

CAMP DAVIS INDUSTRIAL PARK PHASE III

HOLLY RIDGE, NORTH CAROLINA

± 5—300 ACRE LOTS AVAILABLE FOR SALE



CAMP DAVIS
INDUSTRIAL PARK



CONTACT



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SUMMARY

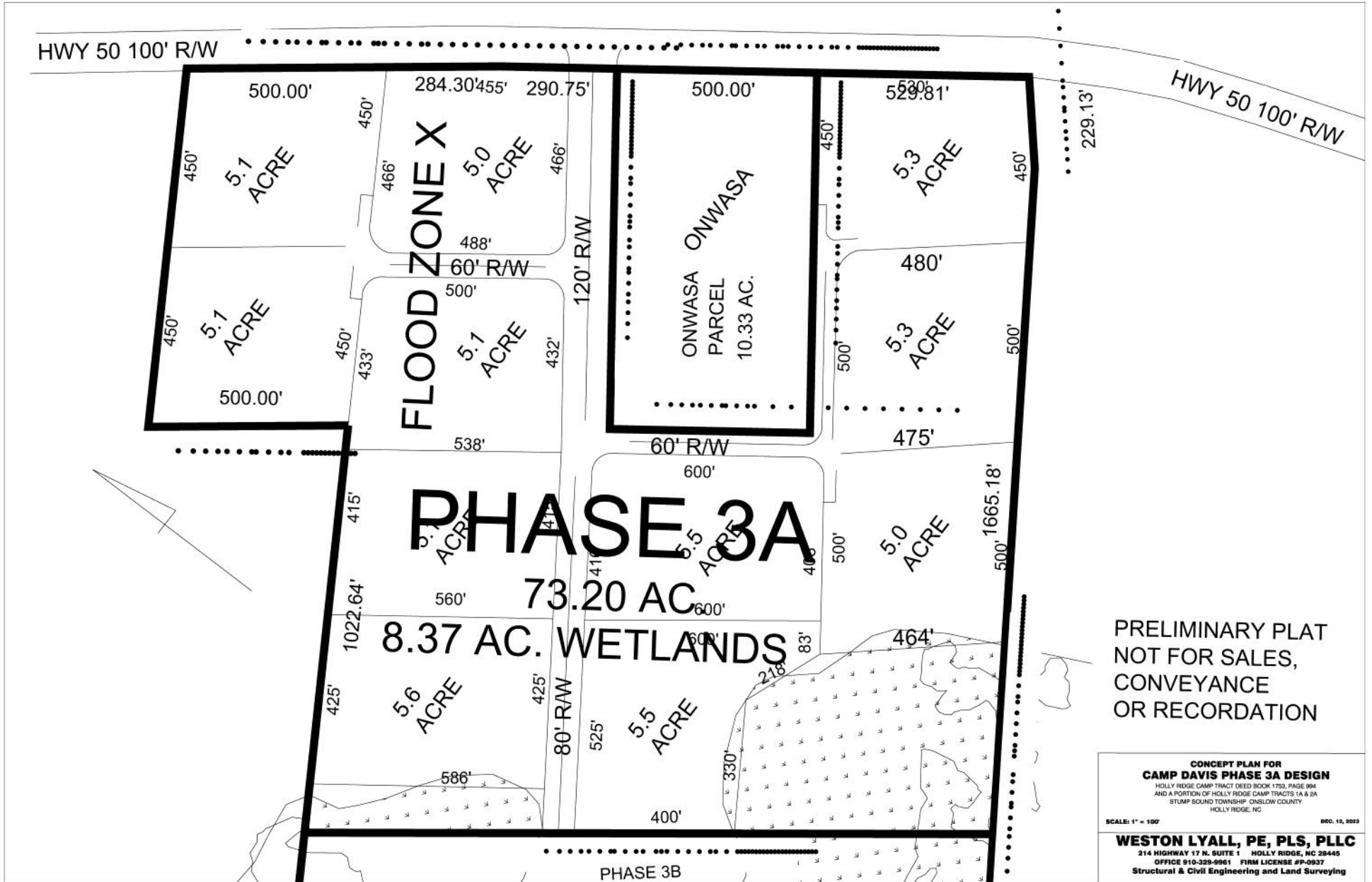


ADDRESS	Camp Davis Industrial Park Phase III US Highway 17 South & NC Highway 50 Holly Ridge, NC 28445 Onslow County
DESCRIPTION	Camp Davis Industrial Park is located on U.S. Highway 17 in Holly Ridge, North Carolina, in between the cities of Jacksonville and Wilmington. The park sits adjacent to Gulfstream 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. US Highway 17 sees an average of 22,000 VPD (vehicles per day).
ACREAGE	± 5—300 Acres
PRICING	<ul style="list-style-type: none"> • Up to 5 acres = \$110,000/acre • For larger tract sizes, please inquire for pricing
ZONING	LI—Light Industrial (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 Jacksonville Onslow Economic Development (JOED).

