

Paul Loftin Realty



Cedar Point Waterfront

Commercial and Residential Development property in the
most desirable location of Carteret County can be yours

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INTRODUCTION

Located at the gateway to the Southern Outer Banks in Cedar Point, NC is this 45.8 acre multi parcel tract offering a prime commercial and residential opportunity. The property is behind the new Bojangles on Highway 24 in Cedar Point NC and extends to Bogue Sound with great water views. It is highly visible from the Emerald Isle bridge and from Emerald Isle as well. The Cedar Point Commissioners and Planning Board unanimously approved a mixed use zoning for the property., envisioning a smaller “Mayfair” style development to serve as part of a greater business district. The property is strategically located to the beaches of Emerald Isle and Indian Beach, and the cities of Jacksonville and Morehead City. Additionally, two major military bases are nearby. Now is the time to take advantage of this unique opportunity.

ECONOMIC DATA

This listing is available for Four Million and Five Hundred Thousand dollars (**\$4,500,000**), or approximately Ninety-eight thousand, two-hundred and fifty-three dollars (**\$98,253** per acre).



COMMUNITY AND SOCIAL FACTORS

The property is located in the western edge of Carteret County in the town of Cedar Point. An intersection with a stop light is found near the entrance to the property. At the intersection is located Bojangles and BB&T Bank and a vacant parcel belonging to Wal Mart. Another vacant parcel is located between the intersection and Sound Bank. Magen’s Bay, an upscale residential subdivision, borders this offering on the west side. Swansboro, Camp Lejeune and the city of Jacksonville are nearby to the west. Cape Carteret and Morehead city and Beaufort extend to the east. Emerald Isle and Indian Beach are to the south. The largest population areas are to the west and the largest tourist areas are south and east. Traffic count in 2016 was 27,000. Tourism is a major source of revenue and the two military installations provide a great number of civilian job opportunities. Hospitals are located in Jacksonville, Morehead City and a Regional hospital is in nearby New Bern. A large office complex nearby houses medical services.



PROPERTY SPECIFICS

- **Location** HWY 24 Cedar Point, NC behind Bojangles
- **Acreage** 45.8
- **Property Type** Mixed Use Development
- **Topography** Level
- **Water Frontage** 1900 +/-
- **Access** HWY 24 Easement
- **Drainage** Drains well
- **Utilities** Electricity, Water, Phone
- **Zoning** Mixed Use (Business and Residential)
- **Flood Zone** AE 9, AE 11, X9999
- **Traffic Count** 27,000 Average Annual Daily Count (2016)
- **Listing Info** Paul Loftin Realty / Paul Loftin, Agent
- **Price** \$4,500,000

STATEMENT OF LIMITING CONDITIONS

The Listing Agents are licensed NC Real Estate Brokers. They are not surveyors or appraisers. This information is believed to be accurate, but is not guaranteed. It is recommended that information be verified by a licensed surveyor, certified appraiser and other professionals with access to information on this property.



CONTACT Paul Loftin (252) 349-2349; plloftin@gmail.com



1180 Cedar Point Blvd



Sunset at the Beach Nearby

