

MARINA MINIMUM = \$1 MILLION | LAND MINIMUM = \$1,000±/ACRE

# 828 Acre Mixed Use Development

Offered in 6 Tracts  
Neuse River – Bridgeton, North Carolina



In the Waterfront Community of Bridgeton, NC - adjacent to Historic New Bern



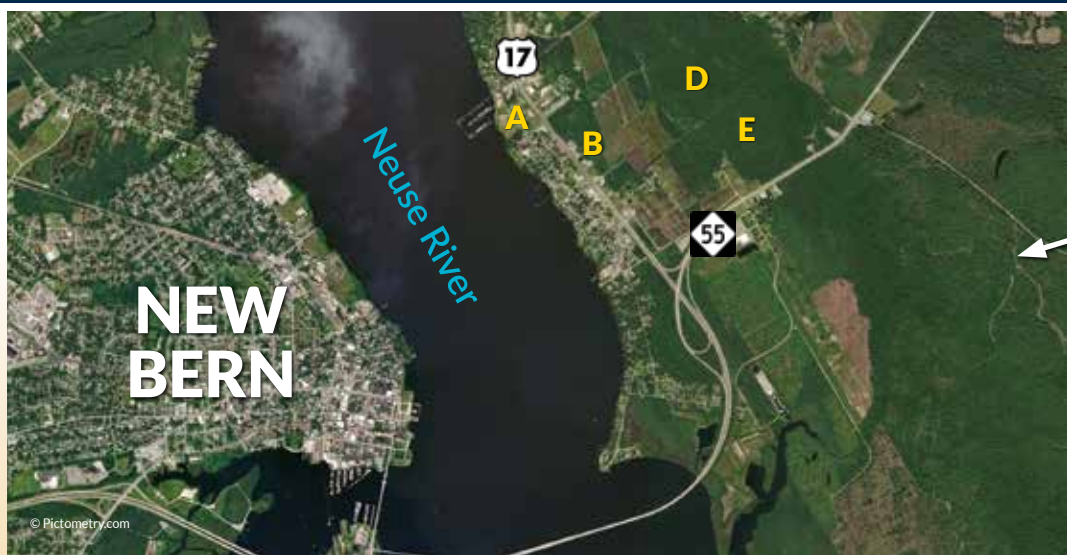


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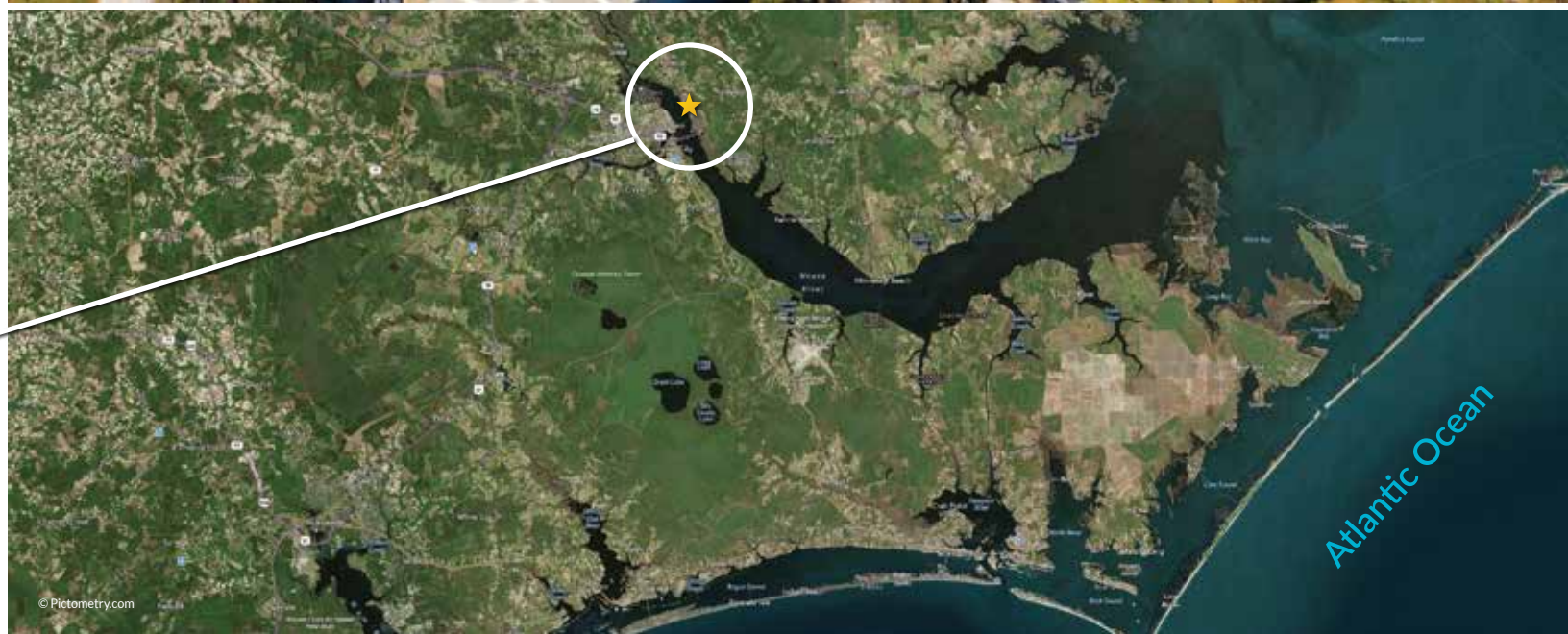
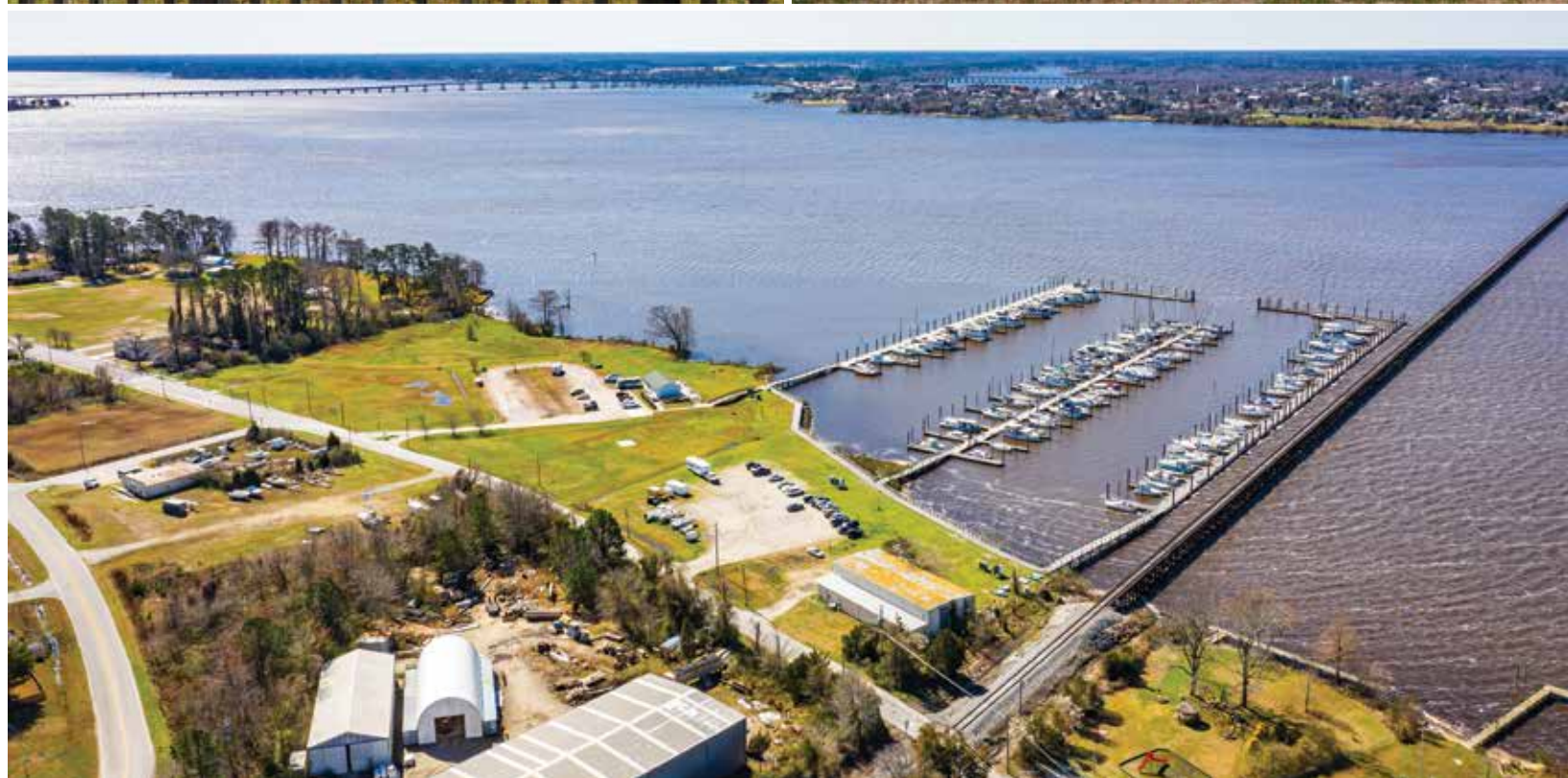
### LOCATION