SITE PLAN



SITE PLAN (CONT'D)



PRELIMINARY PLAT
NOT FOR SALES,
CONVEYANCE
OR RECORDATION

CONCEPT PLAN FOR
CAMP DAVIS PHASE 3A DESIGN
HOLLY RIDGE CAMP TRACT DEED BOOK 1753, PAGE 994
AND A PORTION OF HOLLY RIDGE CAMP TRACTS 1A & 2A
STUMP SOUND TOWNSHIP, ONSLOW COUNTY
HOLLY RIDGE, NC

SCALE: 1" = 100' DEC. 12, 2023

WESTON LYALL, PE, PLS, PLLC
214 HIGHWAY 17 N. SUITE 1 HOLLY RIDGE, NC 28445
OFFICE 910-328-9961 FIRM LICENSE #9-0937
Structural & Civil Engineering and Land Surveying

CONCEPTUAL SITE PLAN



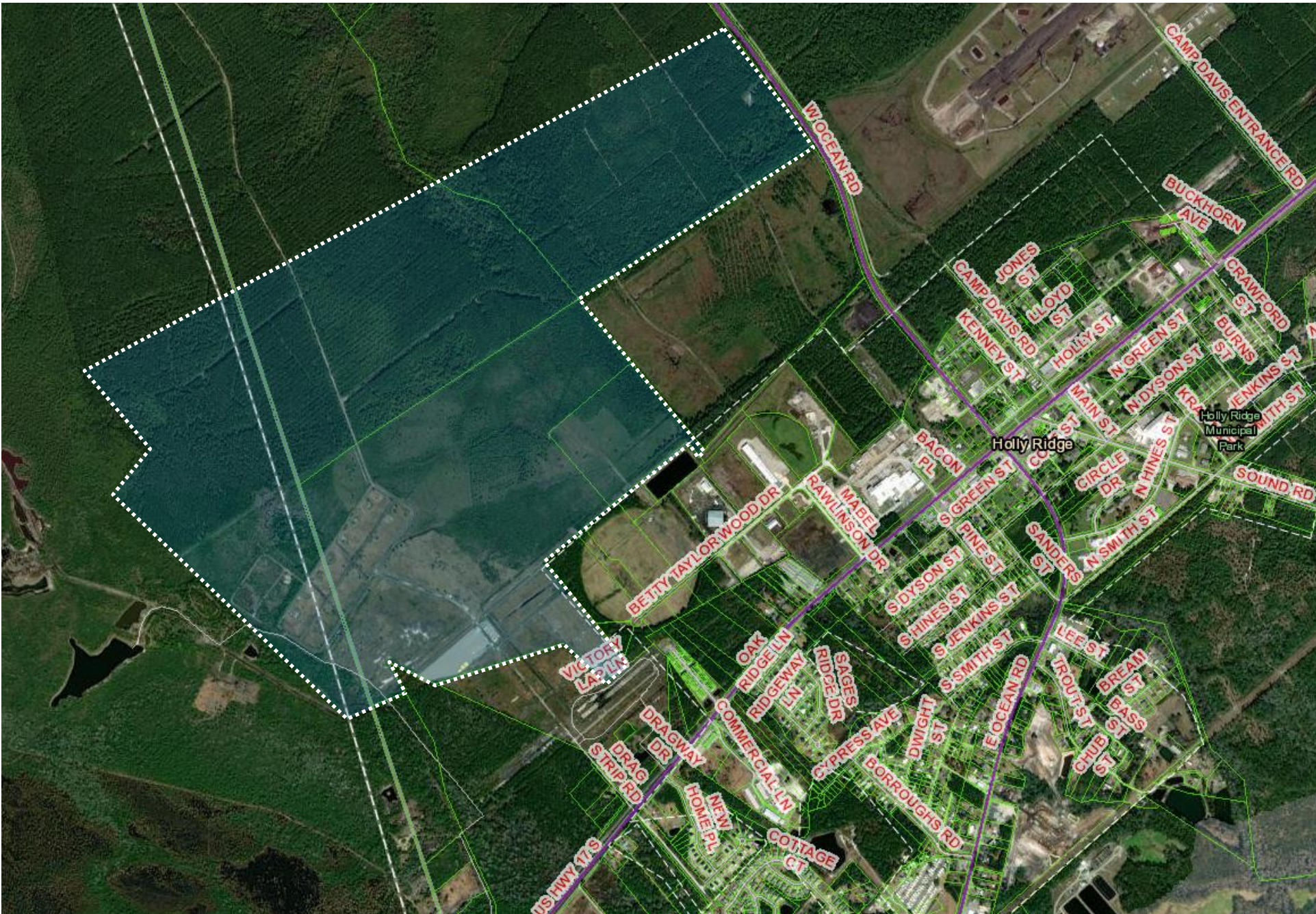
CONCEPTUAL SITE PLAN (CONT'D)



