



## 884 CHESHIRE ROAD, ROCKY POINT, PENDER

### ACTIVE

+/-135 acre parcel prime for residential development, working farm or ranch, wedding venue and more. Approximately half the acreage is cleared and includes three man-made ponds with drainage while the wooded half is ready for timbering. A +/- 4,000sf single family residence custom built with timber harvested from the site sits close to the road frontage and would make an excellent neighborhood clubhouse or farm homestead once renovated. A field wetland delineation performed November 2022 found extremely sparse wetlands totaling only .62 acres. These are now flagged and ready for Corps of Engineers confirmation. A copy of the wetland sketch is attached in the documents section. Situated between NC 133 and NC 210 the location provides easy access to the booming Pender Commerce Park and other employers in the US 421 Corridor plus is within 15 miles of most major Wilmington Area employers, easy access to I-40, area beaches and Wilmington proper. The subject is located within a federally designated Opportunity Zone, providing an extremely favorable avenue to offset gains without the constraints of a 1031 exchange. Residential Performance zoning provides 15,000sf lots with septic by-right and 12,000sf lots with connection to municipal or community water and sewer systems. Municipal water is available via an 8" main at the road frontage, natural gas is available at the road frontage as well. The Wilmington MSA was recently found to be number one in the country for inbound moves and has been experiencing an increasingly severe housing shortage for years. Showings by appointment only, Listing Agent must be present.

### MORE DETAILS

**Address:**

884 Cheshire Road  
Rocky Point, NC 28457

**Acreage:** 135.0 acres

**County:** Pender

**GPS Location:**

34.417522 x -77.926699

**PRICE: \$2,450,000**