

Ford's Reach

BOLIVIA, NC

98 Finished Lots Available within Ford's Reach
Community in High Growth Brunswick County

OLD OCEAN HWY

BRUNSWICK COMMUNITY COLLEGE

GILBERT RD SE

BENTON RD SE

SUBJECT LOTS

EXISTING PHASE 1

98 FINISHED LOTS

SEWER COMMITMENTS
IN-HAND

LOCATED IN THE FASTEST GROWING
COUNTY IN NC



Fords Reach

BOLIVIA, NC

INVESTMENT SUMMARY

98 FINISHED LOTS AVAILABLE WITHIN FORDS REACH COMMUNITY IN HIGH GROWTH BRUNSWICK COUNTY

Jones Lang LaSalle, a North Carolina licensed real estate broker (“JLL”), has been retained as the exclusive sales representative for 98 finished single-family detached lots in the Fords Reach community, a McKee Homes development in Brunswick County, North Carolina. This represents an excellent opportunity to acquire a substantial number of ready-to-build lots in a growing market within the rapidly expanding coastal region. The availability of finished lots enables builders to expedite their construction timelines and capitalize on the strong demand for new housing in one of North Carolina’s fastest-growing counties.

Centrally located in Brunswick County with a short drive to US-17, Fords Reach offers exceptional market advantages including sewer allocation—a significant benefit in this infrastructure-constrained market. The community provides an ideal setting for those seeking a laid-back coastal lifestyle, with nearby amenities including Town Creek Park and Brunswick Nature Park for outdoor recreation. Essential services such as local grocery stores, pharmacies, and medical offices are conveniently located within a 10–15-minute drive. Additionally, Phase 2 is cleared and graded with potential to have the lots on the ground within 6 months, providing builders with near-term inventory expansion opportunities.

Brunswick County, located along North Carolina’s southeastern coast approximately 30 miles south of Wilmington, is experiencing significant growth and development. The county benefits from its strategic coastal location, beach proximity, and access to major transportation corridors including US Highway 17 and Interstate 140, providing connectivity to Wilmington’s employment centers and the broader Cape Fear region. Brunswick County offers an attractive combination of coastal lifestyle amenities, natural beauty, and relative affordability compared to more established beach markets. With robust population growth driven by retirees, remote workers, and families seeking coastal living, Brunswick County continues to attract new residents and businesses, positioning it as one of the most dynamic residential real estate markets in North Carolina.