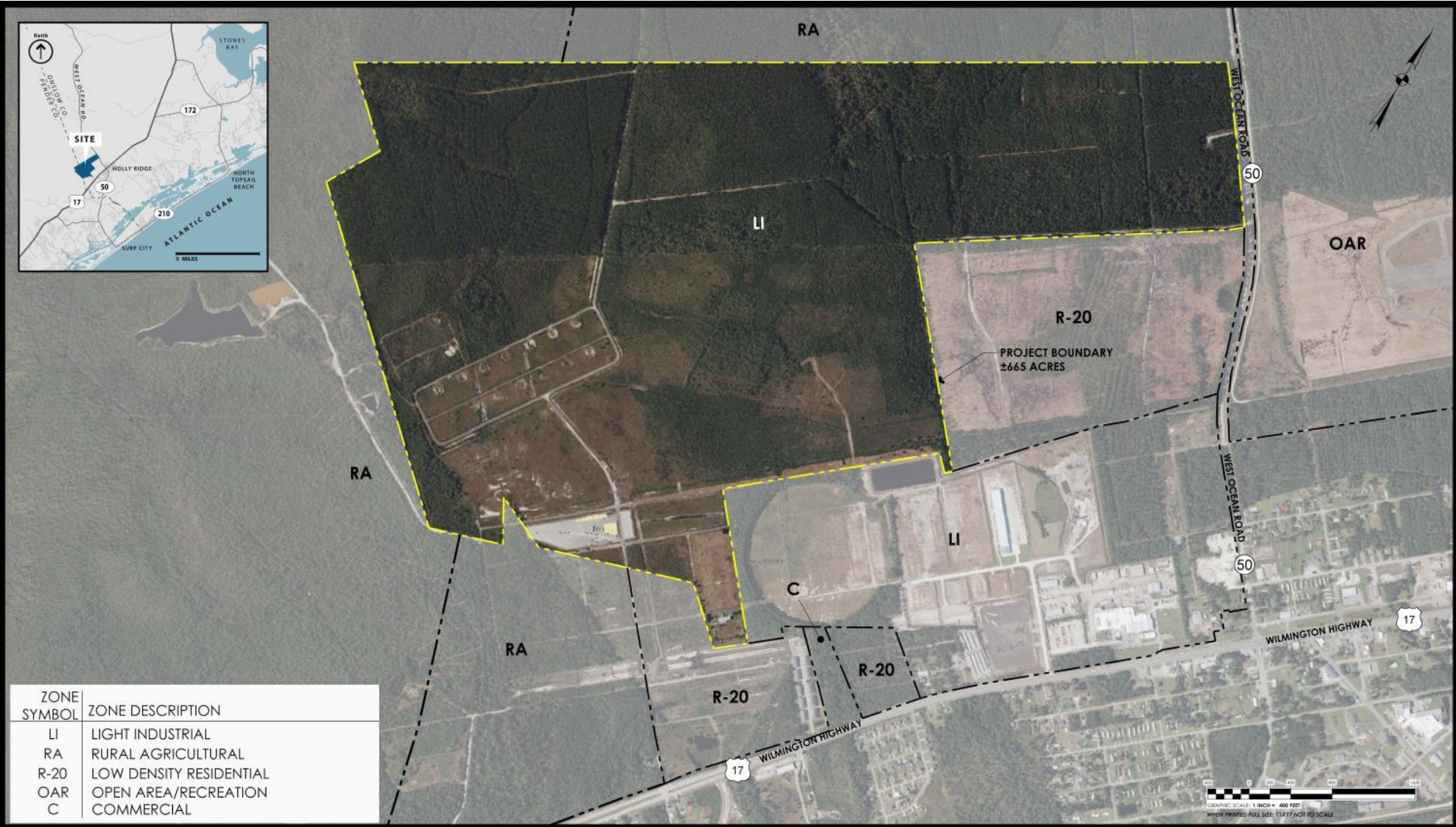
CONCEPTUAL SITE PLAN (CONT'D)



