

FOR SALE > LAND ±4.82 ACRES

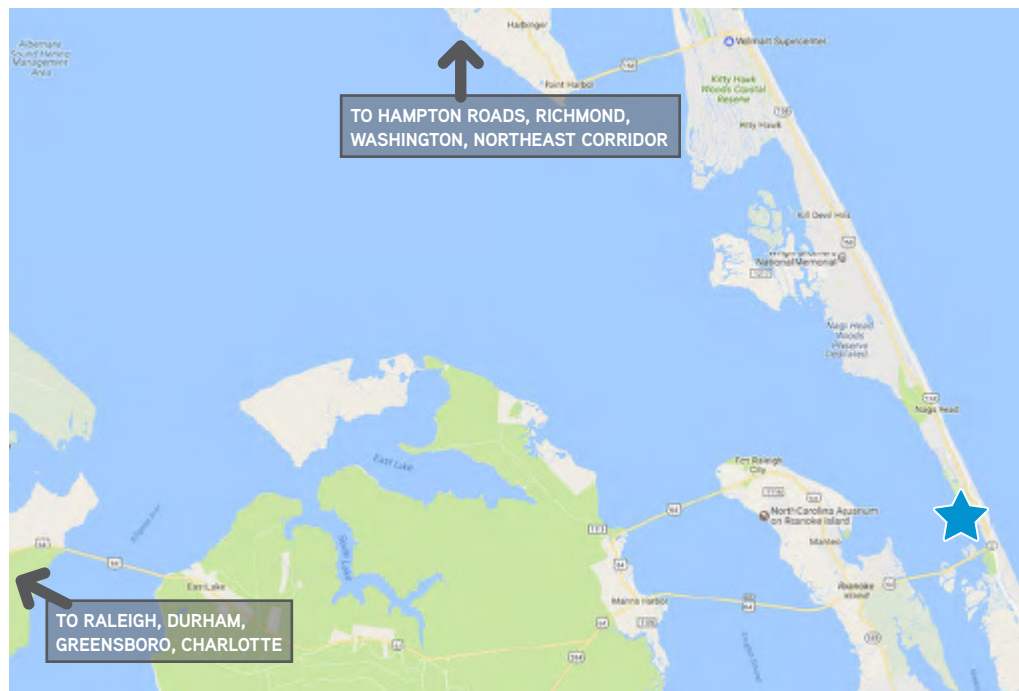
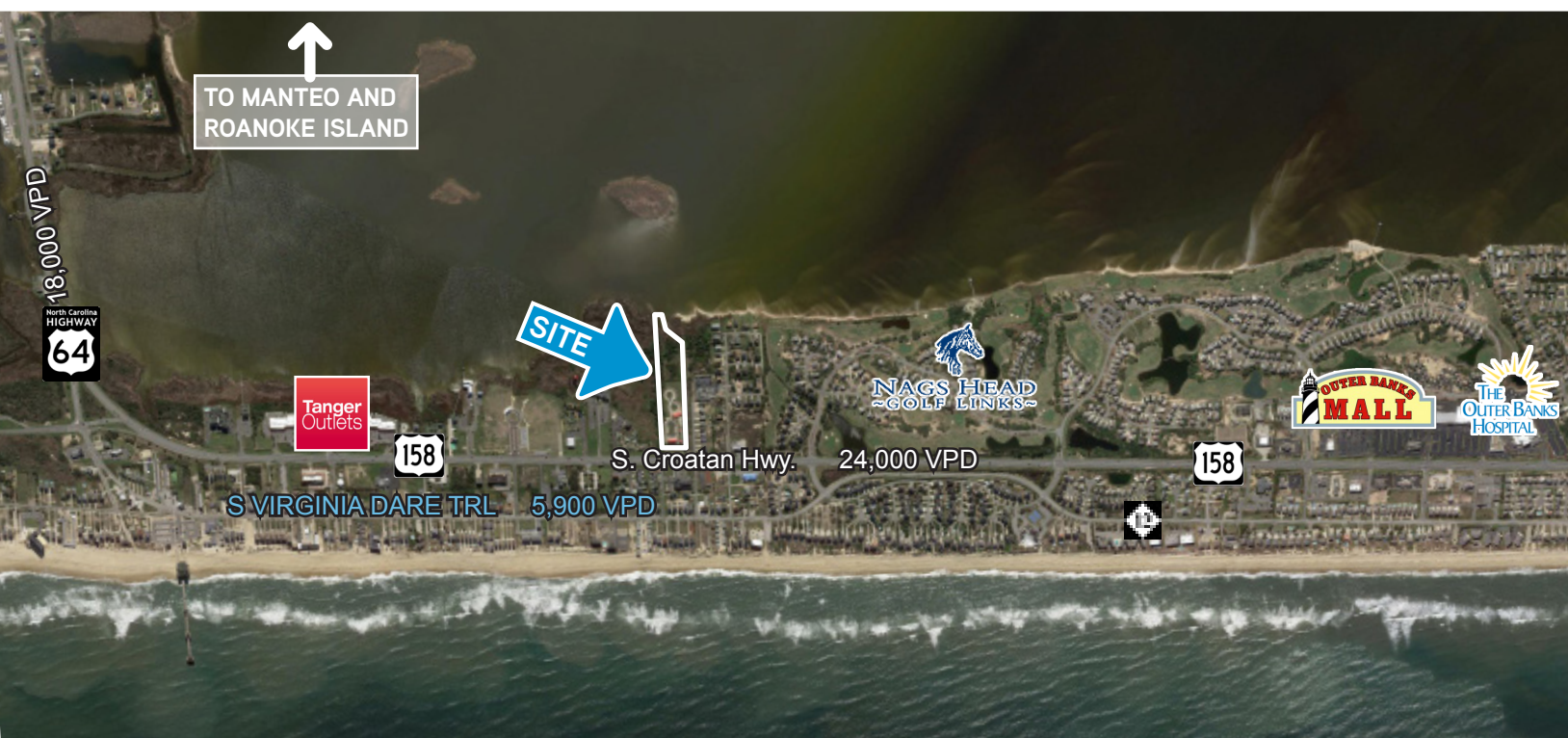
Soundfront Development Site

