



THE EDGE

AT BRUNSWICK FOREST

APPROVED & GRADED, 3-STORY GARDEN
MULTIFAMILY DEVELOPMENT OPPORTUNITY IN
BRUNSWICK COUNTY

BRUNSWICK FOREST | LELAND | NORTH CAROLINA





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MULTIFAMILY DEVELOPMENT OPPORTUNITY IN
BRUNSWICK COUNTY**

OPPORTUNITY OVERVIEW

Jones Lang LaSalle, a North Carolina licensed real estate broker (“JLL”), has been retained as the exclusive sales representative for The Edge at Brunswick Forest, an approved, 300-unit garden-style multifamily development site (the “Property” or the “Site”). The property is nestled at the heart of the Leland submarket within the Wilmington MSA, which continues to rank as North Carolina’s fastest-growing county (Brunswick County). With grading already complete and entitlements in place, the site presents developers with significantly reduced entitlement risk and the opportunity to expedite construction and quickly capitalize on Leland’s continued growth as competitive supply absorbs.

Located within the Brunswick Forest Master Plan, the property offers future residents an immersive lifestyle with abundant retail amenities and a strong sense of community. Furthermore, with Downtown Wilmington conveniently located just 12 minutes away, the site provides close proximity to a thriving coastal economy, a tight-knit community, and exciting entertainment opportunities. From scenic beaches to Wilmington’s vibrant and historic city center, the site delivers seamless access to a wide array of amenities and a highly desirable coastal lifestyle.

16.69
ACRES

300 UNITS
APPROVED

**GRADING AND
STORM POND**
COMPLETED

2 MINS
**TO VILLAGES AT
BRUNSWICK FOREST**

12 MINS
**TO DOWNTOWN
WILMINGTON**

No. 1
**FASTEST GROWING COUNTY
IN NORTH CAROLINA**

MUNICIPALITY
Town of Leland, NC

ADDRESS
0 Brunswick Village Blvd,
Leland, NC 28451

TAX PARCEL ID
0580000792

ACREAGE
+/- 16.69 AC

ZONING
LE-PUD

PROPOSED DENSITY
Approved for 300 Units

MAX BUILDING HEIGHT
43 FT

CURRENT CONDITION
Cleared & Graded

UTILITIES
Available

PRICING
Call Broker for Pricing

SITE CONDITIONS

STORM POND INSTALLED

GRADING COMPLETE AND PADS INSTALLED

BRUNSWICK VILLAGE BLVD

FUTURE THALES ACADEMY

HEWETT BURTON RD SE

[CLICK TO EXPERIENCE BRUNSWICK FOREST MASTER PLAN](#)





LELAND'S MOST AMENITIZED LOCATION

The Edge at Brunswick Forest sits just 12 minutes from Downtown Wilmington, offering residents the perfect balance of coastal charm and economic vitality. This well-connected location brings together a tight-knit community atmosphere with easy access to pristine beaches, historic downtown attractions, and all the lifestyle amenities that make the Carolina coast so sought-after.

DRIVE TIME HIGHLIGHTS



2 MIN

The Villages
at Brunswick
Forest



5 MIN

Cape Fear
National Golf
Club



12 MIN

Downtown
Wilmington



20 MIN

Wilmington
International
Airport



30 MIN

Wrightsville
Beach

3-MILE RADIUS DEMOGRAPHIC HIGHLIGHTS

26.8%

POPULATION GROWTH

2.9%

UNEMPLOYMENT RATE

\$122,806

AVERAGE HOUSEHOLD INCOME

83.4%

AVERAGE HOUSEHOLD
INCOME GROWTH 2010-2026

DEMOGRAPHICS

3 MILE RADIUS 5 MILE RADIUS 10 MILE RADIUS

POPULATION

Estimated Population (2026)	1,870	17,489	37,148
Projected Population (2031)	2,607	22,867	47,200
Census Population (2010)	789	13,792	32,572
Growth 2010-2026	137.0%	26.8%	14.0%

