

# 814 Cape Fear Blvd. · Carolina Beach

## DEVELOPMENT OPPORTUNITY

### Prime Oversized Homesite with Future Potential

Situated on a generous 0.42 acre lot (120' x 150'), this property offers a rare opportunity for builders, investors, or developers seeking flexibility in a highly desirable Carolina Beach location.

### Property Highlights

- Total Lot Size: 0.42 acres (approx. 120' x 150')
- Zoning: R-10
- Existing Improvements: Primary residence + detached garage

### Future Development Potential

- The current homesite offers the ability to create an additional buildable lot with thoughtful site planning
- If the detached garage were removed, the rear portion of the property could accommodate an approx. 50' x 120' homesite
- Under current R-10 zoning, the property may allow for:
  - One ~120,000 sq ft homesite (existing residence)
  - One ~6,000 sq ft buildable lot
- This opportunity has been discussed with Jeremy Hardison of Carolina Beach, feel free to reach out to him for details.

### Opportunity Snapshot

- Ideal for builders looking to maximize land use or build a spec home
- Attractive option for investors seeking long-term land value and flexibility
- Flexibility to retain existing home + add new construction



Full Homesite (120 x 150)