6714 & 6716 S. Croatan Highway | Nags Head, NC 27959

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SALE PRICE
REDUCED!



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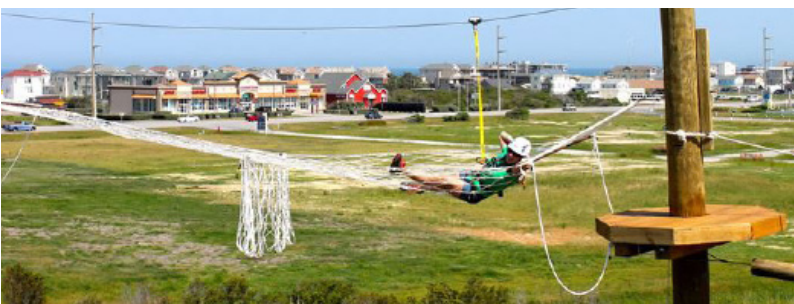
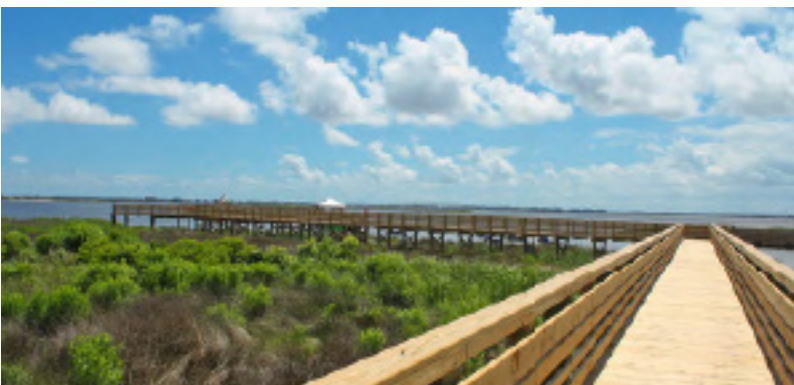
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PROPERTY FEATURES

- > Site extends from Croatan Highway to Pamlico Sound
- > 3,100 SF retail/restaurant building and mini golf course
- > 2.48 usable acres adjoining The Soundside event site
- > Long-term leases for adventure park and jet-ski rental
- > Zoned C-2 (Hotel and Commercial-Recreational)
- > Located at mile marker 15.5 along main route to US 64 bridge to Roanoke Island
- > Only 0.5 miles north of Tanger Outlets Nags Head
- > 1.0 mile from Cape Hatteras National Seashore and Whalebone Junction
- > **SALE PRICE: \$2,900,000**



