



COMMERCIAL TRACT - MOST INCLUSIVE COMMERCIAL ZONING

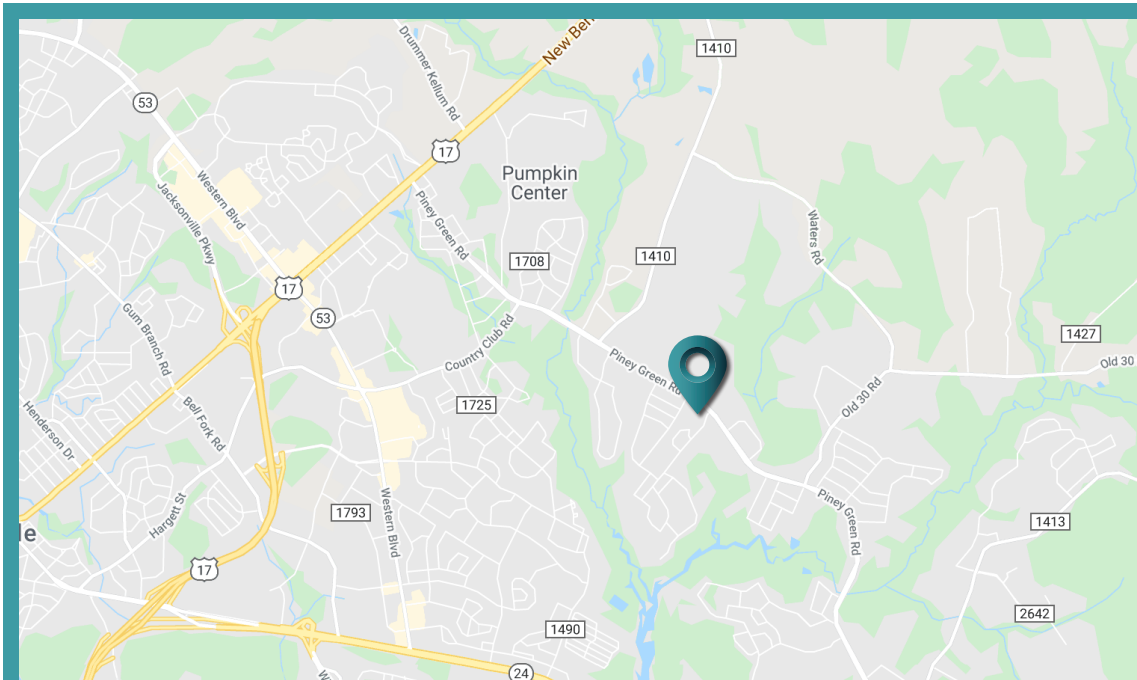
MARTIN ARAGONA
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FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpcommercial.com



**Sun Coast
Partners**
COMMERCIAL



1100, 1110, 1120 Piney Green Road & 140 Hemlock Drive Jacksonville, NC 28546

GROSS LAND AREA*	8.68 Acres
SALE PRICE	\$2,560,600
ACREAGE*	\$295,000/Acre
LAND SPLITS	Yes
ADJACENT PARCELS	Yes
ZONING	CC-CORRIDOR COMMERCIAL

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

All 4 tracts equal 8.68 acres* and can be sold as one tract. The property can be subdivided into 4 separate tracts, ranging from 1.57 to 2.99 acres* and could be subdivided smaller if desired.

This property has the most inclusive use for commercial zoning, per the City of Jacksonville's UDO. It would be ideal for a gas station, convenience store, fast food, grocery store or retail.

