



36 Acres – Ideal for Distribution, Manufacturing & More – Leland/Belville, NC

36.4 +/- Acres | Brunswick County, NC | OFFERING MEMORANDUM



ADDRESS

0 Chappell Loop Road SE
Leland, NC 28451

LOCATION

Take I-140 W to US 421 S. Take exit 14 from I-140. Get on NC 133/US 17/US 74. Continue on US 17 to Leland. Take exit toward Southport/Oak Island. Left on 133. Right onto Blackwell Road. Left onto Chappell Loop Road

PROPERTY SUMMARY

Strategically located between Leland and Belville, this 36± acre site offers exceptional access to US-17, US-74, and the Port of Wilmington—a 284-acre deepwater terminal with CSX rail, 42-ft channel depth, and nearly 1M sq. ft. of storage. Ideal for light or heavy industrial development, the property is surrounded by strong residential and industrial growth, with the Town of Belville supporting annexation and zoning flexibility.

Property Highlights:

- 6" & 12" water lines, 10" gravity sewer, ample capacity
- 84% usable land with survey, wetland delineation & Phase I complete
- Excellent Channell Loop Rd frontage

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