

HOLDEN BEACH FISHING PIER & DEVELOPMENT LAND

441 OCEAN BOULEVARD WEST | HOLDEN BEACH, NC



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SUMMARY

The Subject is +/-4.13 acres of oceanfront development land in the Town of Holden Beach, North Carolina, which includes the Holden Beach Fishing Pier. The property boasts approximately 735' of beach frontage.

The Subject is currently an operating campground/RV park with a motel, restaurant & retail shop as well as the private Holden Beach Fishing Pier.

The Subject is zoned R-2 and C-1; both designations permit single & multifamily residential (including duplexes) and C-2 also permits a variety of commercial uses (including hotel and retail).



LOCATION	Holden Beach Fishing Pier & Development Land 441 Ocean Boulevard West Holden Beach, NC Brunswick County
PARCEL IDS	247AA032, 246DB001, 246DB002, 246DB003, 246DB004, 246DB005, 246DB006, & 246DB007
ACREAGE	± 4.13 Acres
OCEAN FRONTAGE:	± 735 feet
PROPERTY DEPTHS:	± 233 feet & ± 260 feet (respectively, the eastern & western portions of the property)
ZONING	R-2 and C-1 (Town of Holden Beach) See page 6
UTILITIES	Municipal water & Sewer
IMPROVEMENTS	<ul style="list-style-type: none"> ◆ Holden Beach Fishing Pier (± 510') ◆ Restaurant & Shop (± 4,900 SF) ◆ 10 Room Motel (± 2,700 SF)* ◆ 30 Space Campground/RV Park <p><i>*9 of the 10 rooms are in rentable condition</i></p>
FLOOD ZONE	VE-18
ELEVATION	The elevation adjacent to the Subject has been measured at approximately 6.48'
SETBACKS	See page 7 for Setbacks and Erosion Rate information.
PRICE	<i>Please Inquire</i>
SELLER	The Holden Beach Fishing Pier, Inc
DUE DILIGENCE	Click HERE to access due diligence documents.

PROPERTY DETAILS

1 - MOTEL

- ◆ ± 0.62 Acres
- ◆ Zoned R-2
- ◆ 10 room motel (± 2,700 SF)
- ◆ Parcel ID: 247AA032

2 - PIER, RESTAURANT & SHOP

- ◆ ± 1.42 Acres
- ◆ Zoned C-1
- ◆ 510' pier
- ◆ ± 4,900 SF containing a restaurant & shop
- ◆ Parcel IDS: 246DB002 & a portion of 246DB001

3 - CAMPGROUND / RV PARK

- ◆ ± 2.09 Acres
- ◆ Zoned R-2 & C-1 (portion lying east of pier)
- ◆ 30 spaces
- ◆ Parcel IDS: 246DB003, 246DB004, 245DB005, 246DB006, 246DB007, & portion of 246DB001



GIS AERIAL



ZONING

ZONING				
R-2 ZONING PERMITTED USES	MINIMUM LOT SIZE (SF)	MIN. LOT WIDTH	SIDE YARD SETBACK	REAR YARD SETBACK
Single and multifamily (including duplexes)	5,000 SF (SFR), 7,500 SF (two units) and then an additional 2,000 SF for each unit above two.	50'	5'	20'
C-1 ZONING PERMITTED USES			SIDE YARD SETBACK	REAR YARD SETBACK
Commercial, retail, and office, as well as single and multifamily (including duplexes)			5'	5' (20' if commercial use abuts residential district)



C-1: RED

R-2: ORANGE

SETBACKS

The front setback, off the ocean, is determined by the structure's square footage and the erosion rate. The setback is from the Static Vegetation Line (not the property line).