HOUSEHOLDS

Estimated Households (2026)	712	7,729	16,205
Projected Households (2031)	961	9,624	19,707
Census Households (2010)	307	3,559	8,829
Growth 2010-2026	131.9%	117.2%	83.5%

AVERAGE HOUSEHOLD INCOME

Estimated Average Household Income (2026)	\$102,817	\$122,806	\$116,627
Projected Average Household Income (2031)	\$102,863	\$122,308	\$116,678
Census Average Household Income (2010)	\$58,814	\$66,951	\$65,202
Growth 2010-2026	74.8%	83.4%	78.9%

EDUCATION

Median Age	40.6	48.2	46.1
White Collar Workers	64.50%	64.70%	63.20%
Unemployment Rate	2.8%	2.9%	2.3%



CLICK BELOW TO EXPLORE

COMMERCIAL

RESIDENTIAL

RECREATION

POINTS OF INTERESTS



SUBJECT PROPERTY



THE VILLAGES AT BRUNSWICK FOREST

Located just 2 minutes from The Edge at Brunswick Forest, The Villages Town Center is a 160-acre town center destination comprising over 500,000 SF of retail, dining, and medical establishments. This booming commercial hub provides future residents with nearly immediate access to a diverse array of essential services and commercial offerings.

2 MIN
FROM SUBJECT PROPERTY

160
ACRES

500,000 SF
COMMERCIAL SPACE

45+
UNIQUE BUSINESSES



OFFERINGS WITHIN VILLAGES AT BRUNSWICK FOREST

LOWE'S FOODS

CHIPOTLE

NOVANT HEALTH

EMERGEORTHO

CVS

BRUNSWICK FOREST
VETERINARY

AYE!TORO TACOS &
TEQUILA

FARM HOUSE
KITCHEN

BRUNSWICK BEER & CIDER



CAPE FEAR NATIONAL GOLF CLUB



STUDIORES BY MARRIOTT



VILLAGES RETAIL



LOWE'S FOODS



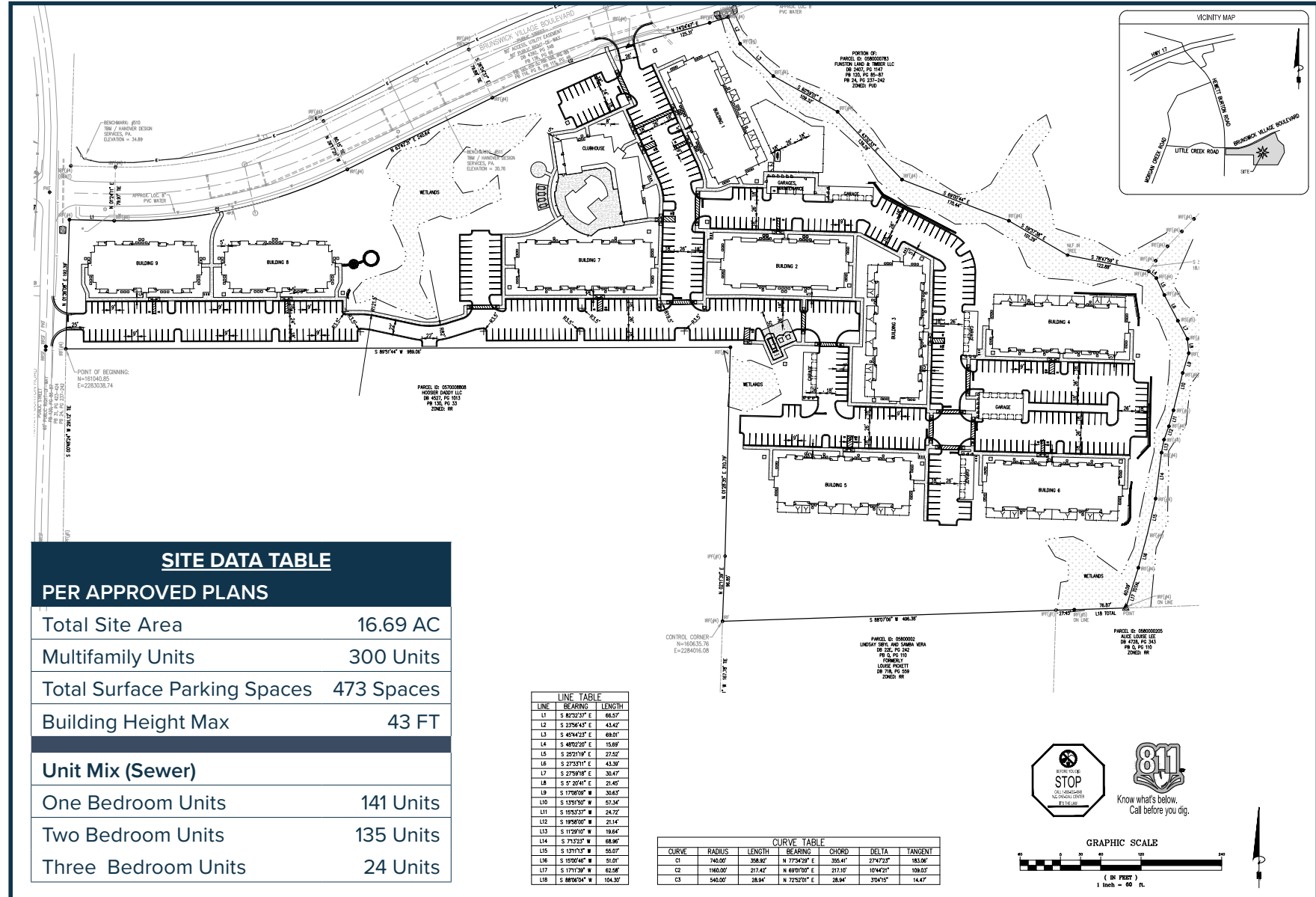
BRUNSWICK BEER & CIDER



NOVANT HEALTH CANCER INSTITUTE

APPROVED SITE PLAN

300 UNITS, 3-STORY GARDEN-STYLE PRODUCT

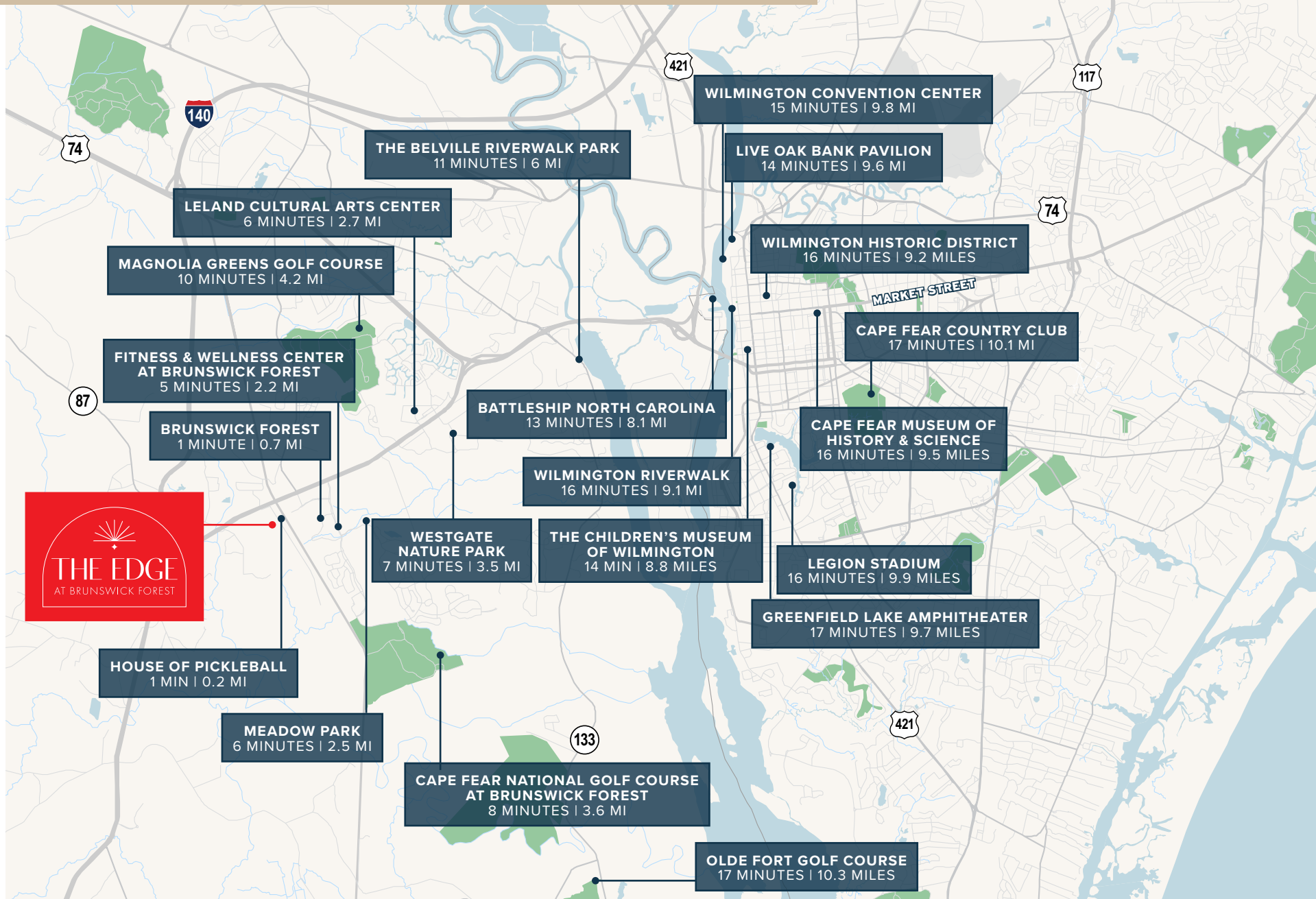


THRIVING ECOSYSTEM OF 6,000+ RESIDENTIAL UNITS



LIMITLESS ENTERTAINMENT OPPORTUNITIES

UNDER 20 MINUTES FROM THE EDGE AT BRUNSWICK FOREST



AMENITY RICH LOCATION

UNDER 10 MINUTES FROM THE EDGE AT BRUNSWICK FOREST





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

The Cape Fear Region continues to experience robust population growth, with the Wilmington MSA ranking as the 7th fastest-growing metro in the country. The region added more than 12,000 residents between July 2024 and July 2025, representing a 2.6% increase, according to the U.S. Census Bureau.

While growth has waned slightly from the pandemic-era peak of 3.7% between 2021 and 2022, the region's expansion remains dynamic compared to national trends. The Wilmington MSA, which encompasses New Hanover, Brunswick, and Pender counties, outpaced the Raleigh-Cary MSA, which ranked tenth nationwide with a 2.4% growth rate.

