

1021

N FRONT ST

Prime +/- 3.26 acre multifamily development opportunity with front row positioning in Downtown Wilmington

City of Wilmington Headquarters

Downtown Wilmington

Live Nation's Live Oak Bank Amphitheater
40+ Annual Shows



Wilmington Riverwalk Greenway System

Cape Fear River

MUNICIPALITY
City of Wilmington

ADDRESS
1001 & 1021 N Front St
Wilmington, NC 28402

NEW HANOVER COUNTY PINS
R04712-003-001-000, R04712-003-
002-000

ZONING
Central Business District (CBD)

ACREAGE
3.26-acres

FUTURE LAND USE
Downtown Special Planning Area

CBD HEIGHT MAX
240'

CBD DENSITY MAX
None

BY RIGHT USES
Multifamily/Office/Hotel/Retail

SITE IMPACTS
Transferable Brownfield Application
Fee Submitted

PRICING
Unpriced



N FRONT ST

UNMATCHED +/- 3.26 ACRE MULTIFAMILY DEVELOPMENT OPPORTUNITY WITH FRONT ROW POSITIONING IN DOWNTOWN WILMINGTON

Jones Lang LaSalle, a North Carolina licensed real estate broker ("JLL"), has been retained as the exclusive sales representative for 1021 N Front St. Located in the heart of downtown Wilmington, North Carolina, this uniquely positioned development opportunity offers a buyer the chance to build a Class A project on the last remaining site directly fronting Live Oak Music Pavilion. The site boasts direct views of the stage, providing future residents with front-row access to world-class entertainment and cultural events. In addition to the wide variety of entertainment options future residents will get to enjoy, the property looks beyond to stunning views of the Cape Fear River, Downtown Wilmington's most iconic attraction.

Situated in a rapidly growing area known for its vibrant arts scene and beautifully preserved historic architecture, a future development has the potential to become a landmark property that seamlessly integrates with one of North Carolina's most historic cities. The location's exceptional walkability to exciting new restaurants, craft breweries, boutique shops, and the scenic Riverwalk enhances its appeal to young professionals, empty nesters, and anyone seeking a dynamic urban lifestyle.

With in-place CBD zoning, a developer has a clear path to development with a broad spectrum of uses allowed by right, including multifamily, hotel, office, and retail. The site is strategically positioned to capitalize on Wilmington's dynamic growth, as evidenced by its 82.76% population increase since 2010, outpacing the national average. This growth, coupled with the area's desirable lifestyle and year-round pleasant climate, makes it an attractive investment opportunity. With intentional planning and thoughtful design, 1021 N Front St will become a cornerstone of downtown Wilmington's ongoing renaissance, offering residents an unparalleled living experience that combines the best of coastal living with urban sophistication.

Unabated Views Of
Cape Fear River

Overlooks Live
Nation's Live Oak Bank
Amphitheater

Broad By Right Zoning
Optionality
(Central Business District)

Transferable
Brownfield's Application
Fee

Immediate Access to
Riverwalk Greenway
System

Walkable to 60+
Restaurants, Bars, &
Shops

67%

White Collar Workers
(1 Mile Radius)

\$88,134

Average 2025
Household Income
(1 Mile Radius)

**Directly
Adjacent**
to Live Oak Bank
Ampitheater

Unimpeded
Water Views



City Block Apartments
115 Units | Built: 2015
Developer: South Eastern Real
Estate Services Group

**Cape Fear
Community College**

City of Wilmington HQ

Future AC Hotel Site

**Aloft Wilmington
Coastline Center**

**Embassy Suites
Riverfront**

**Wilmington Convention
Center**

Pier 33
295 Units | Built: 2021
Developer: Dewitt Carolinas

Metropolitan at the Riverwalk
293 Units | Built: 2024
Developer: Kettler

Flats on Front
291 Units | Built: 2021
Developer: DPJ Residential &
Chaucer Creek Capital

