

NEW



## 36 Acres - Development Opportunity – 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
- Channell Loop Rd frontage +/- 800'

[nationalland.com/listing/prime-36-acre-development-opportunity-lelandbelville-nc](https://nationalland.com/listing/prime-36-acre-development-opportunity-lelandbelville-nc)



**National Land Realty**  
2220 Peanut Plant Road  
Elizabethtown, NC 28337  
[NationalLand.com](https://NationalLand.com)

**Brian Allen**  
Office: 910-971-2542  
Cell: 910-998-2728  
Fax: 864-331-1610  
[Ballen@nationalland.com](mailto:Ballen@nationalland.com)

**Bryson Tart**  
Office: 919-925-4387  
Cell: 919-223-4810  
Fax: 864-331-1610  
[Btart@nationalland.com](mailto:Btart@nationalland.com)

The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.