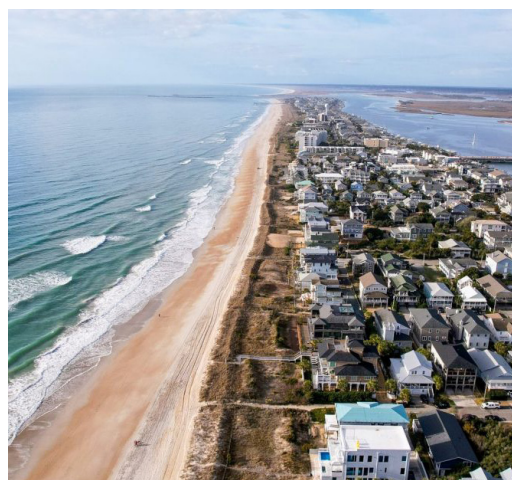
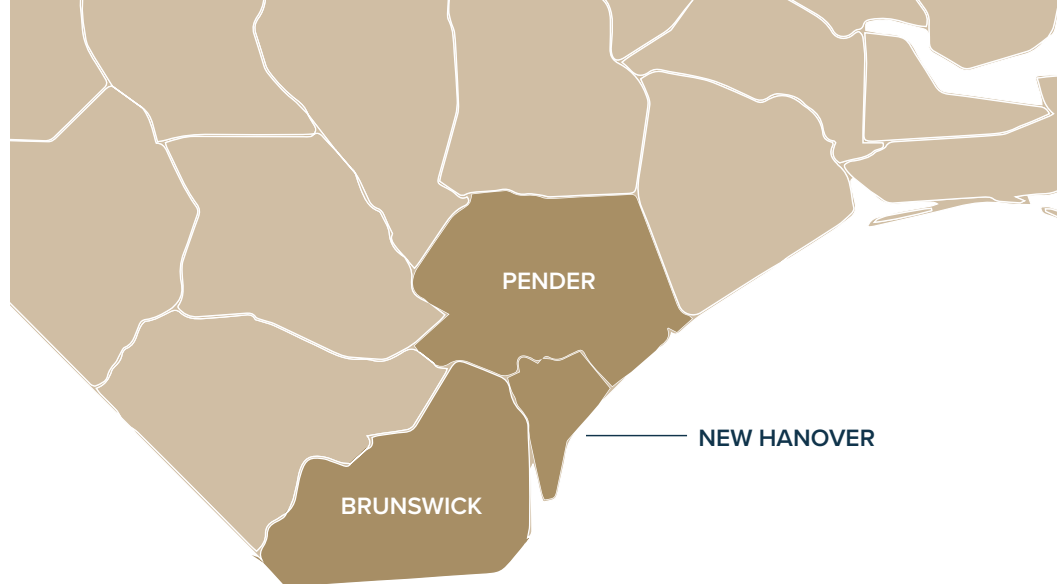
9TH — FASTEST GROWING COUNTY IN THE NATION (BRUNSWICK COUNTY)

1ST — FASTEST GROWING COUNTY IN THE NC (BRUNSWICK COUNTY)

2ND — FASTEST GROWING COUNTY IN NC (BRUNSWICK COUNTY)

32.13% — POPULATION GROWTH 2020-2026 (BRUNSWICK COUNTY)

22.2% — POPULATION GROWTH 2020-2026 (PENDER COUNTY)



THE CAPE FEAR REGION: NEW DEVELOPMENTS



CENTER POINT: NEW HANOVER COUNTY
30K+ SF RETAIL / OFFICE SPACE / HOTEL
2026 DELIVERY PHASE I



SKYLINE CENTER: NEW HANOVER COUNTY
RECENTLY RENOVATED CITY OFFICE BUILDING



ATRIUM HEALTH: BRUNSWICK COUNTY
69,000 SF ADVANCED CARE FACILITY



LELAND VILLAGE: BRUNSWICK COUNTY
132K SF PUBLIX ANCHORED SHOPPING CENTER
2026 DELIVERY

\$680M+
CAPITAL INVESTMENT

2,000+
TOTAL JOBS



WILMINGTON INDUSTRIAL PARK: NEW HANOVER
250,000 SF FLEX INDUSTRIAL PARK
2026 DELIVERY



AMAZON FULFILLMENT CENTER: PENDER
3.2 MILLION SF FULFILLMENT CENTER
2026 DELIVERY



INVESTMENT ADVISORS

TEDDY HOBBS

Director

919.746.5321

teddy.hobbs@jll.com

HUNTER BARRON

Managing Director

704.526.2840

hunter.barron@jll.com

MULTIFAMILY TEAM

JOHN MIKELS

Managing Director

919.573.4648

john.mikels@jll.com

JOHN GAVIGAN

Managing Director

704.526.2809

john.gavigan@jll.com

DEBT + STRUCTURED FINANCE

TRAVIS ANDERSON

Senior Managing Director

704.526.2806

travis.anderson@jll.com

WARD SMITH

Director

919.424.8465

ward.smith@jll.com

ANALYTICAL SUPPORT

MATT HIGDON

Associate

919.624.3485

matt.higdon@jll.com



650 SOUTH TRYON STREET | SUITE 600 | CHARLOTTE, NORTH CAROLINA | 28202

4509 CREEDMOOR RD | SUITE 300 | RALEIGH, NORTH CAROLINA | 27609

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