STRUCTURE SIZE	SETBACK (FEET)
<5,000 SF	60 feet, or 30x the erosion rate
5,000 to 9,999 SF	120 feet, or 60x the erosion rate
10,000 to 19,999 SF	130 feet, or 65x the erosion rate
20,000 to 39,999 SF	140 feet, or 70x the erosion rate

STATIC VEGETATION LINE



EROSION RATE



FLOOD MAP



PROPERTY PHOTOS



RESTAURANT,
PIER & SHOP

PROPERTY PHOTOS



MOTEL



BEACH ACCESS PATH

PROPERTY PHOTOS



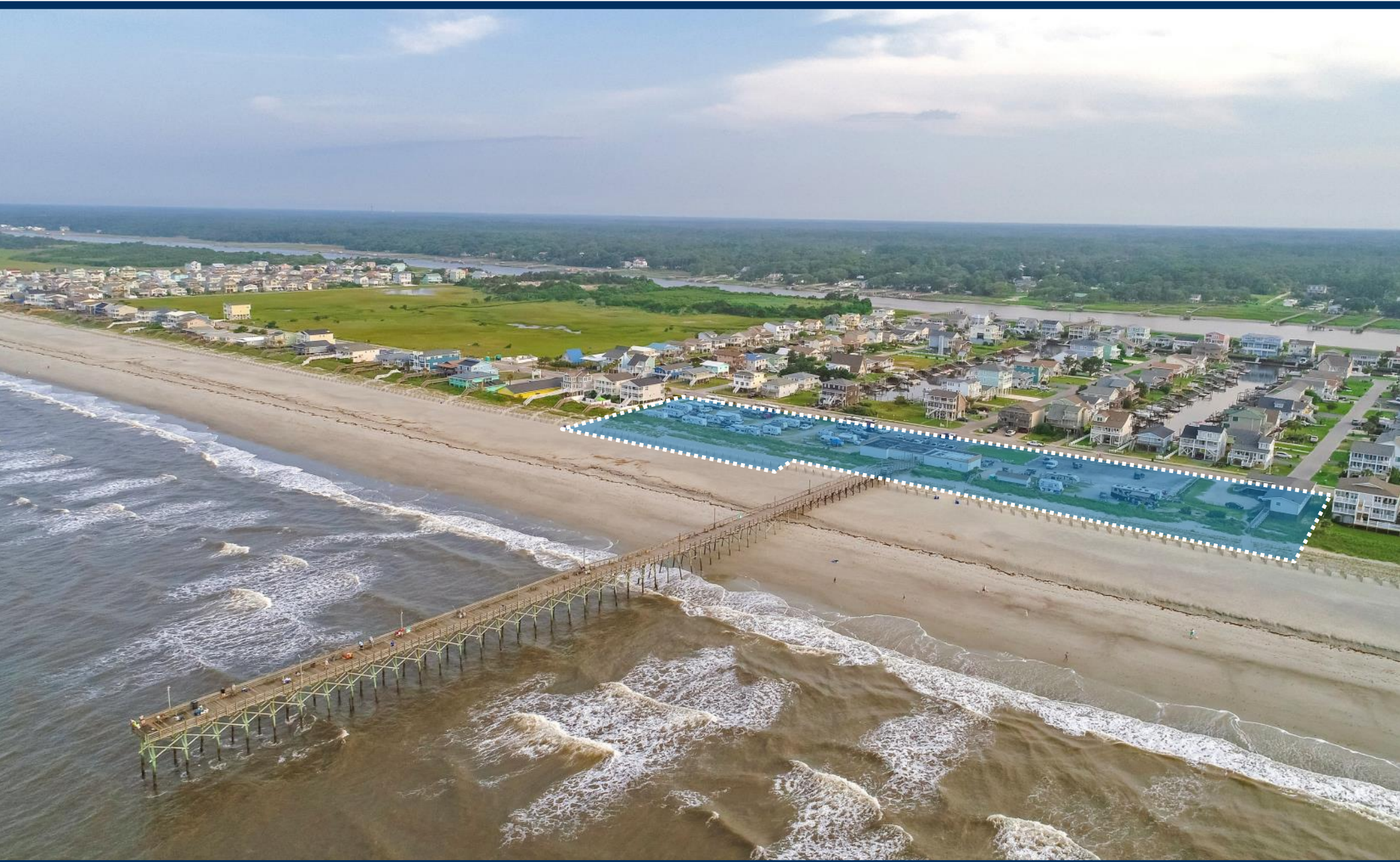
CAMP GROUND &
RV PARK



AERIAL VIEW



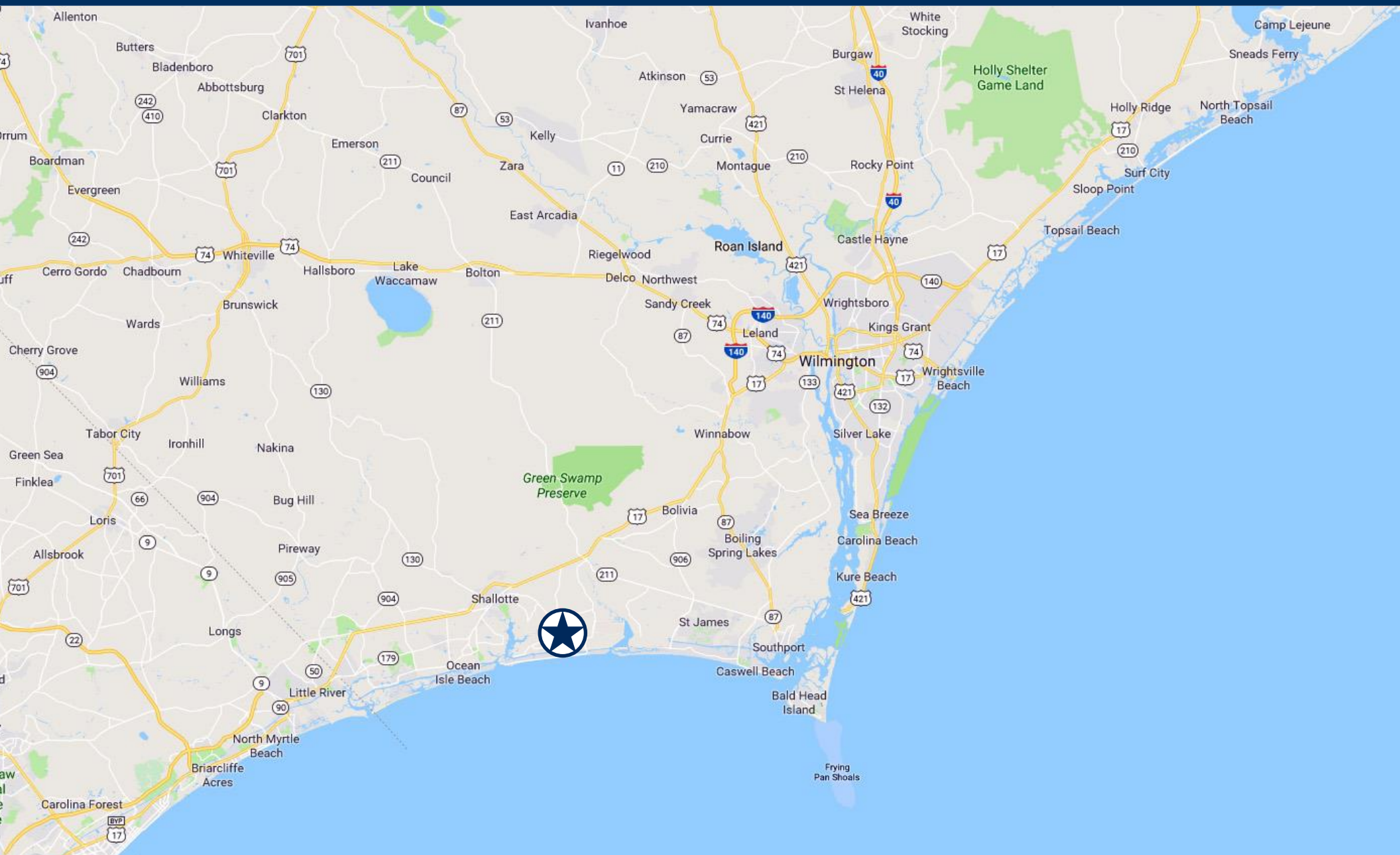
AERIAL VIEW



AERIAL VIEW



LOCATION MAP





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