

CAMP DAVIS INDUSTRIAL PARK PHASE II

HOLLY RIDGE, ONSLOW COUNTY, NC



CAMP DAVIS
INDUSTRIAL PARK



26,500 VPD

Presented By:
Cape Fear Commercial
102 Autumn Hall Drive | Suite 210
Wilmington, NC 28403
(p) 910.344.1000 (f) 910.344.1020



The information contained herein is from sources we deem accurate and reliable, however, it is submitted without representation or warranty and Cape Fear Commercial assumes no liability for errors and omissions of any kind.



ADDRESS:	Camp Davis Industrial Park 301 US Hwy 17 South Holly Ridge, Onslow County, NC 28445	
DESCRIPTION:	- Camp Davis Industrial Park is located on U.S. Highway 17 in Holly Ridge, North Carolina, in between the cities of Jacksonville and Wilmington. - The park sits adjacent to Gulfstream Steel and Supply, Eastern North Carolina's Leading Steel Provider. Onslow Bay Boatworks has also chosen Camp Davis Industrial Park as the site of its new 50,000-square-foot manufacturing facility. ± 26,500 VPD on U.S. Highway 17 This is a park for industrial owner/users, not for speculative development.	
ACREAGE:	Various size pads, ranging in size from ± 1.73 to 12.86 acres, are available. *See chart on following page for current availability.	
ZONING:	LI - Light Industrial with overlay district [Onslow County]	
UTILITIES:	All parcels feature to-the-curb water/sewer access, and electricity is provided by Duke Energy. Incentives may be available from Holly Ridge and Onslow County.	
PRICE:	\$125,000 per Acre Outparcel Lot is \$925,000 Total (See following page for Site Plan)	

For more information, please contact:

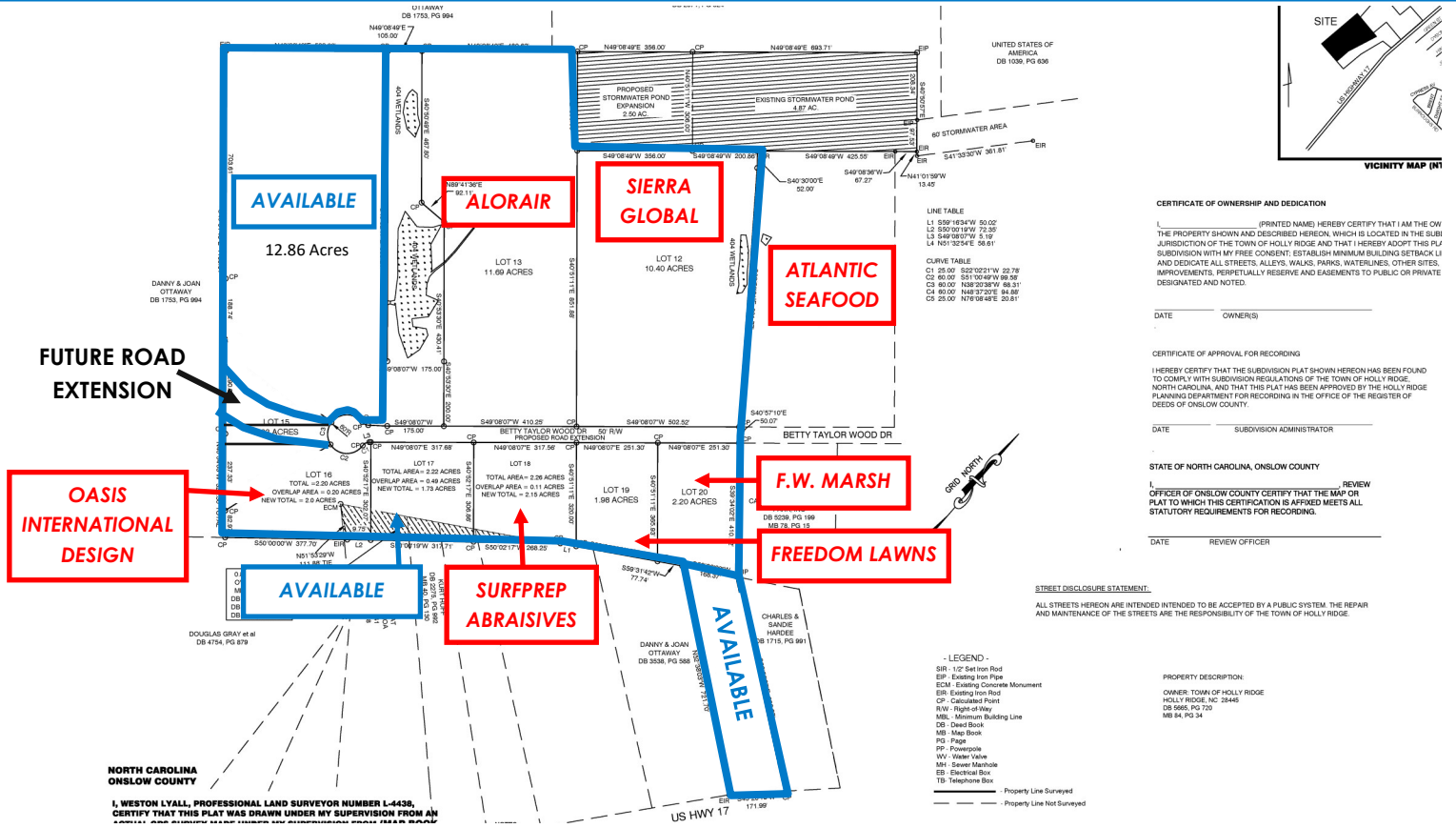
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SITE PLAN