The properties are located in the Town of Bridgeton, a waterfront community adjacent to the historic city of New Bern on the Neuse River near the North Carolina coast. Bridgeton is easily accessible to US Highway 17, a heavily traveled coastal highway running along the Eastern Seaboard and NC Highway 55, connecting Bridgeton and eastern North Carolina to the Triangle Region.

**Learn more at**  
**[FineAndCompany.com](https://FineAndCompany.com)**











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### WHY BUY THIS PROPERTY?

- 828 Acres
- Proposed as a master planned community including harbor, regional shopping center, hotel, restaurants, single family and multi-family development
- Convenient access to NC Highway 55 and US Highway 17
- Annexed into the Town of Bridgeton and zoned Highway Commercial (HC), Waterfront Commercial (WC) & Agricultural (A)

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### DETAILS

- Turnkey operating marina on the eastern side of the Neuse River
- 137 first class slips (40' - 150') with power, water, wi-fi, direct TV, and pump-out built in 2007
- 6,360 lineal feet of frontage along the Neuse River
- 1,624 sf yacht club building
- 4,000 sf warehouse
- Includes 16 acres
- Upside potential with construction of club house, additional wet slips, fuel dock
- An upriver location that is weather protected

Auction Tract	Parcel IDs	Acres	Minimum Bid
A	The Marina: 2-001-006, 2-001-008, 2-001-011, 2-001-025, 2-001-032	16	\$1,000,000
B	2-002-049, 2-002-052, 2-002-2000	10	\$15,000
C	A portion of 2-035-122	82	\$85,000
D	2-035-123, 2-035-123-A, 2-035-124, 2-035-1001, and a portion of 2-035-122	356	\$360,000
E	2-004--25002, 2-036-135	195	\$200,000
F	2-034-059	169	\$150,000
		<b>828</b>	<b>\$1,810,000</b>

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#### Bidding Procedures

Bidding is via sealed bid auction with bids due no later than 2:00 p.m. Eastern Time, on November 6 by electronic delivery. See Bidder's Information Packet for details.

#### Certified Funds Required To Bid

See Bidder's Information Packet for details

#### Inspection Opportunities

Inspections are by appointment only at 10:30 am on September 22 & October 6, 20, 27. 48 hour advance notice required. Please call 312.278.0600, extension 101.

