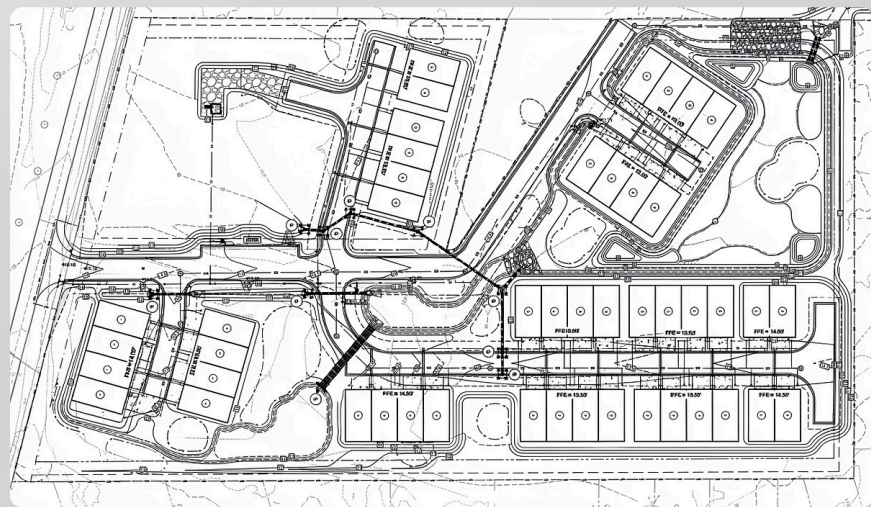




Wilmington - Carolina Beach Construction-Ready Townhome Development

7645 Carolina Beach Rd, Wilmington, NC — 46 Fully Entitled Cottage-Townhome Lots | Permit Ready | CD Complete

SHOVEL-READY OPPORTUNITY

WILMINGTON, NC

Prime Location, Unmatched Potential

Gateway to Pleasure Island

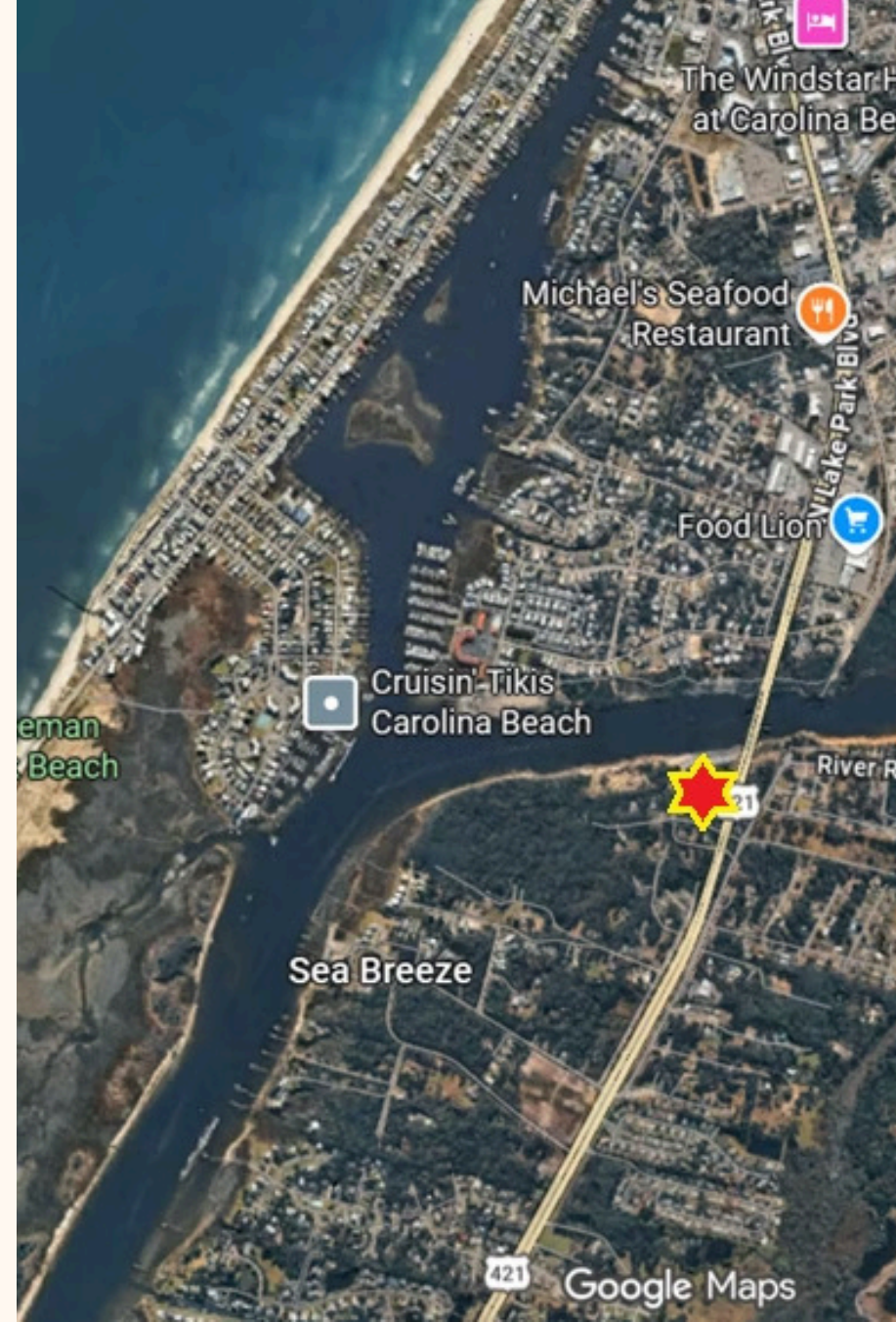
Positioned directly before the Snow Cut Bridge — the primary corridor to Carolina Beach and Kure Beach.