Camp Davis Industrial Park
Holly Ridge, NC



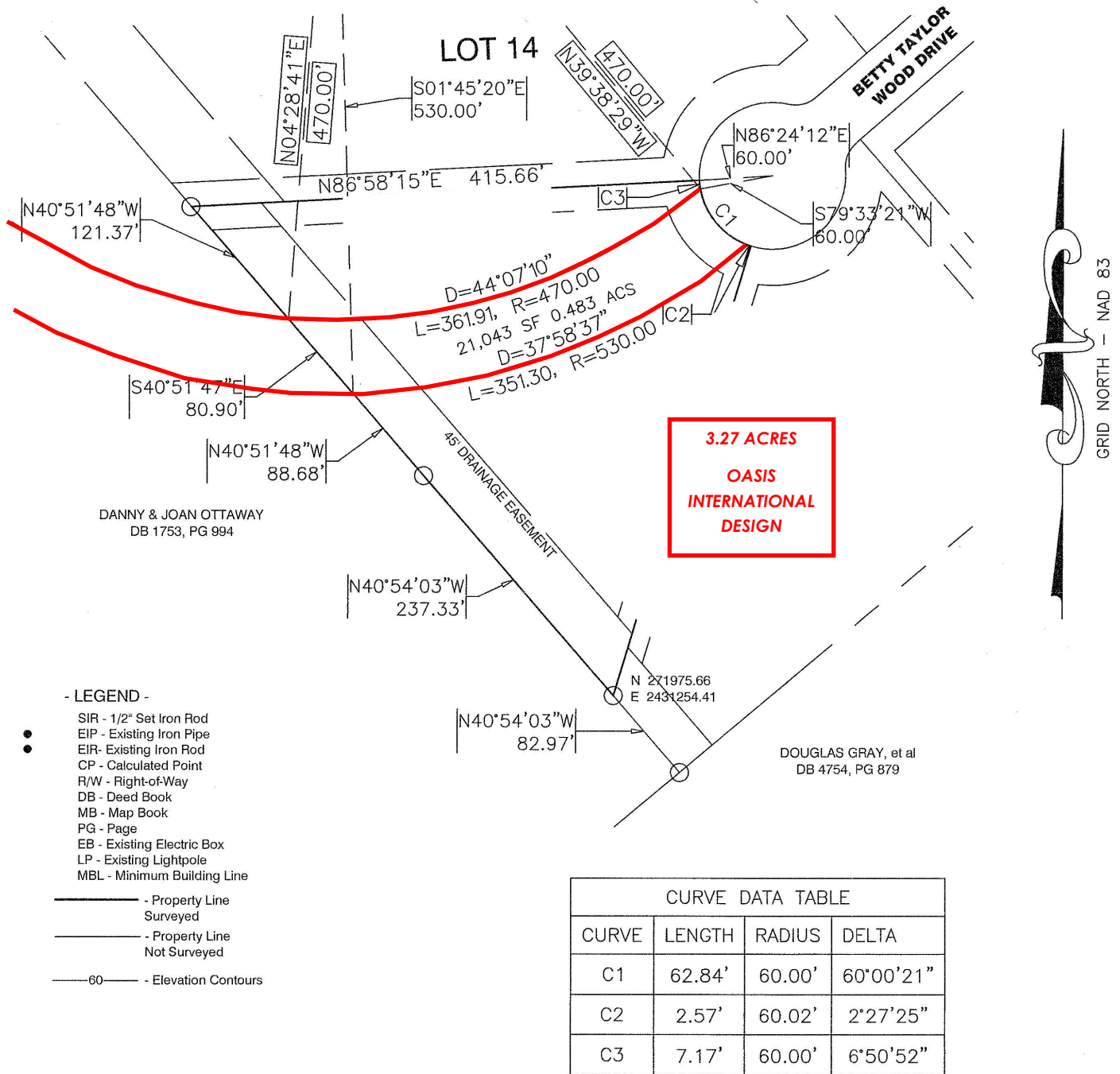
AVAILABLE LOTS				
Lot	Acreage	\$ / Acre	Total Impervious Coverage/SF	
12	± 10.40		Sold—Sierra Global	
13	± 11.69		Sold—Alorair	
14	± 12.86	\$125,000.00	560,182 SF	\$1,607,500.00
15	± 2.23		Future Road Extension	
16	± 2.00		Sold—Oasis International Design	
17	± 1.73	\$125,000.00	75,359 SF	\$216,250.00
18	± 2.26		Sold—SurfPrep Abrasives	
19	± 1.89		Sold—Freedom Lawns	
20	± 2.20		Sold—F.W. Marsh	
Outparcel	± 2.63			\$925,000.00
Total	± 18.91			