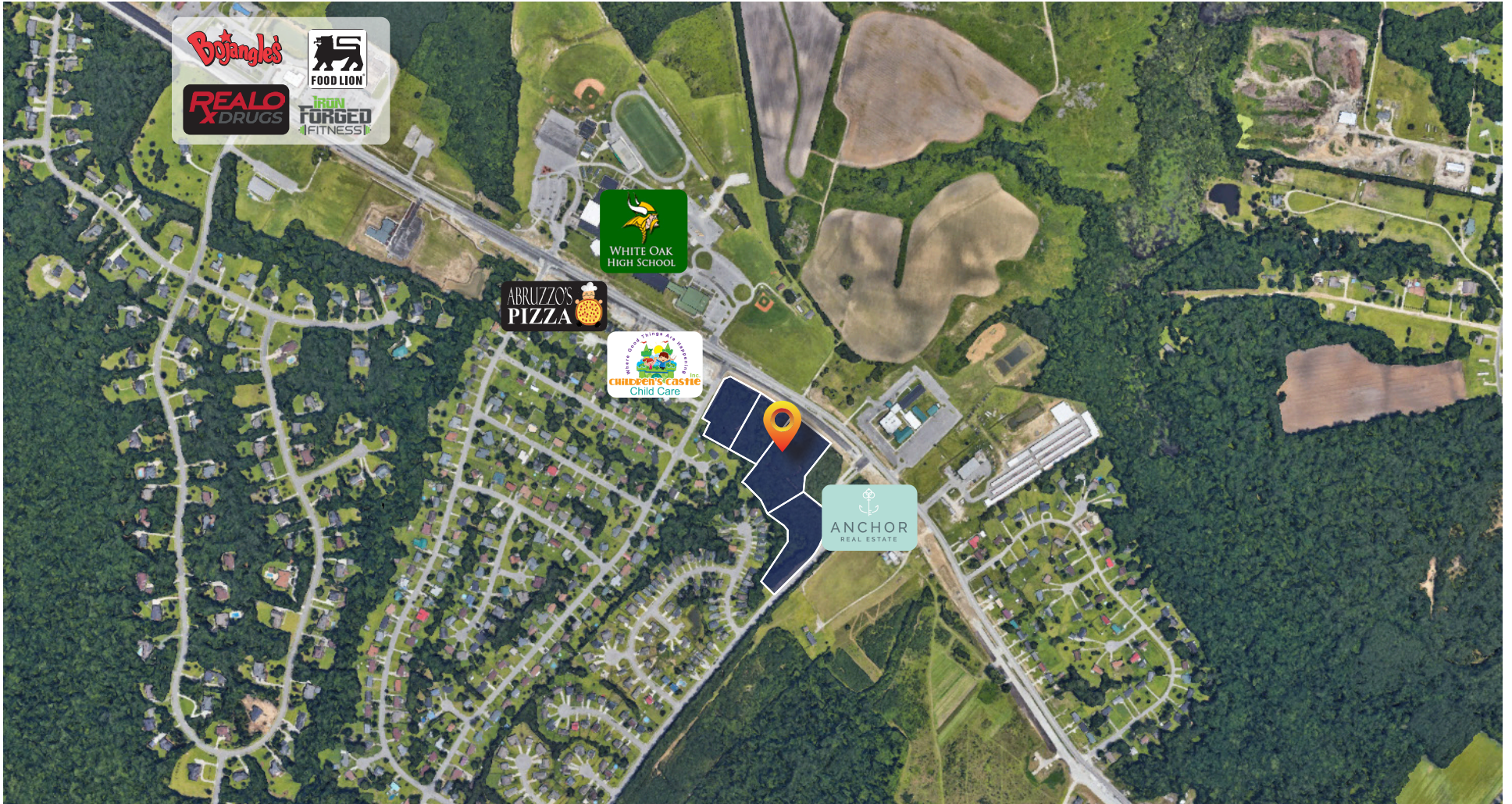
This highly traveled road, which leads to a Camp Lejeune back gate, desperately needs a gas station, as it is currently underserved.

Entire tract listed at \$295,000/acre. Subdivided parcels would be higher per acre.

