



9641 RIVER ROAD, WILMINGTON, NEW HANOVER

ACTIVE

A once-in-a-lifetime opportunity to own a grandfathered, nonconforming, and entitled property in one of New Hanover County's most sought-after corridors. This 11.79-acre site comes with an approved site plan for 113 RV pad sites—an increasingly difficult use to permit in the county. Located just 300 feet from the Carolina Beach bridge and less than 2 miles from the Carolina Beach Boardwalk and oceanfront, this property offers unmatched proximity to coastal amenities. It also sits just 10 miles from I-40, 12 miles from Wrightsville Beach, and 5 miles from downtown Wilmington's thriving restaurants, arts, and nightlife scene. With 265 feet of frontage on River Road, access is easy and visibility is high. Infrastructure is already underway. The seller has conduit and 100-amp power boxes available—negotiable with an acceptable offer or at an additional \$150,000. Water and sewer are nearby through Aqua Source (buyer to verify). There may also be potential for alternative uses including mobile homes, modular homes, duplexes, single-family homes, or apartments with a special use permit (to be pursued by the buyer). Land like this is quickly disappearing in New Hanover County—don't miss out on this rare, high-upside development opportunity.

MORE DETAILS

Address:
9641 River Road
Wilmington, NC 28412

Acreage: 11.4 acres

County: New Hanover

GPS Location:
34.057921 x -77.901734

PRICE: \$4,995,000