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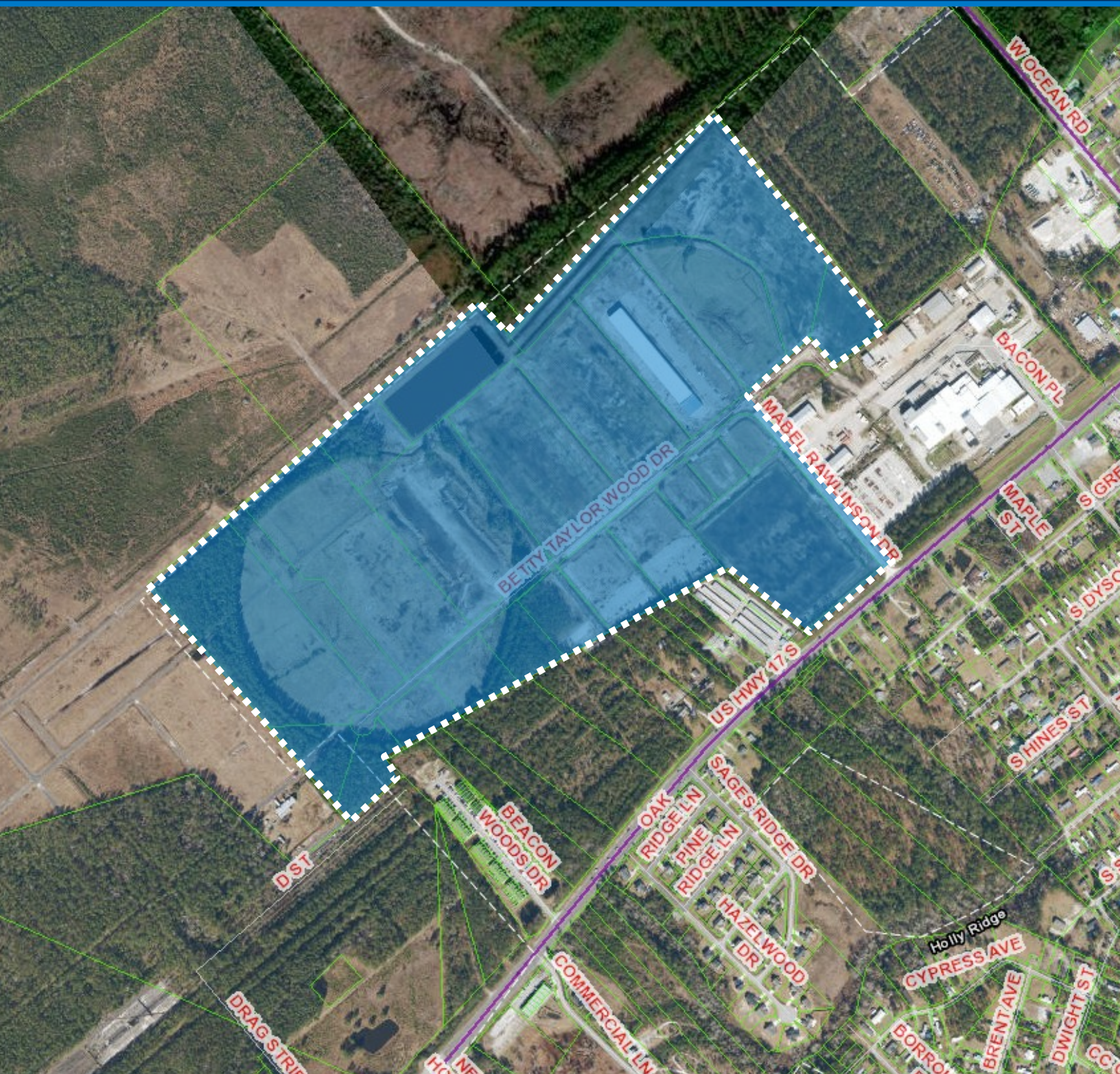
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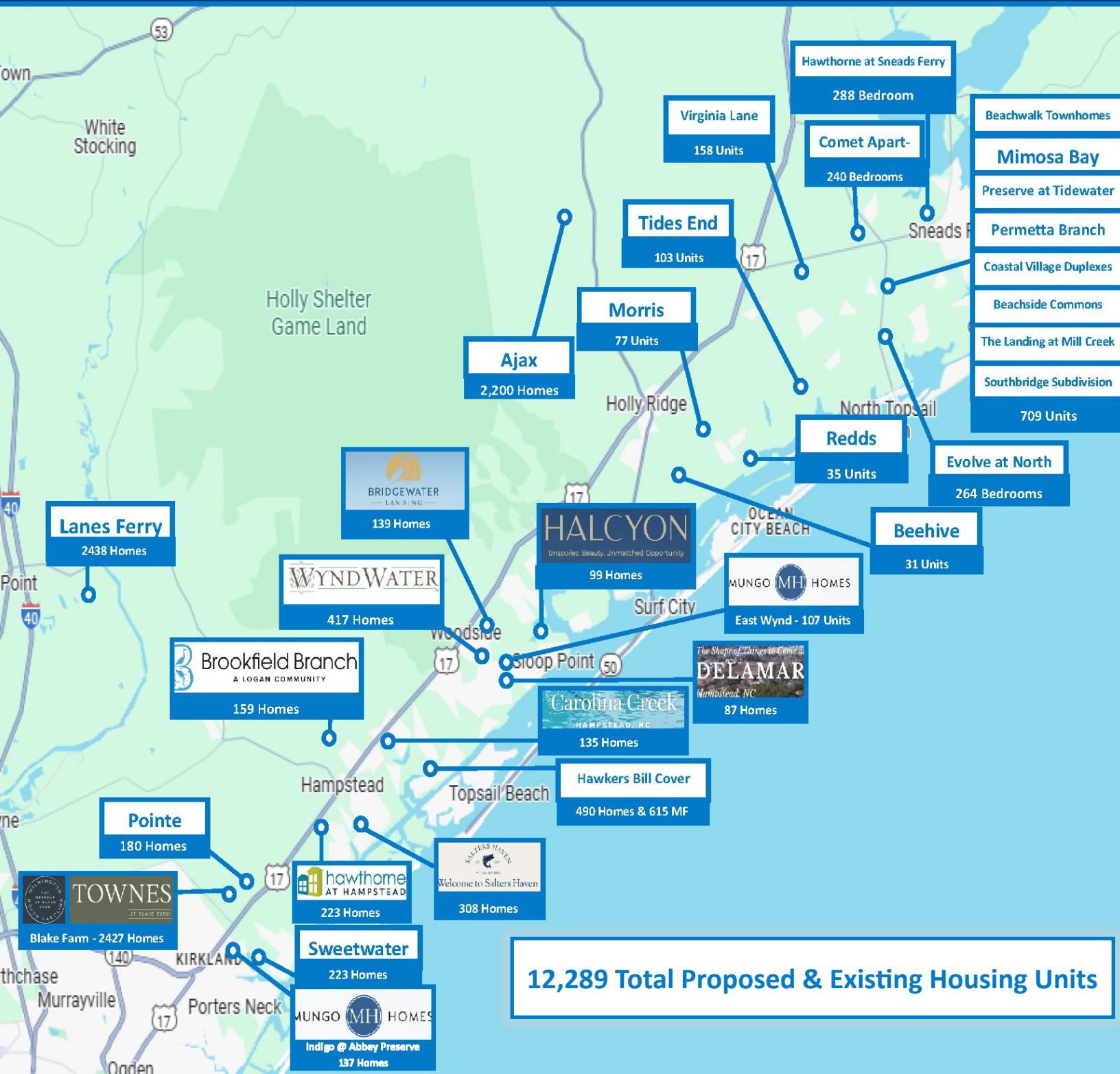
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RESIDENTIAL AREA GROWTH

