

NEW



Prime 36+/- Acre 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 positioned between **Leland & Belville**, this **36+/- acre site** offers **exceptional access to US-17 & US-74**. Surrounded by **residential and light industrial growth**, it's ideal for **multifamily or industrial development**. The **Town of Belville supports annexation** with zoning flexibility, allowing **up to 16 units/acre for multifamily**. Infrastructure is in place with **6" & 12" water lines, 10" gravity sewer, and ample capacity**. **84% of the land is usable**, with a **survey, wetland delineation, and Phase 1 report on file**. Featuring **excellent road frontage along Chappell Loop Rd**, this **development-ready** property is a rare investment in a booming market. This site is a **prime investment** for developers seeking **multifamily, industrial, or mixed-use opportunities** in a high-growth market with strong municipal support. **Contact us today** to discuss this exceptional development opportunity!

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