



FOR SALE

CBCSUNCOAST.COM



Tract 1  
± 1.26 Acres



Tract 6  
± 1.89 Acres



ANSLEY PARK OUT PARCELS - TRACTS 1 & 6

4544 Fairview Dr.,  
Wilmington, NC 28412

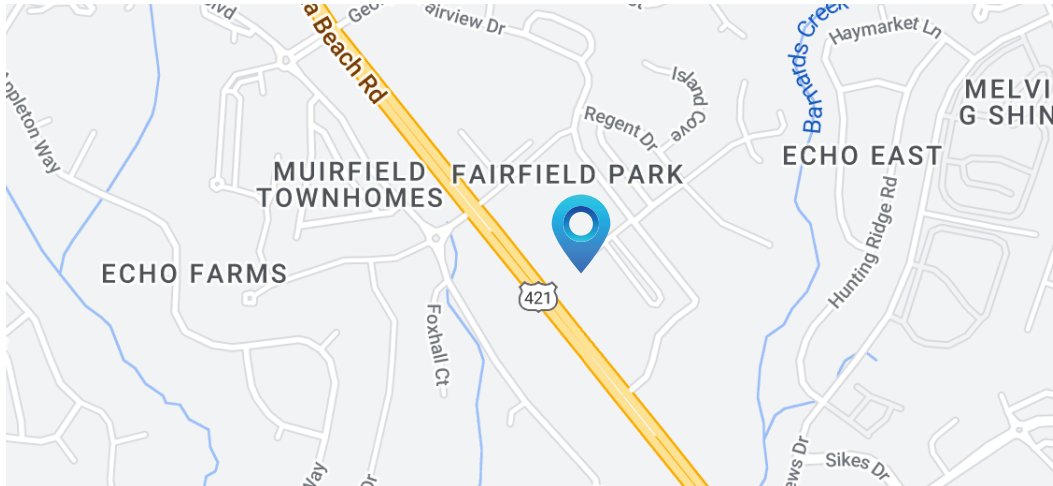


SUN COAST PARTNERS



## ANSLEY PARK OUT PARCELS - TRACTS 1 & 6

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### PROPERTY DESCRIPTION

Two tracts for development are available at Ansley Park in Wilmington, NC. Tract 1 is 1.26 acres\* and Tract 6 is a 1.89 acres\*.

Ansley Park is a new mixed use development located off of Carolina Beach Road between Historic Downtown Wilmington and Carolina Beach with close proximity to UNCW, Novant Health (New Hanover Regional Medical Center), The Pointe at Barclay, Long Leaf Mall and Halyburton Park. The mixed use development currently consist of a brand new multi-family project with over 200 units and resort style amenities that include inner connectivity through Fairfield Park and open green space.

Both Tract 1 and Tract 6 are ready for future office or retail development. Both have existing infrastructure in place that includes existing road improvements within the Park, off site storm water and municipal utilities. Tract 1 is located off of Orchid Drive, across from Codington Elementary School and Tract 6 fronts Carolina Beach Road at the corner of Fairview and Carolina Beach Road.

Please call listing broker for more details.

ADDRESS	4544 Fairfield Park Wilmington, NC 28412
TRACT 1 ACREAGE	1.26 Acres*
TRACT 1 SALE PRICE	\$497,700
TRACT 1 UNIT PRICE	\$395,000/ Acre
TRACT 1 TAX ID	R07000-003-207-000 (to be subdivided at Closing)
TRACT 6 ACREAGE	1.89 Acres*
TRACT 6 SALE PRICE	\$774,900
TRACT 6 UNIT PRICE	\$410,000 / Acre
TRACT 6 TAX ID	R07000-003-207-000 (to be subdivided at Closing)
ZONED	MX -MIXED USE
DEVELOPMENT NAME	Ansley Park
TOPOGRAPHY	Level