Camp Davis Industrial Park
Holly Ridge, NC



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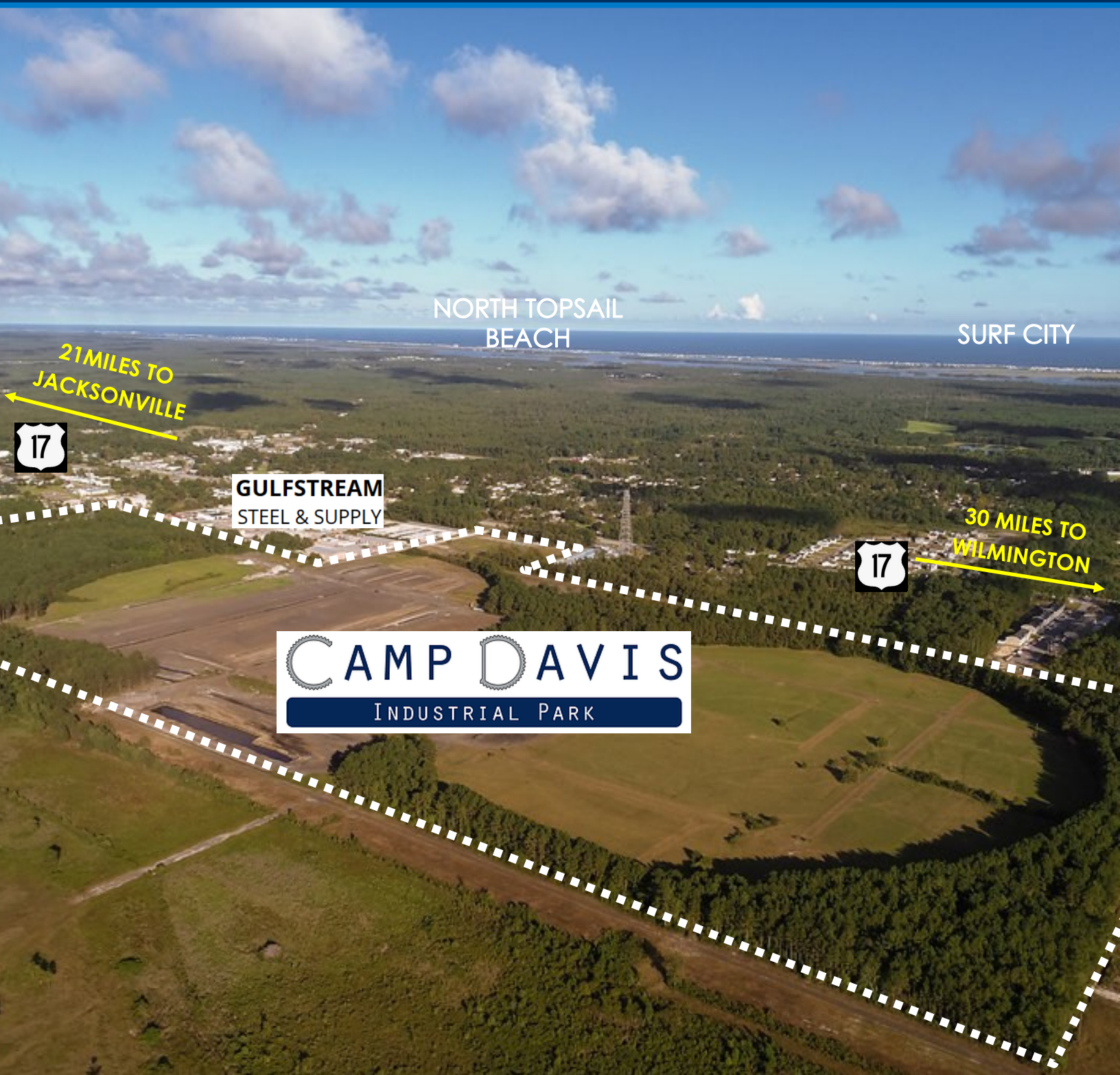
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