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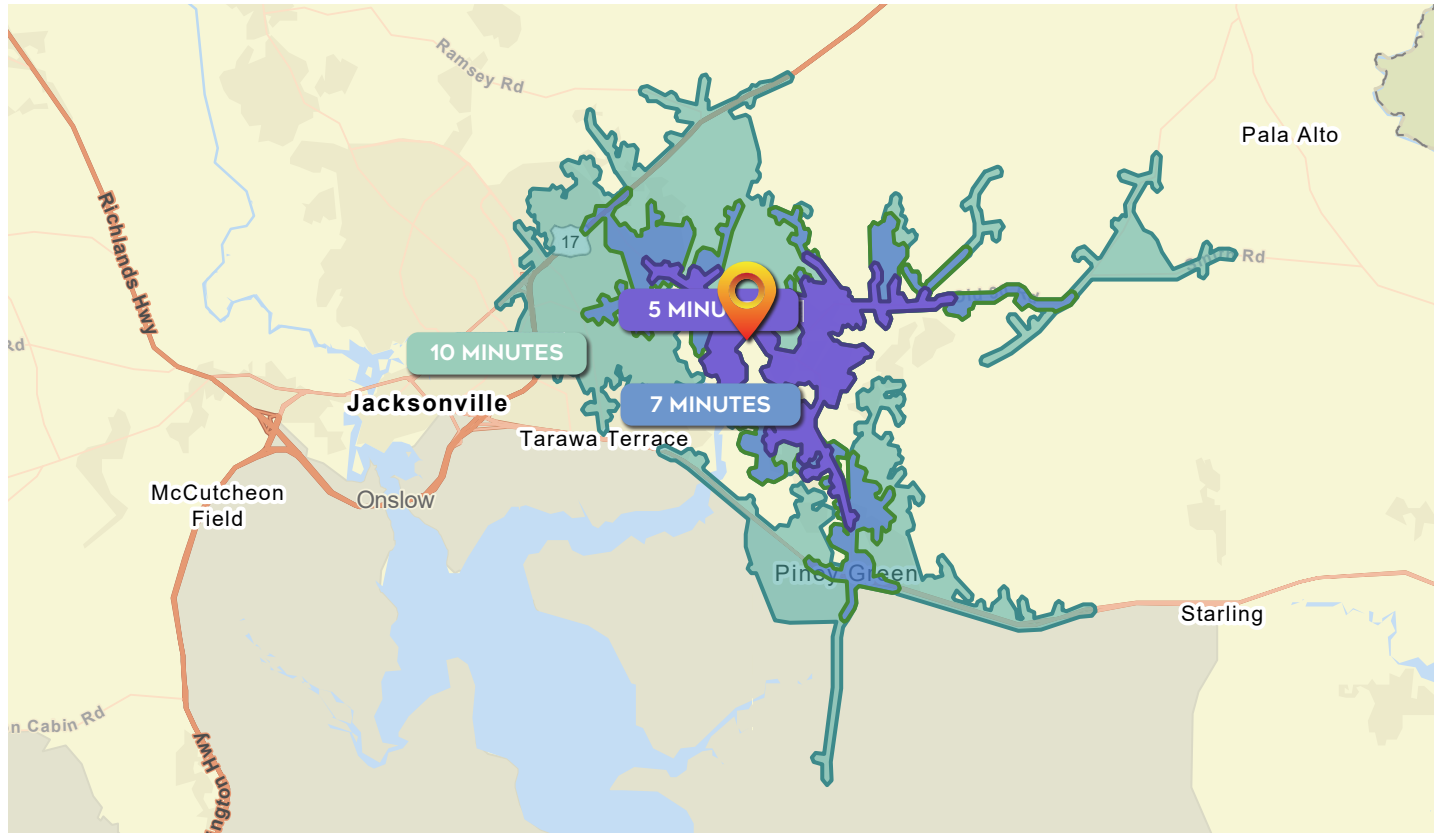




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DEMOGRAPHICS	5 MINUTES	7 MINUTES	10 MINUTES
Total Population	4,443	10,101	23,825
Average Age	30.5	31.1	30.4
Households	1,694	3,705	9,191
Average HH Size	2.62	2.72	2.59
Median HH Income	\$52,850	\$55,872	\$55,309
Average HH Income	\$81,601	\$86,887	\$84,962
Per Capita Income	\$31,032	\$33,053	\$33,039

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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