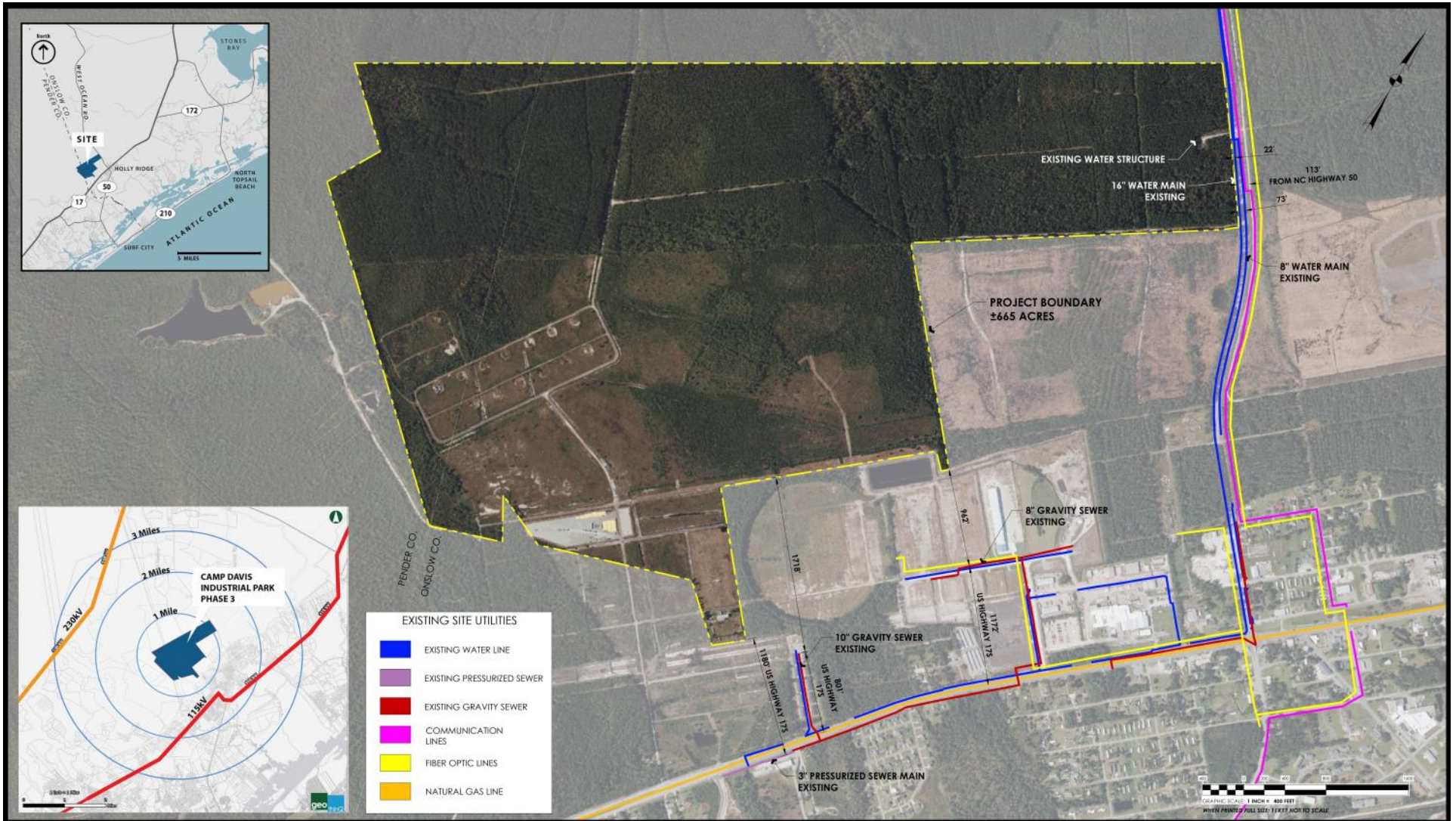
GIS AERIAL



ZONING MAP



UTILITIES MAP



SITE PHOTOS



HISTORY OF CAMP DAVIS

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.