SALE

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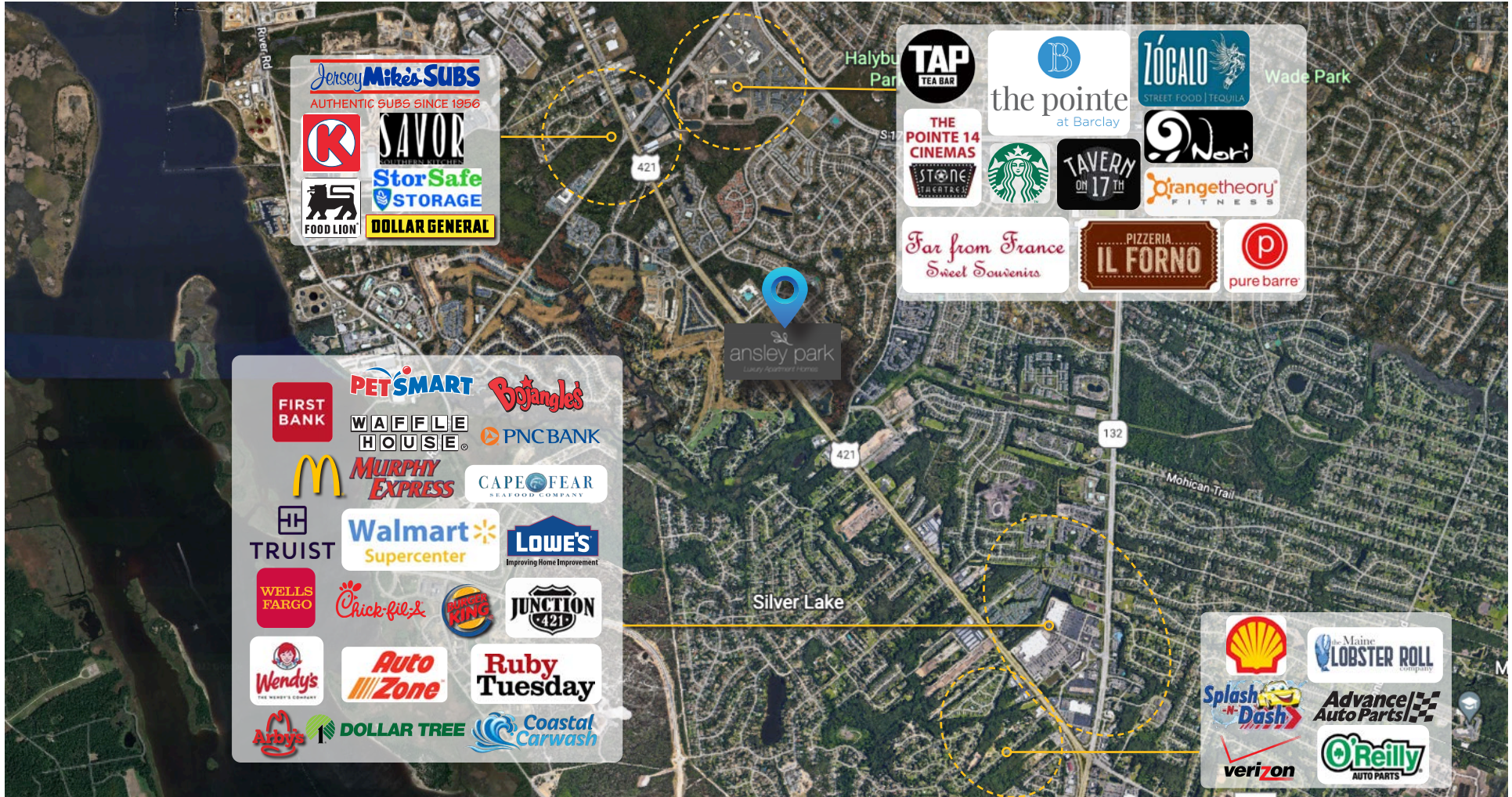
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