**Live Nation's Live Oak Bank
Amphitheater**

- POINTS OF INTEREST
- MULTIFAMILY
- HOTEL
- FUTURE DEVELOPMENT



Wilmington
International Airport
11-Minute Drive

Boombalatti's
Homemade Ice Cream

The Jelly Cabinet
Three10

Angus Grill

City of Wilmington HQ

Live Nation's
LIVE OAK BANK
PAVILION

Brooklyn Arts Center
Edward Tech Brewing

Wrightsville Beach
18-Minute Drive

The Eagle's Dare
Flytrap Brewing

Trolley Pub
Wilmington

Bonita Latin Fusion & Cocktails

Marina Grill

Tequila's Waterfront

Nautical Bowls

Brunch Thyme

Pizzeria Don Luca

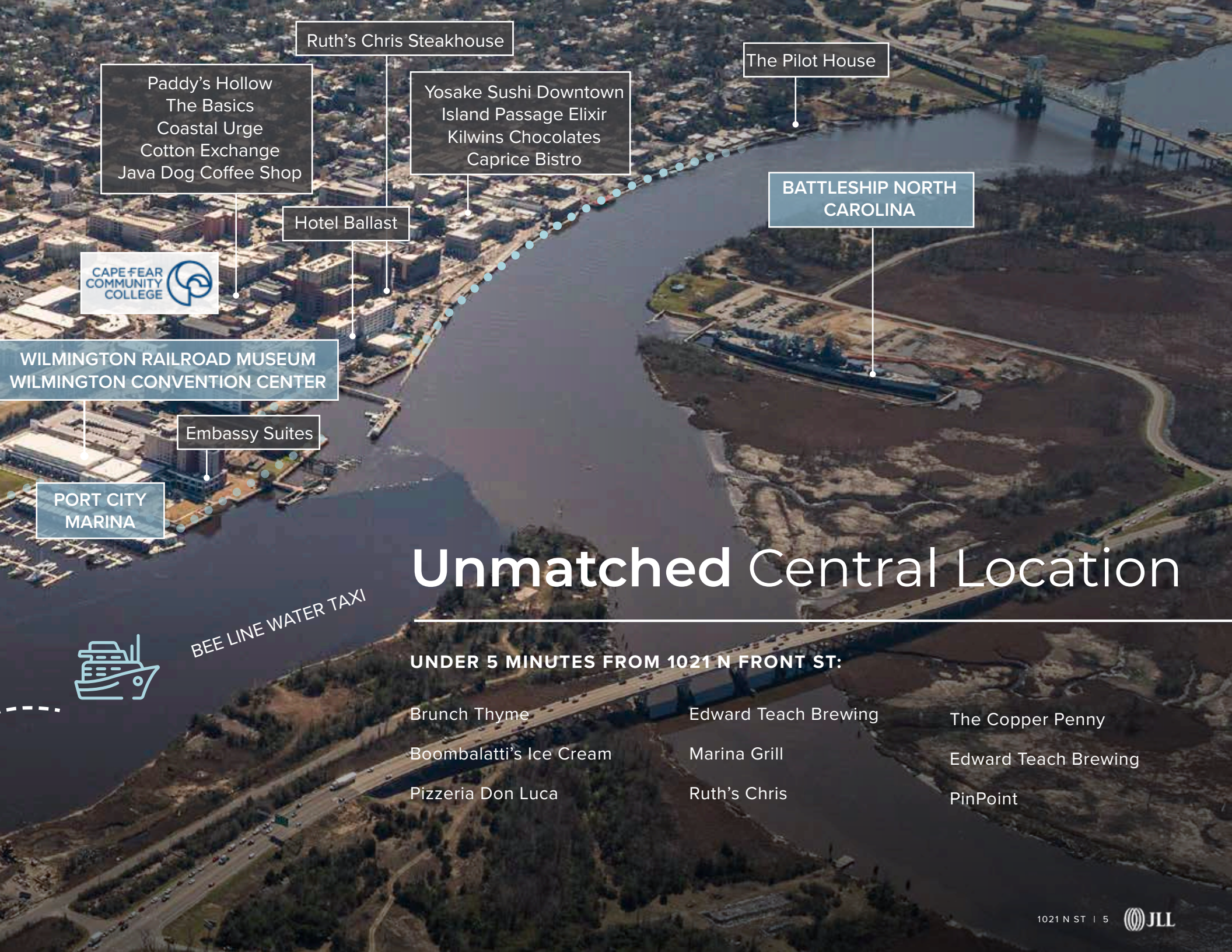
N 3rd St

Subject Property

SAWMILL POINT
MARINA

Immediate Access to Riverwalk
Greenway System

Unimpeded
Views of Cape Fear River



Ruth's Chris Steakhouse

Paddy's Hollow
The Basics
Coastal Urge
Cotton Exchange
Java Dog Coffee Shop

Yosake Sushi Downtown
Island Passage Elixir
Kilwins Chocolates
Caprice Bistro

The Pilot House

BATTLESHIP NORTH
CAROLINA

Hotel Ballast

CAPE FEAR
COMMUNITY
COLLEGE

WILMINGTON RAILROAD MUSEUM
WILMINGTON CONVENTION CENTER

Embassy Suites

PORT CITY
MARINA

Unmatched Central Location



BEE LINE WATER TAXI

UNDER 5 MINUTES FROM 1021 N FRONT ST:

Brunch Thyme

Boombalatti's Ice Cream

Pizzeria Don Luca

Edward Teach Brewing

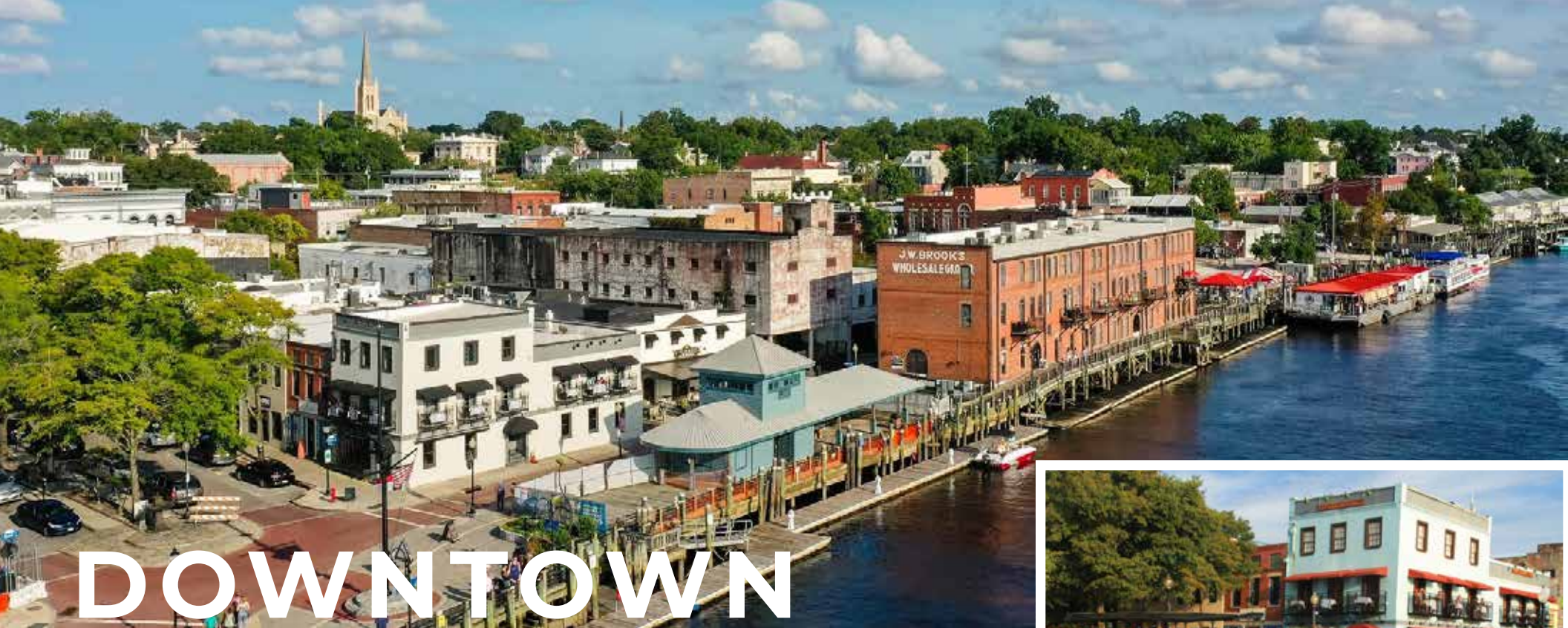
Marina Grill

Ruth's Chris

The Copper Penny

Edward Teach Brewing

PinPoint



DOWNTOWN Wilmington



Downtown Wilmington is a captivating and historic district that combines the charm of the past with a vibrant and modern atmosphere. Its cobblestone streets, lined with well-preserved historic buildings, house an eclectic mix of boutiques, art galleries, and unique shops. Visitors can explore all the diverse retail offerings and immerse themselves in the vibrant local art scene.

Downtown Wilmington is more than just a shopping destination. It's a cultural and entertainment hub, with theaters, live music venues, and performance spaces. The district's outstanding waterfront location along the Cape Fear River adds to its allure, offering stunning views and the opportunity for leisurely riverfront walks, boat tours, and water sports activities. With a bustling Riverwalk and a calendar full of events and festivals, Downtown Wilmington is a lively and immersive locale that showcases the vibrant heart of this remarkable city.



25+ Breweries



60+ Restaurants



70+ Shops



39+ Attractions



6 | LOCATION OVERVIEW



The Venue



Port City



Benny's Big Time Pizzeria



Island Passage



USS North Carolina (BB-55)



Cargo District



Downtown Shops



Historic District



Ironclad Brewery



Subject Property

Path to the Site - 525 feet

Live Nation's Live Oak
Bank Amphitheater

Riverwalk Greenway System

Cape Fear River

Riverwalk