GOVERNING AUTHORITY

Brunswick County

COMMUNITY NAME

Fords Reach

MASTER DEVELOPER

McKee Homes

ADDRESS

255 Gilbert Rd SE
Bolivia, NC 28422

AVAILABLE LOTS

98 Finished Lots

AREA

27.28 AC

FULL COMMUNITY BUILD OUT

188 Homes

AGE RESTRICTED

No

ZONING

R7500 Planned Development

ACCESS

via Gilbert Rd SE & Benton Rd SE

UTILITIES

Available On-Site

PRICING

Call for Pricing

98

FINISHED LOTS

SEWER

ALLOCATIONS IN HAND

PHASE 2

CLEARED AND GRADED

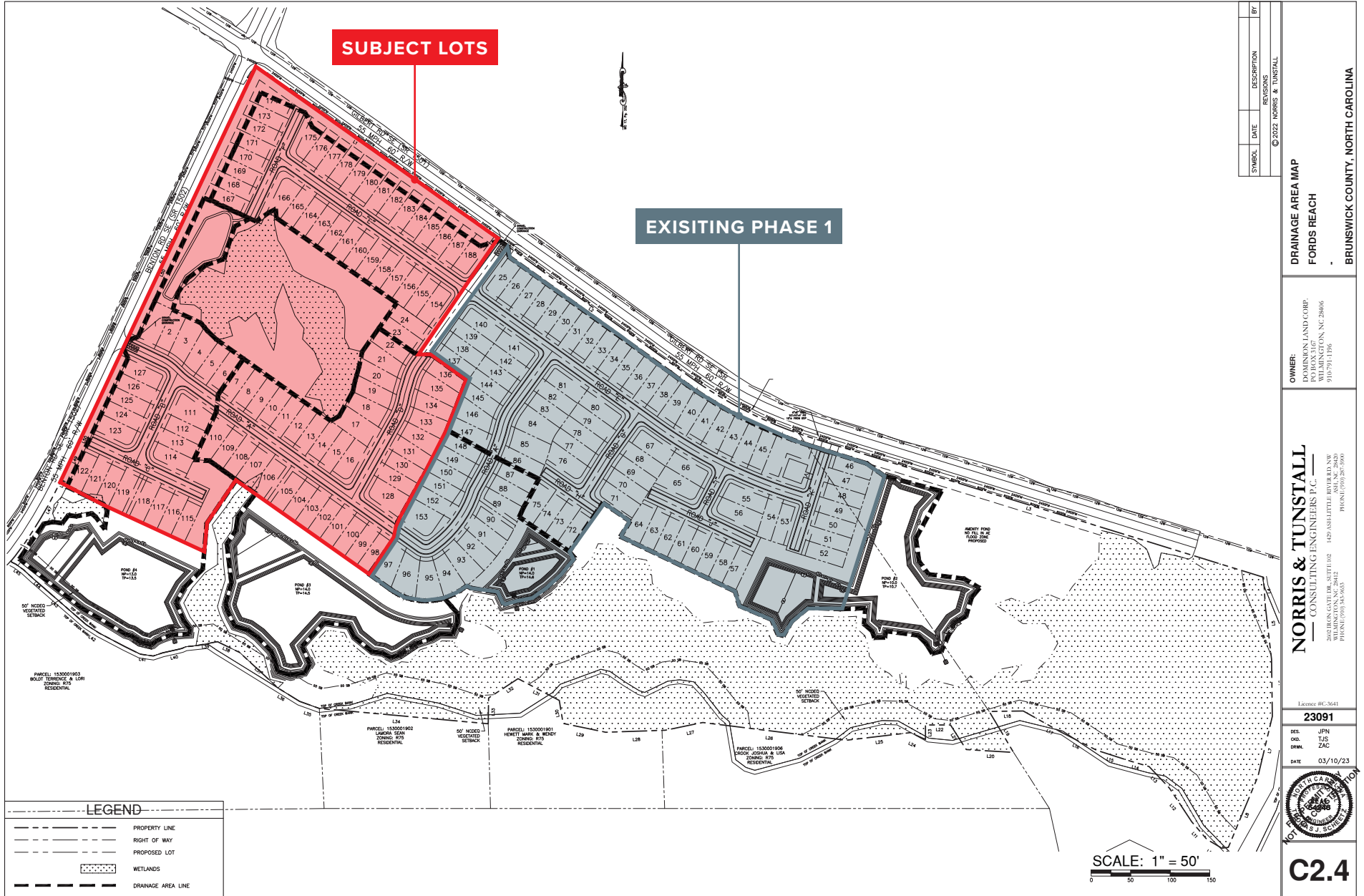
QUICK ACCESS

TO US-17

#1

FASTEST GROWING NC
COUNTY

THE OFFERING



SURROUNDING DEVELOPMENT ACTIVITY

RAPIDLY DEVELOPING RESIDENTIAL LOCATION

Strategically situated in the heart of Brunswick County with immediate access to NC-17, Fords Reach presents a unique opportunity for a future builder to capitalize on the dynamic growth of North Carolina's highly desirable coastal market.

DRIVE TIME HIGHLIGHTS



2 MIN
Brunswick Community College



3 MIN
US-17



10 MIN
Lowes Foods



20 MIN
Town Creek Park and Brunswick Nature Park



35 MIN
Downtown Wilmington

\$90,376

AVERAGE HOUSEHOLD INCOME
(2025)

140.2%

AVERAGE HOUSEHOLD INCOME GROWTH
(2010-2025)

6.90%

PROJECTED POPULATION GROWTH
(2025-2030)