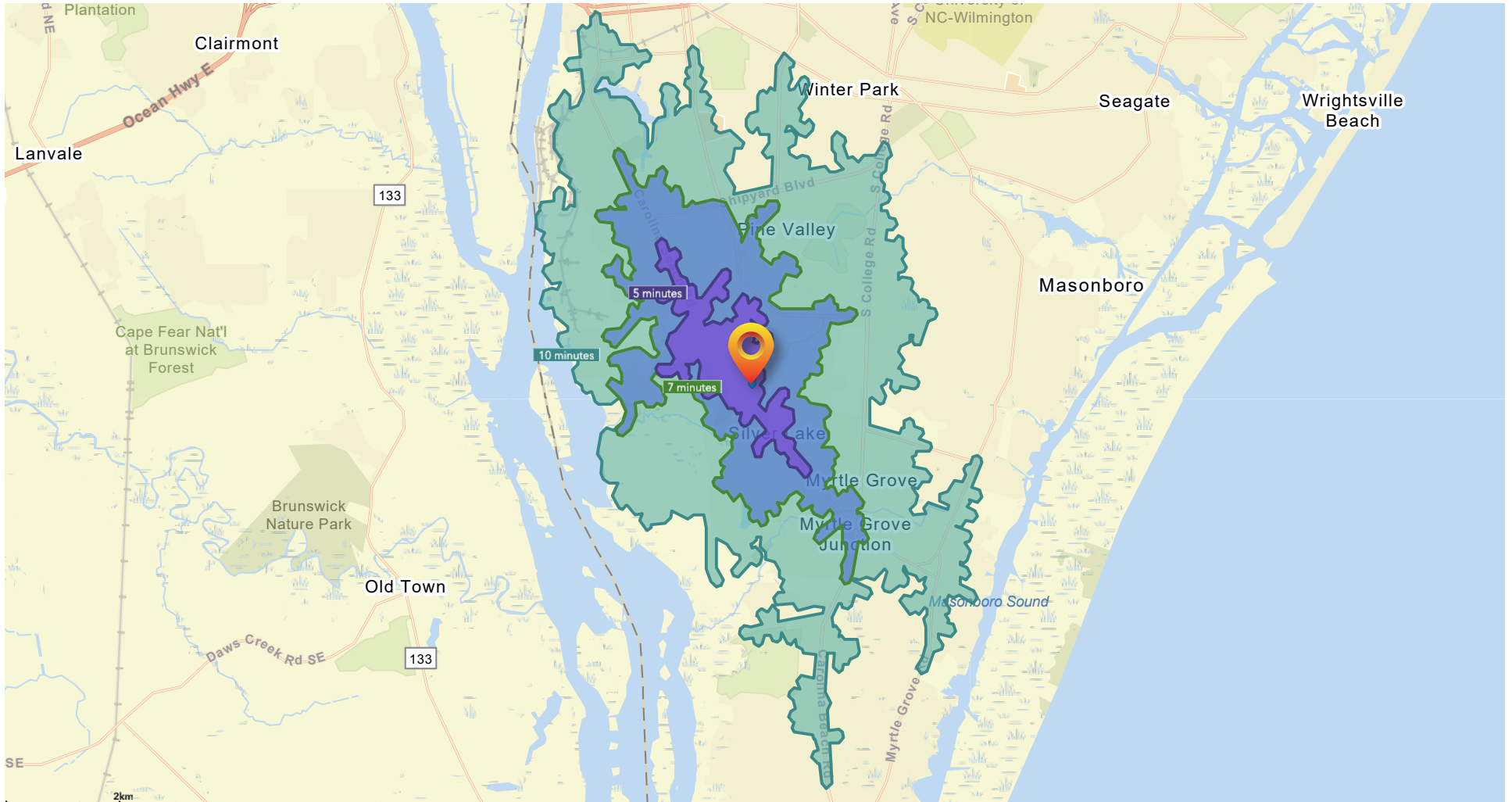
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## ANSLEY PARK OUT PARCELS - TRACTS 1 & 6