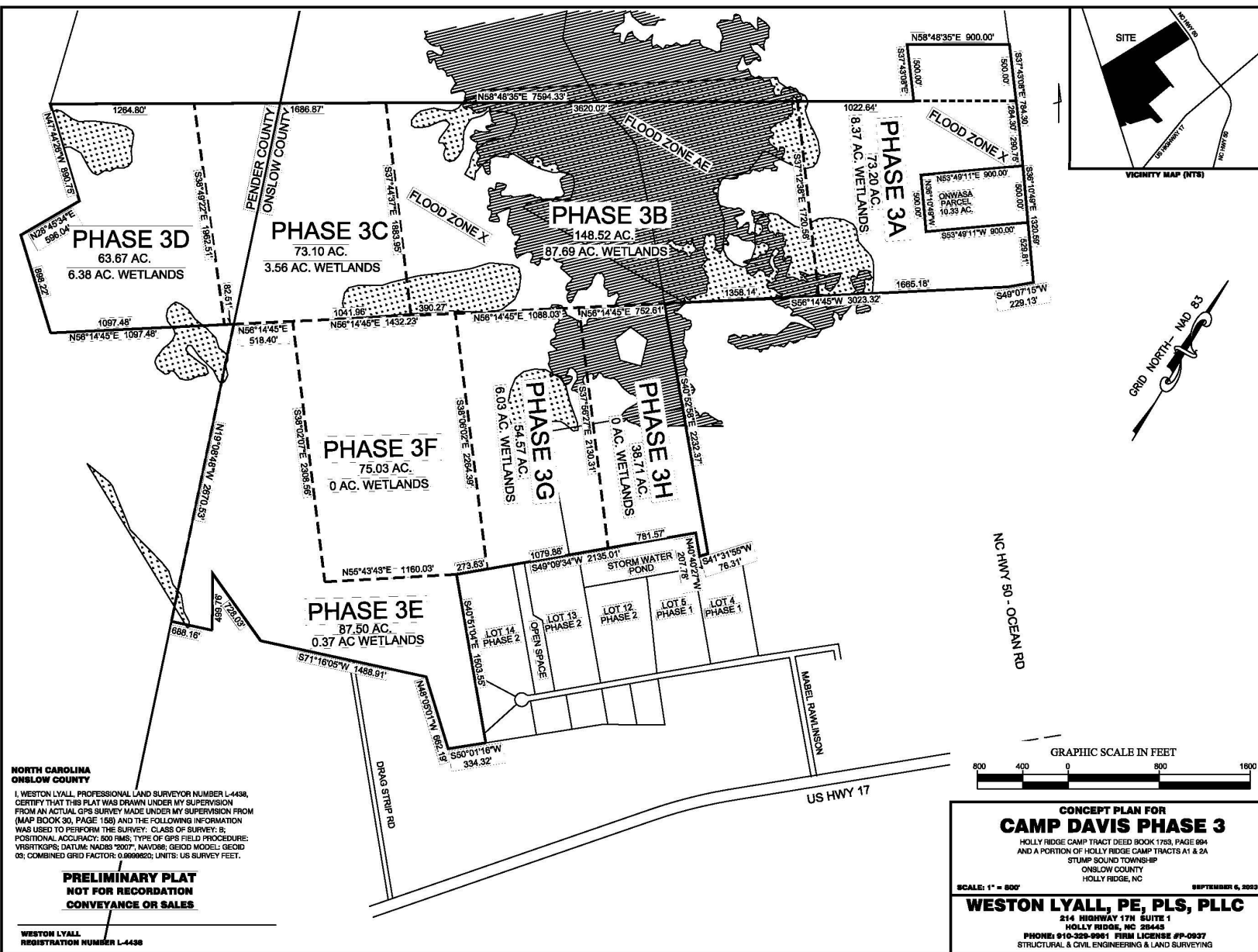
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PHASE III CONCEPT PLAN

Camp Davis Industrial Park
Holly Ridge, NC



For more information, please contact:

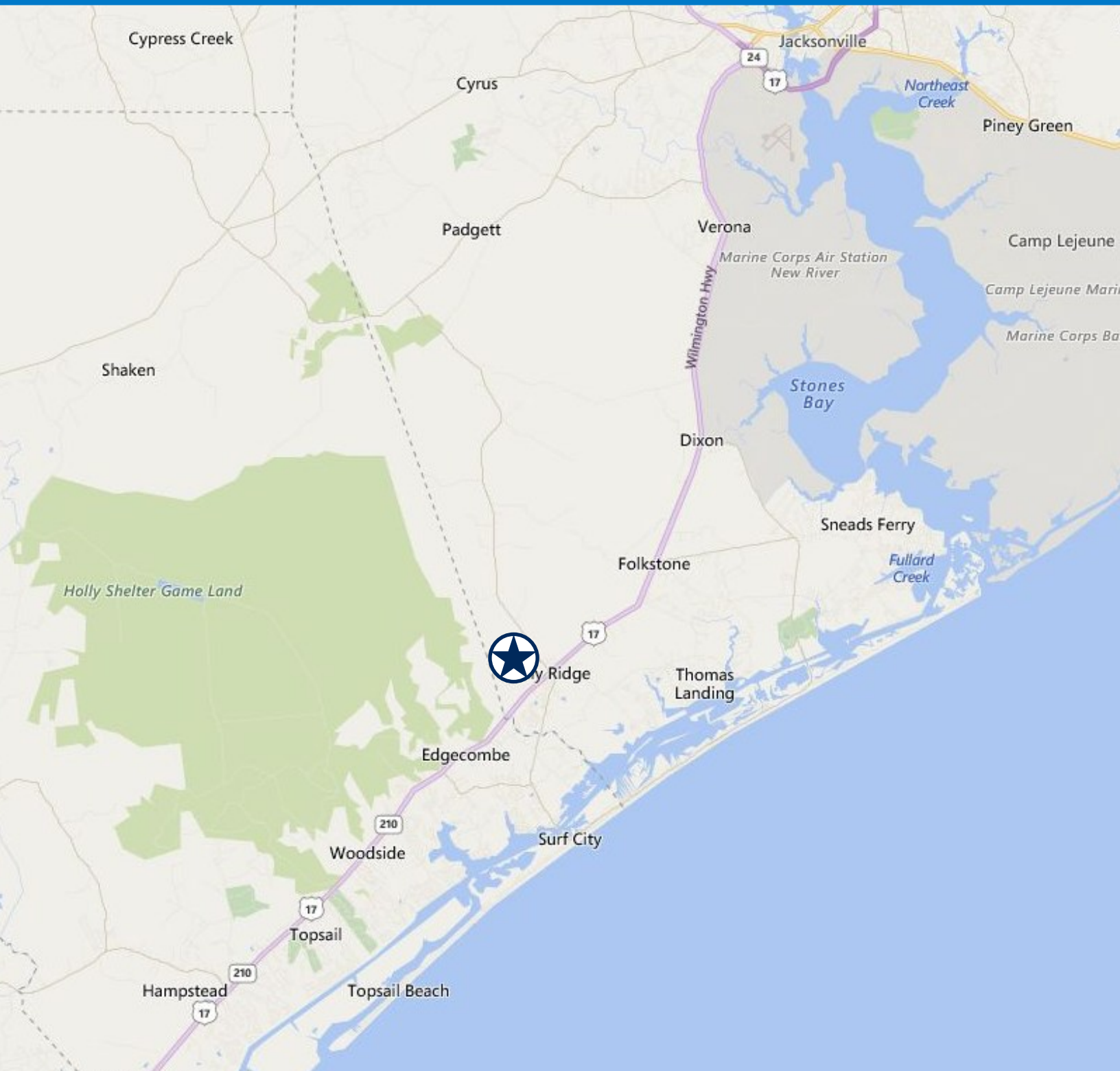
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LOCATION MAP

Camp Davis Industrial Park
Holly Ridge, NC



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Camp Davis was built in 1940 by the United States Army, originally as an anti aircraft artillery training facility. It was expansive, including two runways and more than 3,000 buildings on 45,538 acres.

At its height, the base was home to over 20,000 soldiers. Women Airforce Service Pilots also served at Camp Davis beginning in the Summer of 1943.

While the camp was dismantled by 1948, it still remains an important part of the history of Onslow County and the Town of Holly Ridge today.



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Holly Ridge, once home to just 28 people and a train station, has grown immensely since the early 1940's. Since 2020, Holly Ridge has grown over 15% and has become the second fastest growing town in North Carolina. According to census numbers, Holly Ridge has even surpassed Surf City's population. As growth and change takes place here, the home appreciation has also gone up over 18% in just the past year.



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Year	Single-Family: Certificate of Occupancy	Construction Cost: Single-Family	Commercial: Certificate of Occupancy	Construction Cost: Commercial	Total Cost Invested in Holly Ridge
2022	218 676 people	\$38,118,746	4	\$3,970,002	\$42,088,748
2023	155 481 people	\$26,235,392	11	\$3,970,002	\$30,203,312
Combined Increase in People: 1,156			Combined Cost of Construction: \$72,292,060		