49.6

MEDIAN AGE

DEMOGRAPHICS

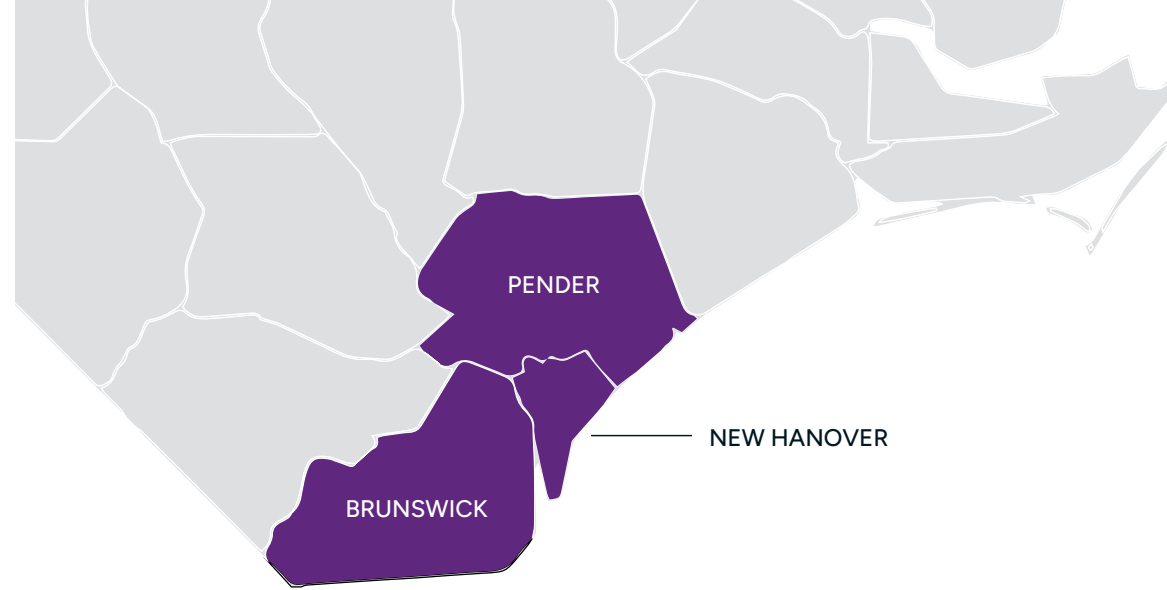
	1-MILE	3-MILE	5-MILE
POPULATION			
Estimated Population (2025)	298	5,016	11,295
Projected Population (2030)	397	6,751	15,016
Census Population (2010)	331	2,296	6,497
Projected Population Growth (2025-2030)	6.63%	6.90%	6.70%
HOUSEHOLDS			
Estimated Households (2025)	109	2,039	4,693
Projected Households (2030)	147	2,684	6,117
Census Households (2010)	117	849	2,562
Historical Growth (2010-2025)	-6.8%	140.2%	83.2%
AVERAGE HOUSEHOLD INCOME			
Estimated Average Household Income (2025)	\$51,095	\$90,376	\$83,692
Projected Average Household Income (2030)	\$51,146	\$90,179	\$83,805
Census Average Household Income (2010)	\$39,614	\$46,490	\$47,284
Historical Growth (2010-2025)	29.0%	94.4%	77.0%
OVERVIEW			
Median Age	43.6	49.6	49.7
Average Minutes Travel to Work	20.9	22.0	22.2
White Collar Workers	27.8%	51.3%	49.8%
Unemployment Rate	6.4%	2.5%	2.9%

SURROUNDING DEVELOPMENT



THE CAPE FEAR REGION: ONE OF THE NATION'S FASTEST GROWING AREAS

The Cape Fear Region has seen a surge of residents flocking to the area, landing it among the seventh fastest growing metro in the country. Between April 2020 and July 2024, the Wilmington metro area population grew 13.7%. The city's growing economy, proximity to major metros like Charlotte and Raleigh, and high quality of life make it an ideal place for professionals, especially those in higher income brackets.



14TH — FASTEST GROWING COUNTY IN THE NATION (BRUNSWICK COUNTY)

2ND — FASTEST GROWING COUNTY IN THE NC (PENDER COUNTY)

19TH — FASTEST GROWING COUNTY IN NC (NEW HANOVER COUNTY)

22.3% — POPULATION GROWTH 2020-2024 (BRUNSWICK COUNTY)

16.4% — POPULATION GROWTH 2020-2024 (PENDER COUNTY)

7.8% — FASTEST GROWING COUNTY IN THE NATION (BRUNSWICK COUNTY)



NEW DEVELOPMENTS IN THE CAPE FEAR REGION

CENTER POINT:
NEW HANOVER COUNTY



SKYLINE CENTER:
NEW HANOVER COUNTY



OYSTER LANDING:
PENDER COUNTY



LELAND VILLAGE:
BRUNSWICK COUNTY



EPSILON'S MANUFACTURING FACILITY:
BRUNSWICK COUNTY



AMAZON FULFILLMENT CENTER:
PENDER COUNTY



CAPITAL INVESTMENT: \$680M+

TOTAL JOBS: 2,000+

Ford's Reach

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