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DRIVE TIMES - 5, 7 & 10 MINUTES



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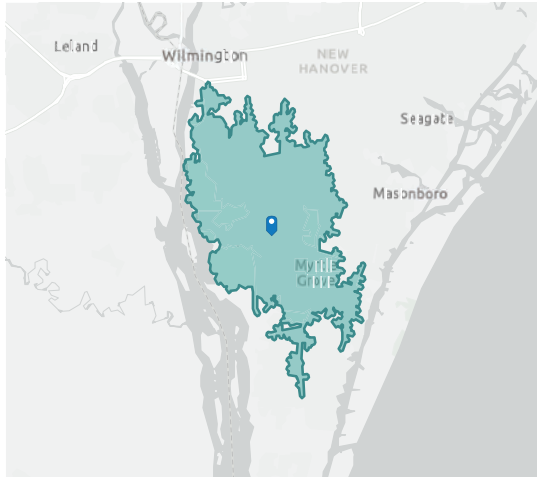




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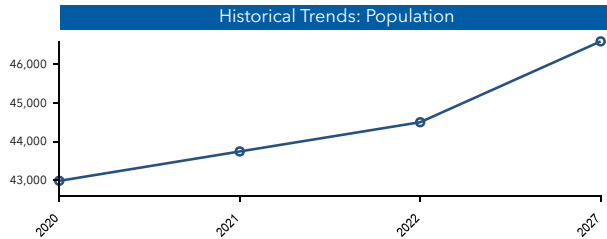
## POPULATION TRENDS - 10 MINUTE RADIUS



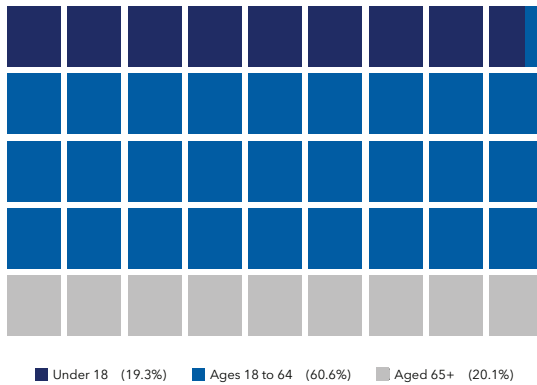
4544 Fairview Dr, Wilmington, North Carolina, 28412  
Drive time of 10 minutes

<b>44,501</b>	<b>20,409</b>	<b>2.15</b>	<b>41.2</b>	<b>\$58,045</b>	<b>\$271,879</b>	<b>70</b>	<b>99</b>	<b>51</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

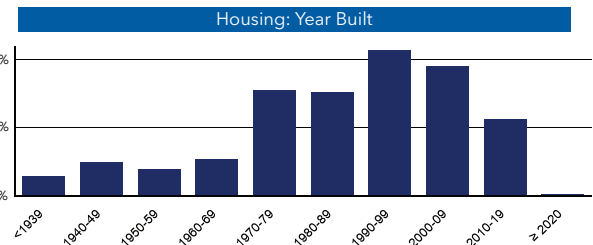
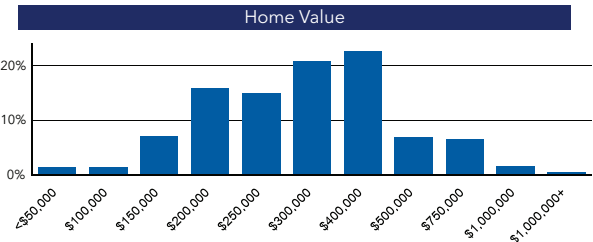
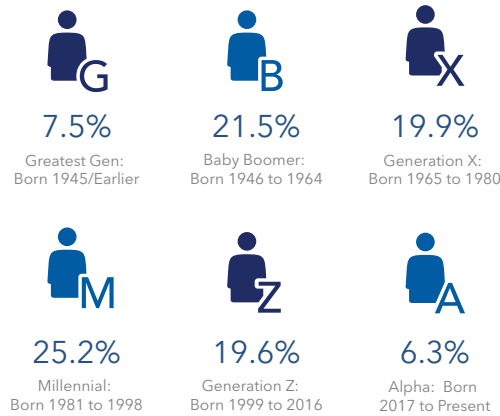
### MORTGAGE INDICATORS