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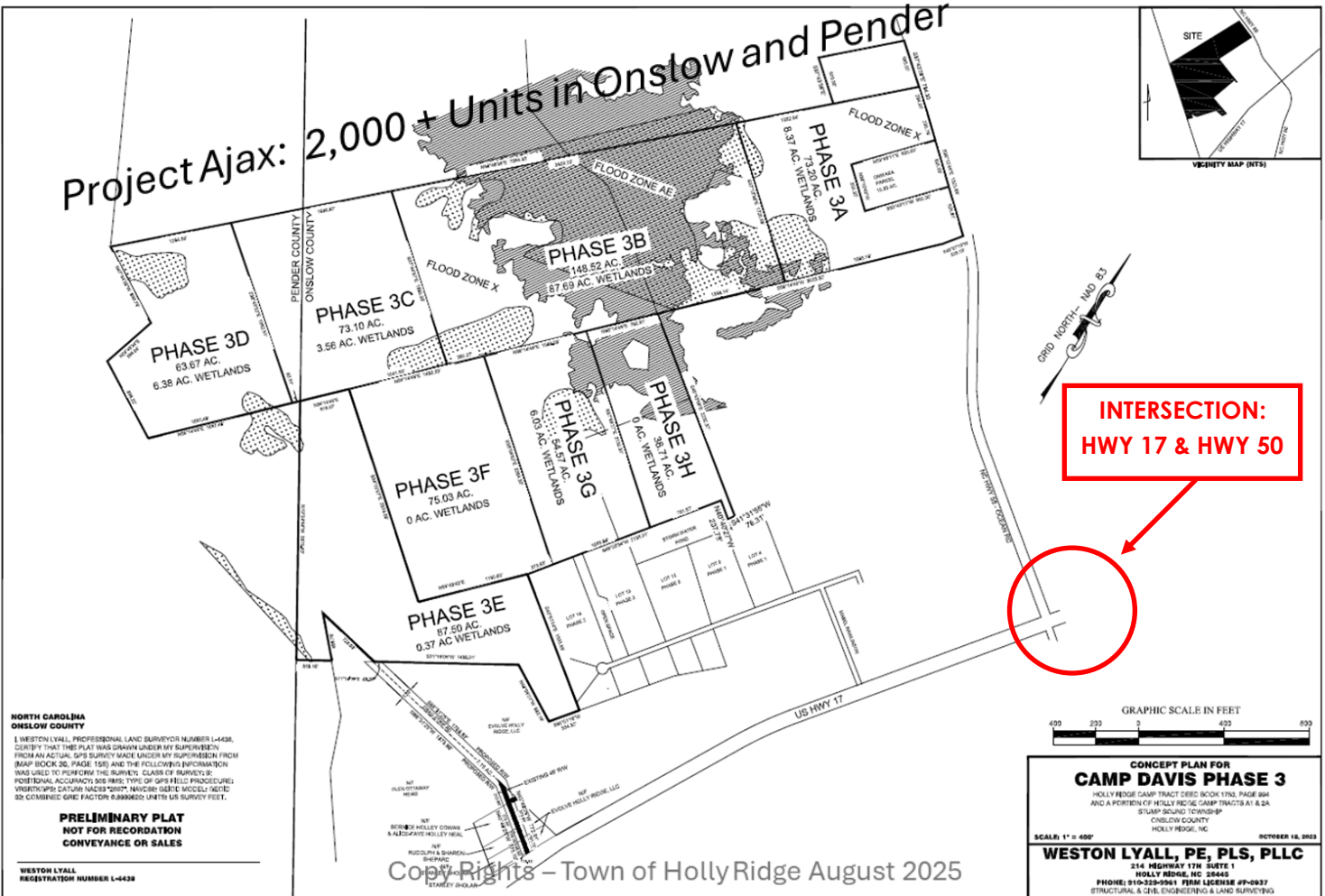
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Camp Davis Phase 3 along with project AJAX will bring approximately 70 light industrial units, over 2000 residential units in both Onslow and Pender Counties and increase revenue by 2027. Driven by multiple new housing developments, the Town of Holly Ridge is experiencing natural population growth of 5-7% annually.

Holly Ridge is one of the country's fastest-growing municipalities, encompassing more than four square miles supported by approximately 14 miles of streets. Positioned in Onslow County, it is ranked as the 10th most affordable county in North Carolina.

POPULATION	2016	2020	2024	Est. 2027	Est. 2030	Est. 2032
	2,900	4,500	5,400	7,000	8,104	13,000



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EXHIBIT A

ADDITIONAL PROVISIONS ADDENDUM

Seller: TOWN OF HOLLY RIDGE

Buyer:

Property: LOT – CAMP DAVIS INDUSTRIAL PARK, PHASE II

This Additional Provisions Addendum shall supplement The Agreement for Purchase and Sale of Land (the “Purchase Agreement”) as follows:

1. Section 15(a) of the Purchase Agreement shall include the following provision:

Buyer acknowledges that Buyer has been advised of and is aware of the implementation of recent zoning changes to the Camp Davis Industrial Park, Phase II—of which the Property is a part—by the Town of Holly Ridge in its capacity as a municipal government, which were enacted by the Town of Holly Ridge on or about September 13, 2022. Said changes include placing Camp Davis Industrial Park in a separate overlay district and include changes in the table of uses.

2. Section 15(c) of the Purchase Agreement shall include the following provision:

Buyer acknowledges that additional covenants will be recording affecting the Camp Davis Industrial Park, Phase II—of which the Property is a part. The said covenants shall include and relate to the creation, implementation, and subjection of the Property to a property owners’ association, the primary purpose of which being to address the continued use, upkeep, and maintenance of common areas of the Camp Davis Industrial Park, to include private roadways (if any) and stormwater infrastructure. Such covenants and association documents shall be provided by Seller to Buyer such as to permit adequate Buyer review prior to any Closing.

BUYER:

SELLER:

Town of Holly Ridge

A North Carolina Municipal Corporation

By: _____

By: _____

Print: _____

Heather Reynolds

Title: _____

Town Manager

EXHIBIT B

ECONOMIC DEVELOPMENT QUESTIONNAIRE

CAMP DAVIS INDUSTRIAL PARK

PHASE II

Instructions: Please fill out the below sections regarding the economic impact of your contemplated project. Alternatively, you may provide a letter or presentation providing the requested information. Your responses will need to be completed and received by the Town of Holly Ridge no later than fifteen (15) days before the scheduled public hearing on your project. Responses may be delivered in person at the Holly Ridge Town Hall or be mailed to Town of Holly Ridge, Attention: Heather Reynolds, Manager, 212 N. Dyson Street, Holly Ridge, NC 28445. This information is required in order to hold a public hearing the proposal per N.C. Gen. Stat. § 158-7.1, which is a condition precedent to the Town Council's final approval of your project and purchase of the Property.