GROWTH IN HOLLY RIDGE

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.

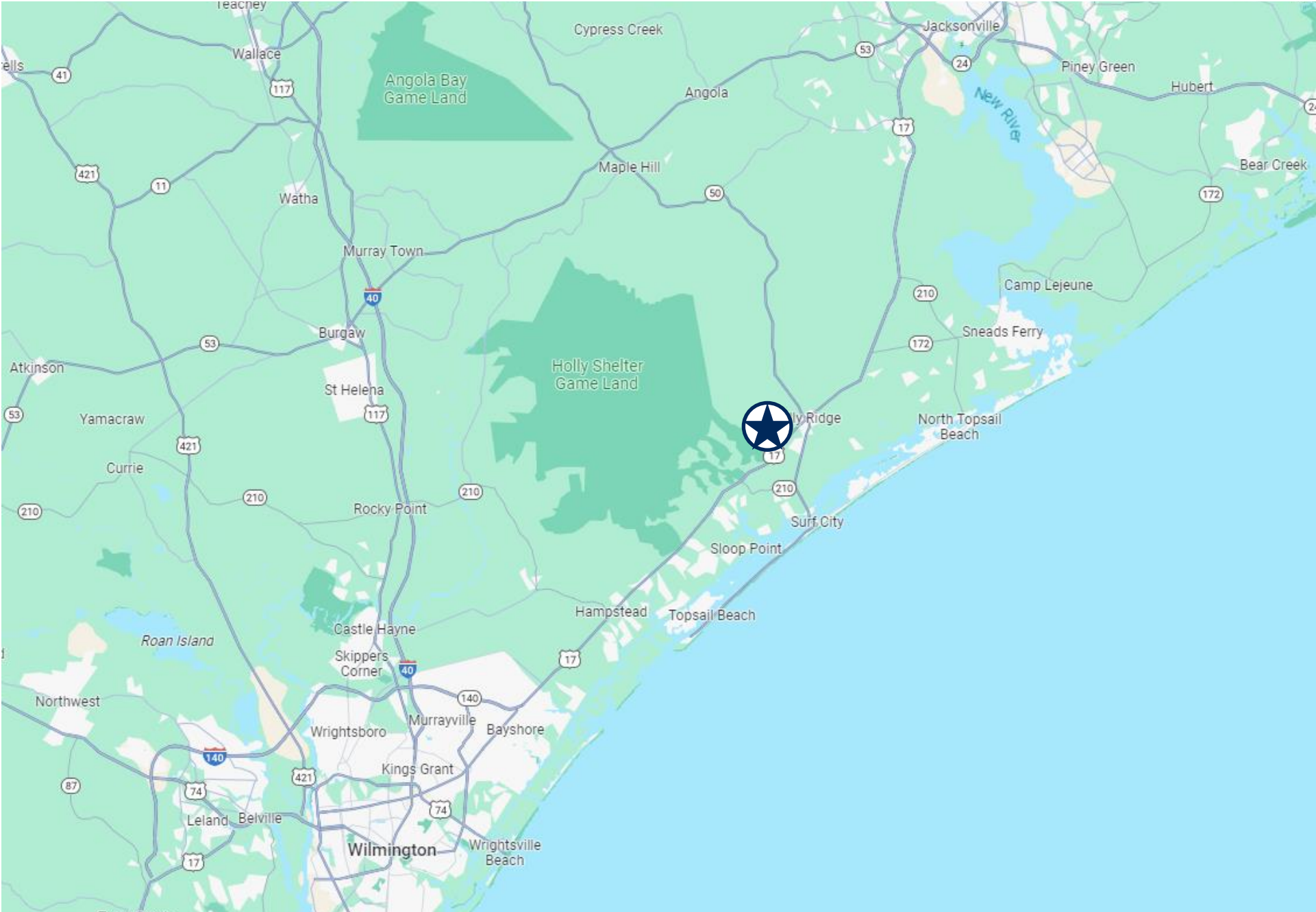
With this newfound growth, the town is slated to bring in a UPS distribution center this year. The addition of this new facility will create 98 well-paying jobs and more than \$12.3 million in investments.



AERIAL VIEW



LOCATION MAP





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