

+/- 5.18 ACRES FOR SALE

US HWY 74/76 AND FAWN BROOK WAY NE (LELAND, NC)



+/- 5.18 Acres For Sale

US HWY 74/76



**BRYAN GREENE**  
910.352.1380  
bryan@cameronco.com

**JOHN GAVIN**  
704.617.1595  
john@cameronco.com

**Cameron Management, Inc.**  
1201 Glen Meade Road, Wilmington, NC 28401  
cameronco.com



A 2,200 acre master planned community with over 2,000 homes when completed.

US HWY 74/76



A 700 acre master planned community with over 1,800 homes planned.



### PROPERTY DESCRIPTION

Located in Leland, NC, this 5.18-acre parcel offers potential for developers and investors. It is situated at the entrance of the planned Terrapin neighborhood, a 700-acre community expected to include 1,800 new homes. The property is also across US Highway 74/76 from Compass Pointe, a 2,200-acre golf course community with over 2,000 planned home sites.

The site has significant road frontage along Andrew Jackson US Hwy 74/76, a major traffic route, and intersects with Fawnbrook Dr NE, providing accessibility. It is located 8 miles from downtown Wilmington and 2 miles from I-140. Positioned on the high-traffic side of the highway, the property is suitable for commercial, residential, or mixed-use development. With ongoing development in the surrounding area, it serves as a key access point to the Terrapin and Compass Pointe communities. Great opportunity to capitalize on the explosive growth in one of North Carolina's fastest-growing areas, Brunswick County.

### PROPERTY HIGHLIGHTS

- Sale Price: \$1,945,000
- 5.18 acres total (4.19 acres uplands)
- Parcel ID: 0210007707
- 60-foot easement from Fawnbrook Way NE
- 700' of frontage on US Hwy 74/76
- +/- 31,000 vehicles per day
- Intersection with Fawnbrook Way NE
- High-visibility location with easy access to major roads & highways
- Directly in front of the planned 1,800-home Terrapin community & adjacent from Compass Pointe's 2,200-acre golf community
- Zoning: C-1 (Commercial Business District, General Commercial)
- Uses by right: restaurant, doctor, dentist, hotel, day care, offices, recreation/indoor entertainment, most retail services, vehicle sales, and animal care.

*All interested prospects are advised to do their due diligence. Information displayed herein is believed to be accurate but listing broker makes no representations or warranties to the accuracy of the information herein. Prices and terms subject to change without notice.*

## CONTACT

### **BRYAN GREENE**

910.352.1380

bryan@cameronco.com

### **JOHN GAVIN**

704.617.1595

john@cameronco.com

---

Cameron Management, Inc.

1201 Glen Meade Road, Wilmington, NC 28401

cameronco.com