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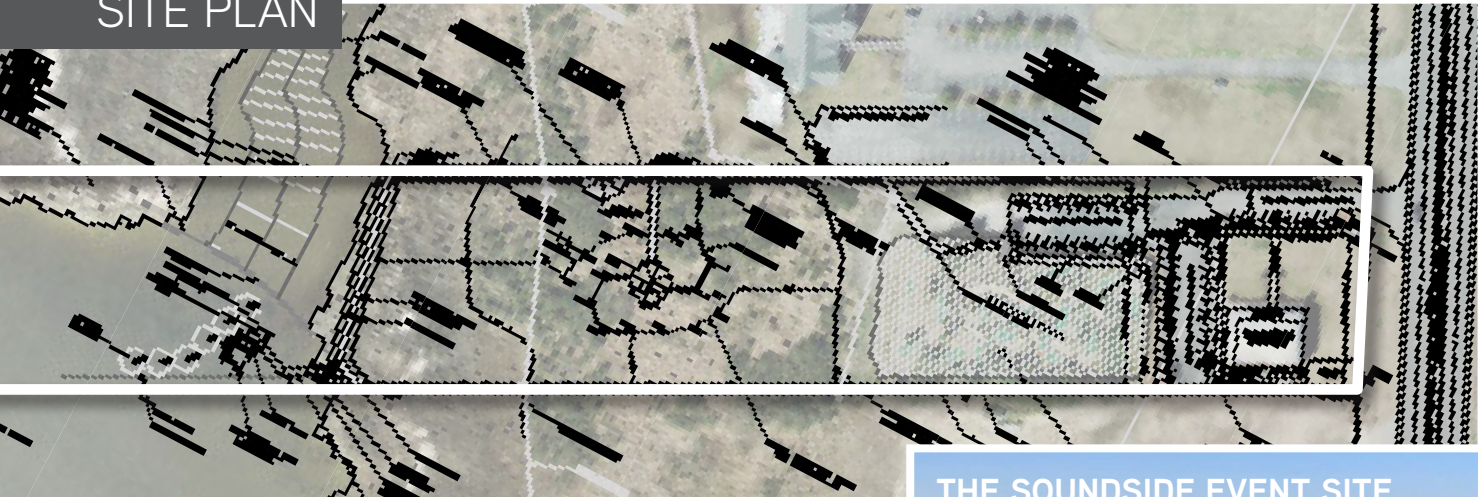
FOR SALE > 6714 & 6716 S. CROATAN HIGHWAY | NAGS HEAD, NC

PROPERTY OVERVIEW

ADDRESS	Just south of mile marker 15.5, 6714-6716 South Croatan Highway, Nags Head, NC 27959
LAND AREA	Two parcels totaling ±4.82 acres (±2.48 usable acres) that extend from the highway to Pamlico ound
LOCATION	Along South Croatan Highway (US-158), the main commercial corridor of Nags Head, Kill Devil Hills and Kitty Hawk, NC, and approximately 0.5 miles north of Tanger Outlets Nags Head, 1.0 miles north of Whalebone Junction, 1.5 miles south of Outer Banks Mall and 2.3 miles to the Washington Baum Bridge (US-64) to Roanoke Island
PRICE	\$3,750,000
OPPORTUNITIES	Great Redvelopment Opportunity with built-in rental incom.e

This property offers a unique opportunity in North Carolina’s Outer Banks, one of the most popular tourist destinations in the state. Long-term leases to an adventure park and a jet-ski rental operation provide income from the undevelopable marshland adjoining Pamlico Sound. A 3,100-square-foot retail and restaurant building, miniature golf course and asphalt parking lot convey. And with C-2 zoning within both the “Hotel” and “Commercial-outdoor recreational uses” overlay districts, a location on Pamlico Sound adjoining The Soundside event site with the potential for ocean views, and a positive study of hotel business potential in place, the property allows for numerous redevelopment possibilities now or in the future.

SITE PLAN



Christened “The Soundside” after completion of the first phase of improvements in 2015, this 10-acre outdoor event venue has become a significant regional amenity. Major events such as the Seafood Festival and OBX Brewtag, fairs, and private events fill its calendar through and beyond beach season, attracting numerous visitors to the property’s doorstep. Future development phases will bring further improvements including an open-air pavilion and a boardwalk that will connect to the one existing on the property.



THE SOUNDSIDE EVENT SITE



AREA OVERVIEW

TOURISM

2015 Dare County Tourist Spending > \$1.052 BILLION

TRAFFIC COUNTS

(annual average vehicles per day)
South Croatan Highway (US-158) > 24,000
Washington Baum Bridge (US-64) > 18,000
South Virginia Dare Trail (NC-12) > 5,900

With fewer than 3,000 permanent residents and more than 300,000 annual visitors, Nags Head is at the heart of the Outer Banks. Along with miles of wide, warm beaches on the Atlantic Ocean, Nags Head is home to Jockey’s Ridge State Park, where hikers, hang-gliders and kayakers enjoy the highest natural sand dune system in the Eastern U.S.; the northern entrance to Cape Hatteras National Seashore, which extends over 70 miles south to Hatteras and Ocracoke islands; Jennette’s Pier, a \$25 million, 1,000 foot fishing pier, event and educational venue owned by the North Carolina Aquarium System. Nags Head is also home to the Bodie Island Lighthouse, which has shined a light on nearby waters since 1872 and is now operated by the National Park Service within the Cape Hatteras National Seashore. The town hosts national retailers at the Outer Banks Mall, premium outlets at Tanger Outlets Nags Head, the only hospital on the Outer Banks, and an abundance of locally owned shops and restaurants serving tourists and locals alike.

DEMOGRAPHIC FACTS	1 Mile	3 Miles	5 Miles
Estimated Population	181	1,462	8,153
Estimated Total HH	84	704	3,456
Median HH Income	\$73,746	\$71,328	\$66,189
Median Age	50.6	50.4	43.2
Total Business Employees	1,001	3,253	8,420