The Riverwalk in Wilmington, North Carolina is picturesque walkway that extends for nearly two miles along the captivating Cape Fear River. This scenic path, spanning from Nutt Street to the Isabella Holmes Bridge, is adorned with an array of markets, unique boutiques, and art galleries. The Riverwalk also boasts charming outdoor cafes and offers narrated tours for visitors to enjoy. At the north end, you will find a marina that caters to larger vessels, alongside an outdoor concert venue and a restaurant showcasing remarkable views of the river and sunsets. The Riverwalk remains operational all year round and is surrounded by more than 200 conveniently located shops, restaurants, and attractions.

#1	\$33M	1.75
Tourist Attraction	Total Investment	Miles



Live Oak Bank Amphitheater

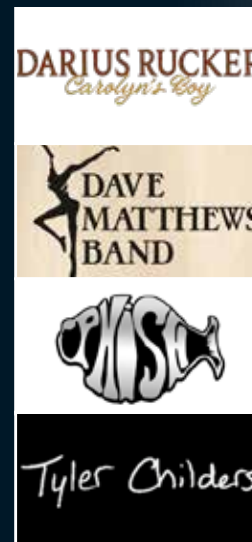


Built in 2021, the new Live Oak Bank Amphitheater is a one-of-a-kind outdoor performance venue located along the Cape Fear River in Downtown Wilmington. Located directly across Nutt St from 1021 N Front St, future residents enjoy convenient proximity and direct access to a wide array of events and shows held at this venue.

Managed by Live Nation Entertainment (NYSE: LYV), the venue has a capacity of 7,200 and features state-of-the-art sound and lighting construction. The amphitheater is the crown jewel of the new multi-million-dollar park development along the river, a headlining cultural development for the Port City

161,000+ Total 2023 Attendees

40+ Yearly Shows





Coming to Live Oak
Amphitheater in 2025...

Zach Top
Alison Krauss and Union Station
Teddy Swims
Riley Green
“Weird Al” Yankovic
Parker McCollum
and more!

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