High-Visibility Corridor

Frontage on Carolina Beach Rd, a major thoroughfare with strong daily traffic count to premier coastal destinations.

Booming Coastal Market

Wilmington consistently ranks among the Southeast's fastest-growing cities, fueling intense demand for coastal residential living.



Ready for Immediate Construction



Fully Entitled Land

All governmental approvals and entitlements secured — no waiting, no uncertainty.

CD Construction Design Complete

Detailed architectural and engineering plans finalized and ready for permit submission.

Permit-Ready Site

Streamlined path to breaking ground — dramatically minimizing development timelines.

26' Wide Townhome Lots

46 optimally sized lots designed for efficient, marketable, and desirable townhome units.

Public Utilities Ready

Public water and sewer serviced by Aqua — well already in place for Aqua takeover. Easements secured for sewer and storm connectivity.

Investment Opportunity: Build & Profit



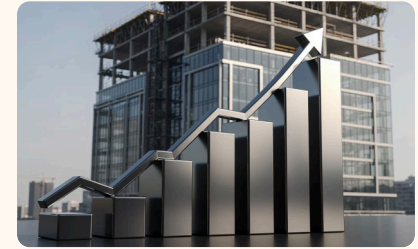
Shovel-Ready for Developers

Purpose-built for builders and developers seeking projects with zero entitlement risk and immediate construction potential.



Coastal Market Advantage

Capitalize on acute housing demand in one of the Southeast's most sought-after coastal markets with limited available inventory.



Rapid ROI Path

Pre-approved status eliminates years of entitlement work — fast-track straight to construction, sales, and returns.

✔ All entitlements secured + CD complete = **significantly de-risked investment** compared to raw or unentitled land.

Coastal Market Advantage: By the Numbers

1

U.S. metro for inbound migration

Wilmington ranked #1 U.S. metro for inbound migration (United Van Lines, 2024)

83%

Inbound Migration Rate

Inbound migration rate, Wilmington MSA (2024)

+42%

5-Year Home Value Appreciation

Carolina Beach 5-year home value appreciation

\$725K

Carolina Beach Median Sale Price

Carolina Beach median sale price (Oct 2025)

97.2%

Sale-to-List Price Ratio

Sale-to-list price ratio, Carolina Beach

5.1

Months of Supply

Current months of supply, Wilmington MSA (Feb 2026)

Demand Outpacing Supply

Active listings in the Wilmington MSA rose 12% YoY to ~3,938 homes (Feb 2026), yet pending sales and closed sales continue to climb. Buyers remain active and price-sensitive — rewarding well-positioned new product.

New Construction Absorption is Strong

Over 2,000 new residential permits were issued in New Hanover County in 2024 alone. 512 new units are currently proposed along Carolina Beach Road — validating the corridor's demand.

Corridor Pricing Supports Townhome Product

Carolina Beach median sale price hit \$725,000 (Oct 2025) with a 97.2% sale-to-list ratio. Townhome-priced product in the \$500K–\$700K range sits in the market's sweet spot.

Secure Your Next Profitable Development

This is a rare, **construction-ready opportunity** in a high-demand coastal corridor. The entitlements are done, the designs are complete, and the permits are ready — all that's missing is your vision.

The Site

46 townhome lots | 26' wide |
7645 Carolina Beach Rd,
Wilmington, NC

The Status

Fully entitled | CD complete |
Permit ready | Shovel-ready

Next Step

Contact us today to review site plans and discuss this exceptional coastal development opportunity.

