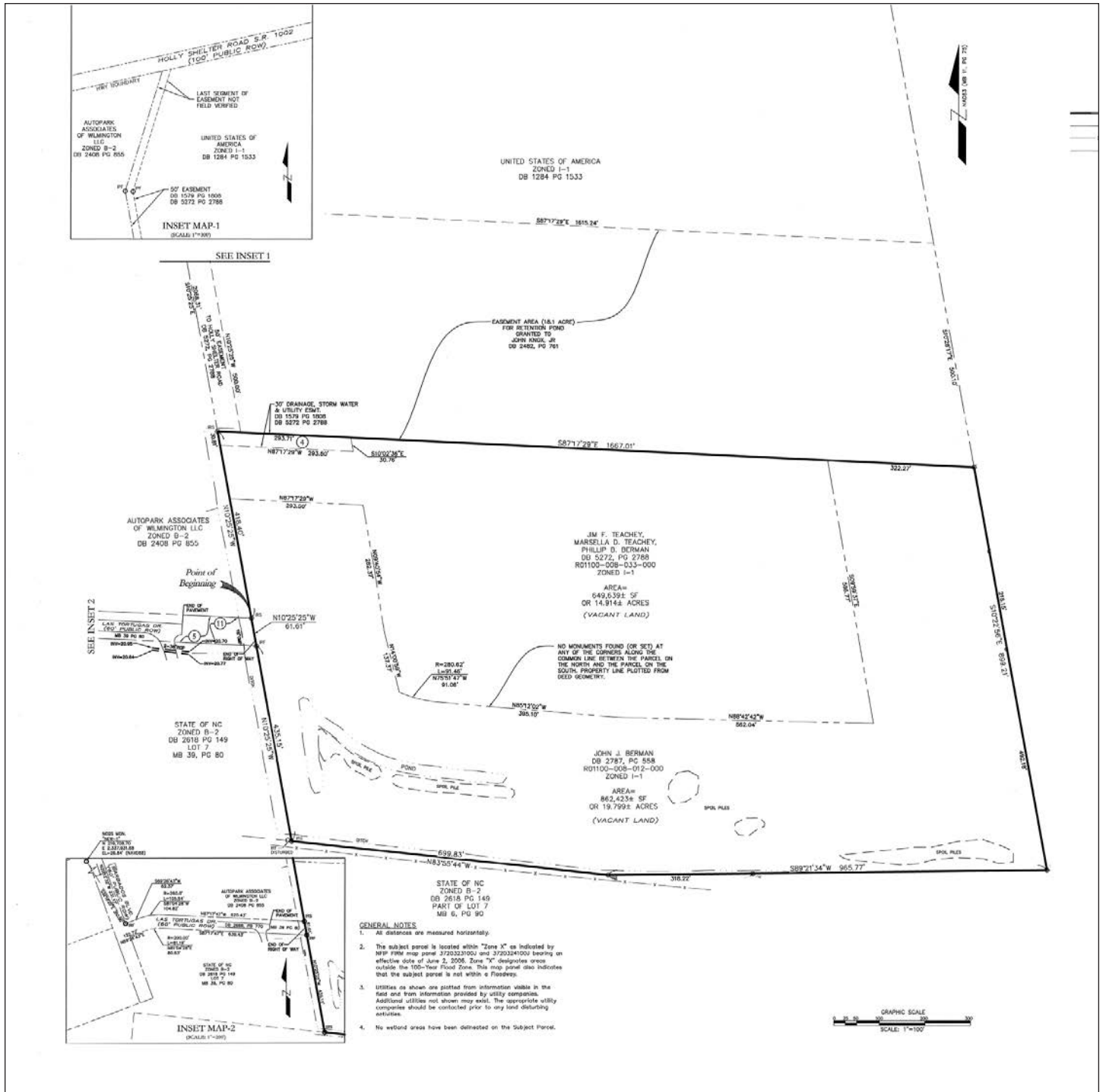
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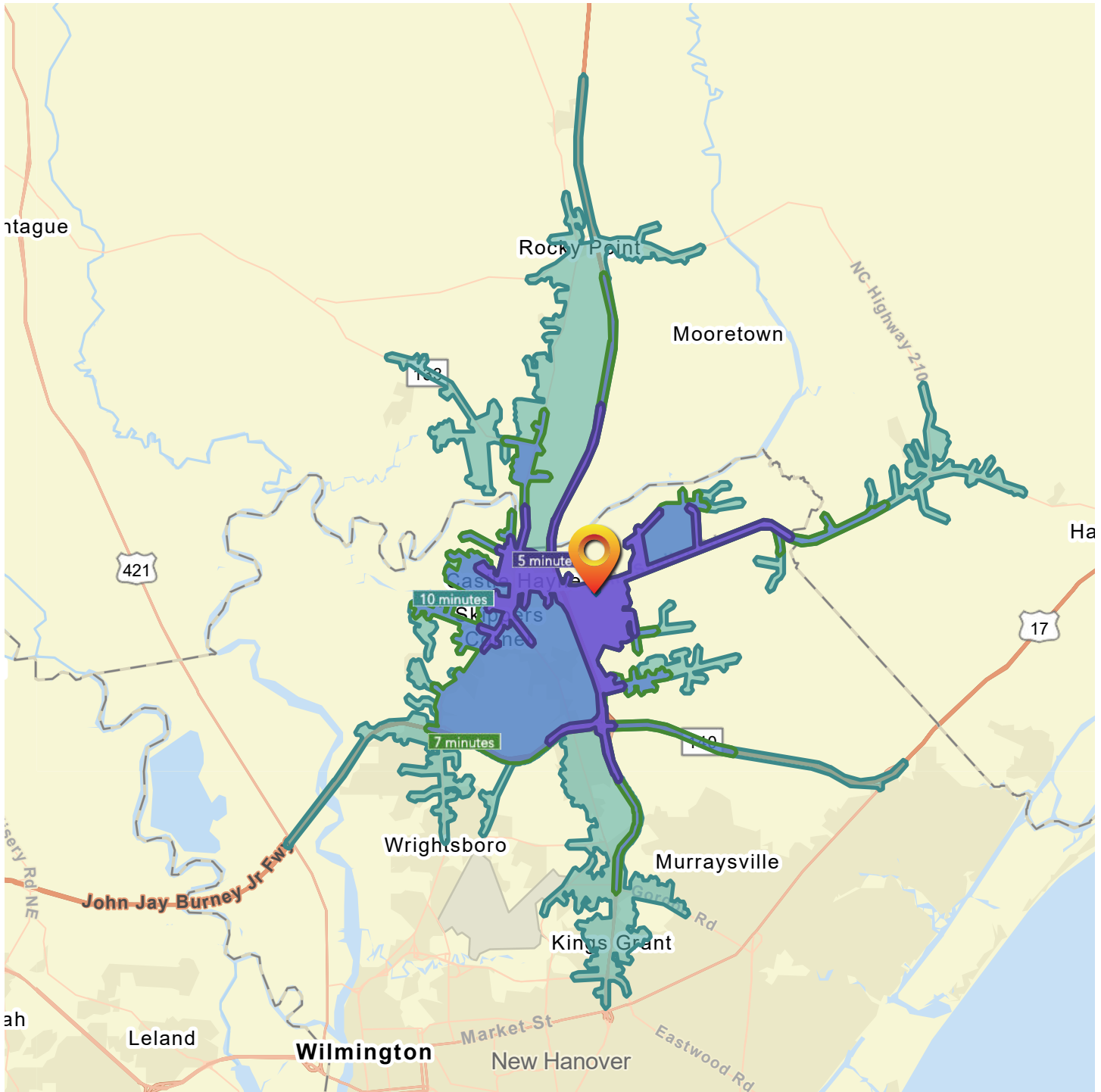


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DRIVE TIMES - 5, 7 & 10 MINUTES

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	869	20,621	150,767
Median age	40.3	38.2	35.7
Median age (Male)	39.2	37.4	35.2
Median age (Female)	41.3	39.2	36.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	342	8,127	63,420
# of persons per HH	2.5	2.5	2.4
Average HH income	\$66,022	\$62,013	\$60,903
Average house value		\$177,170	\$292,908

* Demographic data derived from 2010 US Census

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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.