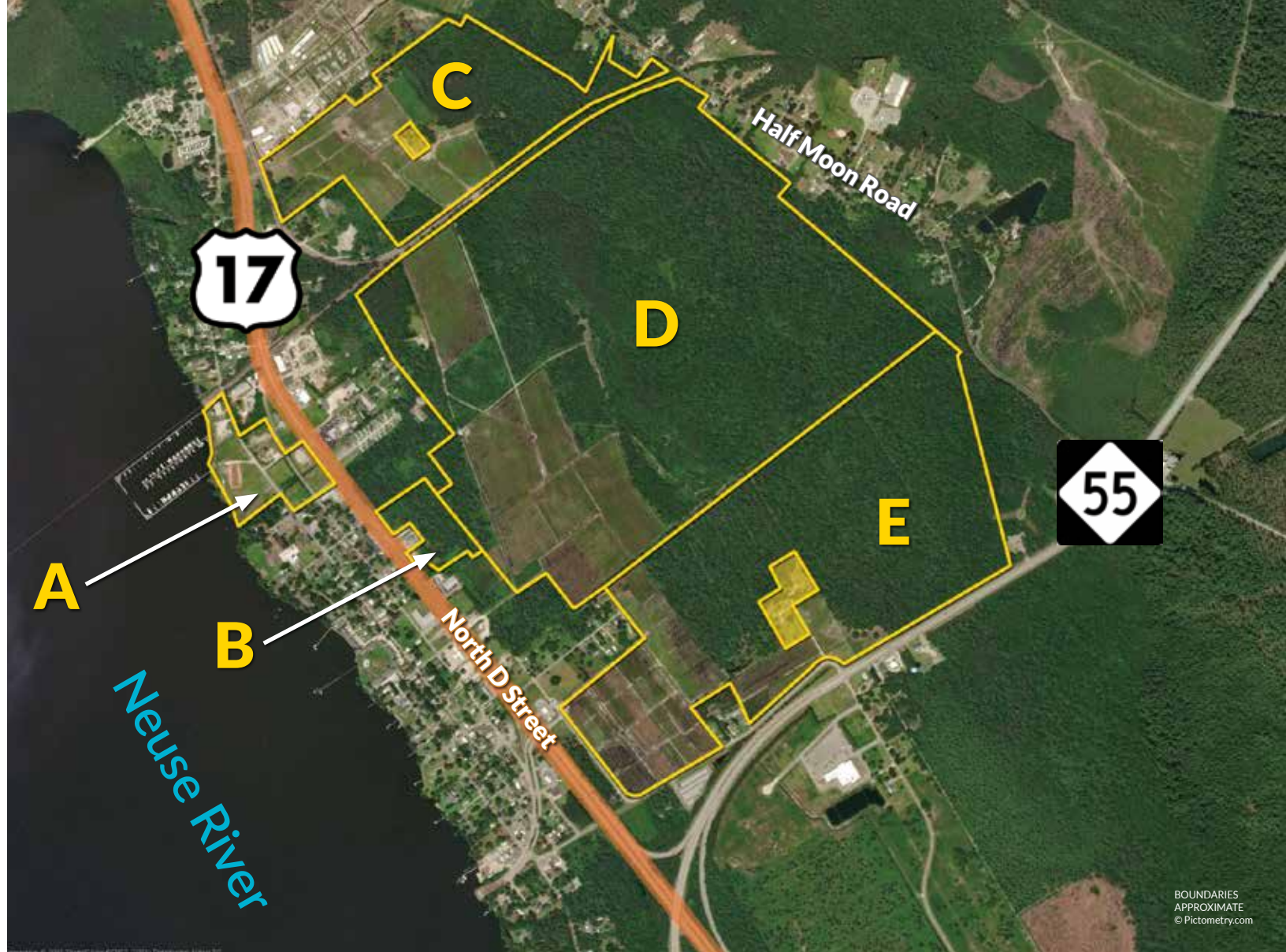
#### Bidder's Information Packet:

A detailed Bidder's Information Packet has been assembled which contains pertinent information related to the property, the auction and the Terms of Sale. The Packet will be available via email for \$30.00 the Marina and \$30.00 for the Development Land at [info@FineAndCompany.com](mailto:info@FineAndCompany.com). The purchase of a Bidder's Information Packet is required in order to bid at the auction.

#### Terms Of Sale

The auction is conducted subject to the Terms of Sale and Purchase Contract included in the Bidder's Information Packet.





#### Buyer's Premium

A 10% buyer's premium will be added to the final high bid price per the Terms of Sale.

#### Broker Participation Invited

A 2% Buyer's Agent fee based on the bid price will be paid by the seller to the Realtor®/broker whose properly registered buyer closes on

the property. Please refer to the Terms of Sale or contact us at 312.278.0600 for buyer agent registration requirements.

#### Agency Disclosure

Fine & Company LLC – NC Broker  
#LC677500000, NC Auctioneer #10363

#### Disclaimer

The Seller and Auctioneer and their agents assume no liability for inaccuracies, errors, or omissions in the auction marketing materials, including the Bidder's Information Packet. ALL ACREAGE, SQUARE FOOTAGE, DIMENSIONS, REAL ESTATE TAXES ARE APPROXIMATE.

All materials are subject to inspection and verification by all parties relying on them. This offering is subject to prior sale and may be withdrawn, modified, or canceled without notice at any time. This is not a solicitation or offering to residents of any state where this offering is prohibited by law.





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**(312) 278-0600**

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# NOVEMBER 6 • REAL ESTATE **AUCTION**

## Bridgeton Harbor Marina

**828 Acre Mixed Use Development**

**Neuse River – Bridgeton, North Carolina**