Buyer Name / Project Name: _____

Lot(s): _____

Buyer Agent or Representative: _____

Agent or Representative Address: _____

Agent or Representative Email: _____

Agent or Representative Telephone: _____

Provide a description of your intended project:

If known, state the anticipated timeframe for (a) commencement of construction, (b) completion of construction, and (c) commencement of business operations at the property:

Provide the number of employees expected to be hired within the first twenty-four (24) months of business operations at the property

Provide the anticipated range of hourly wages or annual salaries for employees expected to be hired at the business to be located at the property:

Provide the anticipated average hourly wage or annual salary for your employees to be hired at the business to be located at the property:

Provide a description of and the anticipated value of improvements (i.e., constructions) you intend to perform on the property:

State whether the business to be operated at the location be used for retail sales or other operations that will generate sales tax revenues for the Town of Holly Ridge:

Yes: _____

No: _____

If yes, please state, if known, the prospective annual sales revenues subject to local sales taxes:

Provide any other additional information that you would wish for the Town Council to consider relating to how your proposed use of the property would (a) stimulate the local economy; (b) promote business within the Town of Holly Ridge and surrounding areas; (c) result in the creation of a substantial number of jobs paying above median wages in Onslow County.

By signing and submitting this response, the Buyer agrees that the foregoing information is true to the best of the Buyer's knowledge and belief. Buyer further acknowledges that the foregoing information may be considered by the public, Town staff, and the Town Council in connection with the statutorily required public hearing and Town Council review and approval of your purchase of the property. Buyer further acknowledges that, pursuant to N.C. Gen. Stat. § 158-7.1(d2)(2), if the foregoing is approved by the Town Council, the Buyer shall be required, as a condition of the purchase of the property, to contractually agree (a) that the Buyer shall within twenty-four (24) months of purchase (subject to any extension as may be agreed to in writing following Town Council approval) construct improvements on the property that will generate the tax revenues and economic benefits as determined from the above information; and (b) that the Buyer shall be required to reconvey the property back to the Town at its original purchase price in the event that Buyer should fail to construct such improvements.

Buyer/Project Name: _____

Authorized Signature: _____

Print Name: _____

Title: _____

Date: _____

EXHIBIT C



Town of HOLLY RIDGE

PO Box 145 * Holly Ridge, NC 28445 * Phone (910) 329-7081 * Fax (910) 329-1593

ORDINANCE AMENDING THE HOLLY RIDGE CODE OF ORDINANCES CHAPTER 7 TO CREATE THE CAMP DAVIS INDUSTRIAL PARK OVERLAY AND AMEND SECTION 7-3-25 TO REFERENCE PERMITTED USES WITHIN SUCH OVERLAY

WHEREAS, the Town of Holly Ridge has enacted a Zoning Ordinance to protect the safety and welfare of all citizens and visitors of the Town of Holly Ridge through ordinances and regulations related to land use; and

WHEREAS, in efforts to provide more clarity and direction for land uses and development for citizens, developers, Town Staff and other stakeholders; and

WHEREAS, the proposed amendments to the Zoning Ordinance it is consistent with the Town's 2019 Comprehensive Land Use Plan, and policy 5.1.A, which states, "All development shall adhere to the Town's building and development regulations set forth in the Code of Ordinances," and that it is in the public interest because it will advance the public health, safety, and/or welfare of the Town of Holly Ridge by limiting heavier industrial uses within the Camp Davis Industrial Park and;

WHEREAS, this proposed amendment was the subject for discussion during the Holly Ridge Planning Board on August 27, 2022 where it was determined by the Board to recommend approval of these proposed amendments as submitted; and

WHEREAS, this proposed amendment was advertised in accordance with local and State laws for public hearing and was discussed by the Holly Ridge Town Council during their regular meeting on September 13, 2022.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HOLLY RIDGE:

1. The Holly Ridge Code of Ordinances is amended as follows:

A. Section 7-3-21—Camp Davis Industrial Park Overlay

The Camp Davis Industrial Park Overlay is primarily intended to accommodate a wide range of assembling, fabricating, manufacturing, and distribution activities. The district is established for the purpose of providing appropriate locations and development regulations for uses which may have significant environmental impacts or require special measures to ensure compatibility with adjoining properties. As established, the Camp Davis Industrial Park Overlay will apply to parcels within the Camp Davis Industrial Park as indicated by Onslow County Register of Deeds, Onslow County GIS Maps, the Official Zoning Map of Holly Ridge, and/or as determined by the Town of Holly Ridge. The overlay shall apply to currently existing parcels within as well as any/all proposed expansion of the Camp Davis Industrial Park. Properties directly adjoining US Hwy 17 and part of Camp Davis, as defined by parcel record, are omitted from the Camp Davis Industrial Park Overlay.

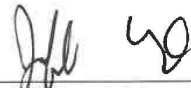
B. Section 7-3-25—Permitted Use Table

Uses exclusively permitted within the Camp Davis Industrial Park Overlay to include:

- Asphalt products manufacturing
- Bottling plants
- Concrete products production
- Metal machining, welding and fabrication shop
- Metal machining, welding and fabrication plant
- Motor vehicle manufacturing
- Paving and grading operation
- Woodworking Fabrication shop/plant
- Refinery
- Wholesale distribution
- Meatpacking and poultry processing plant
- Processing plant (food)
- Accessory Structure/Use
- Wireless communication facility, small cell/collocation

2. All ordinances or parts of ordinances of the Town of Holly Ridge which are in conflict herewith are hereby repealed to the extent of such ordinance.
3. This ordinance shall be effective upon its adoption.

Duly adopted by the Town Council in regular session, upon the motion of Mayor Pro-Tem Hall and the second of Councilmember Hines, this the 13th day of September, 2022 on a vote 5 to 0.


 Jeff Wenzel, Mayor

ATTEST:


 Heather Reynolds, Town Clerk