### POPULATION BY AGE



### POPULATION BY GENERATION



esri THE SCIENCE OF WHERE  
Source: Esri, Esri-U.S. BLS, ACS  
Esri forecasts for 2022, 2027, 2017-2021  
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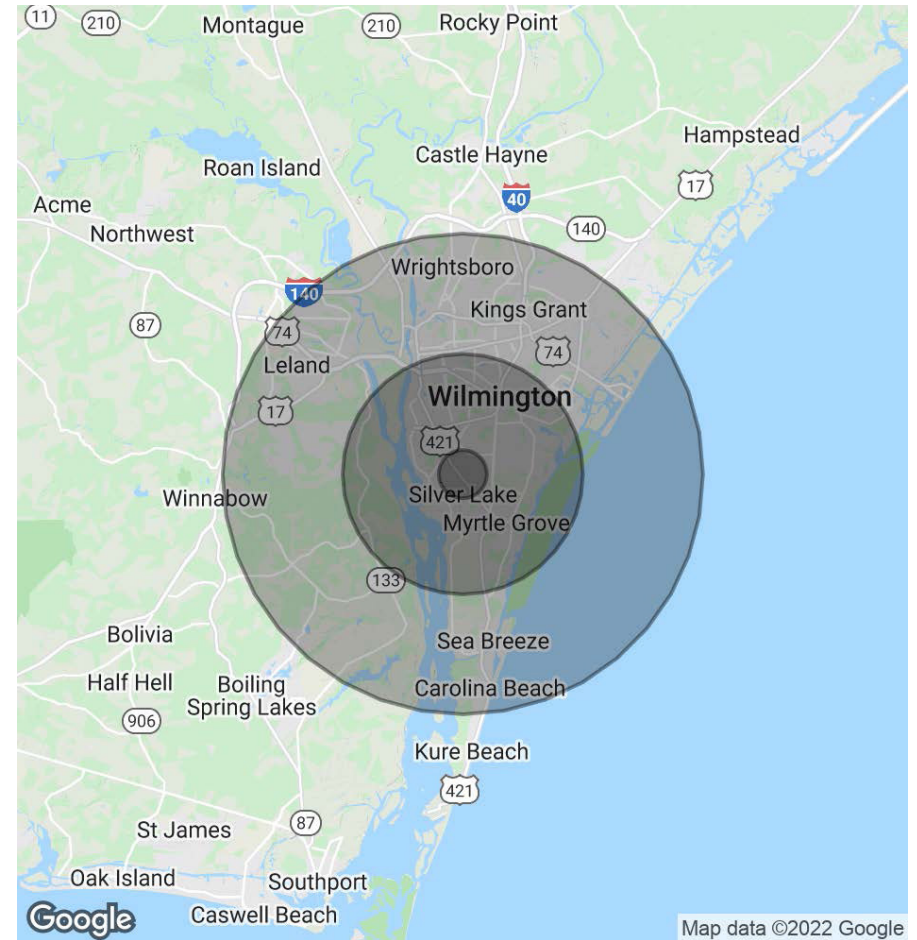
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	373	77,122	219,011
Average Age	34.1	32.8	36.5
Average Age (Male)	33.8	32.1	35.6
Average Age (Female)	35.5	33.6	37.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	135	33,308	92,838
# of Persons per HH	2.8	2.3	2.4
Average HH Income	\$54,550	\$45,353	\$63,754
Average House Value	\$186,725	\$185,835	\$278,236

Demographic data derived from 2010 US Census



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COMMERCIAL BROKER

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NC #252916



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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.