

FOR SALE

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COMMERCIAL TRACT - MOST INCLUSIVE COMMERCIAL ZONING

1100, 1110, 1120 Piney Green Rd & 140 Hemlock Dr, Jacksonville, NC 28546

Martin Aragona
Commercial Broker
910 389 8478
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LIST PRICE: \$2,560,600
ACREAGE*: 8.68 Acres

COLDWELL BANKER COMMERCIAL
SUN COAST PARTNERS
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910.350.1200



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OFFERING SUMMARY

Gross Land Area:	8.68 Acres*
List Price:	\$2,560,600
Unit Price:	\$295,000/Acre
Land Splits Available:	Yes
Adjacent Parcels Available:	Yes
Zoning:	CC - CORRIDOR COMMERCIAL

PROPERTY OVERVIEW

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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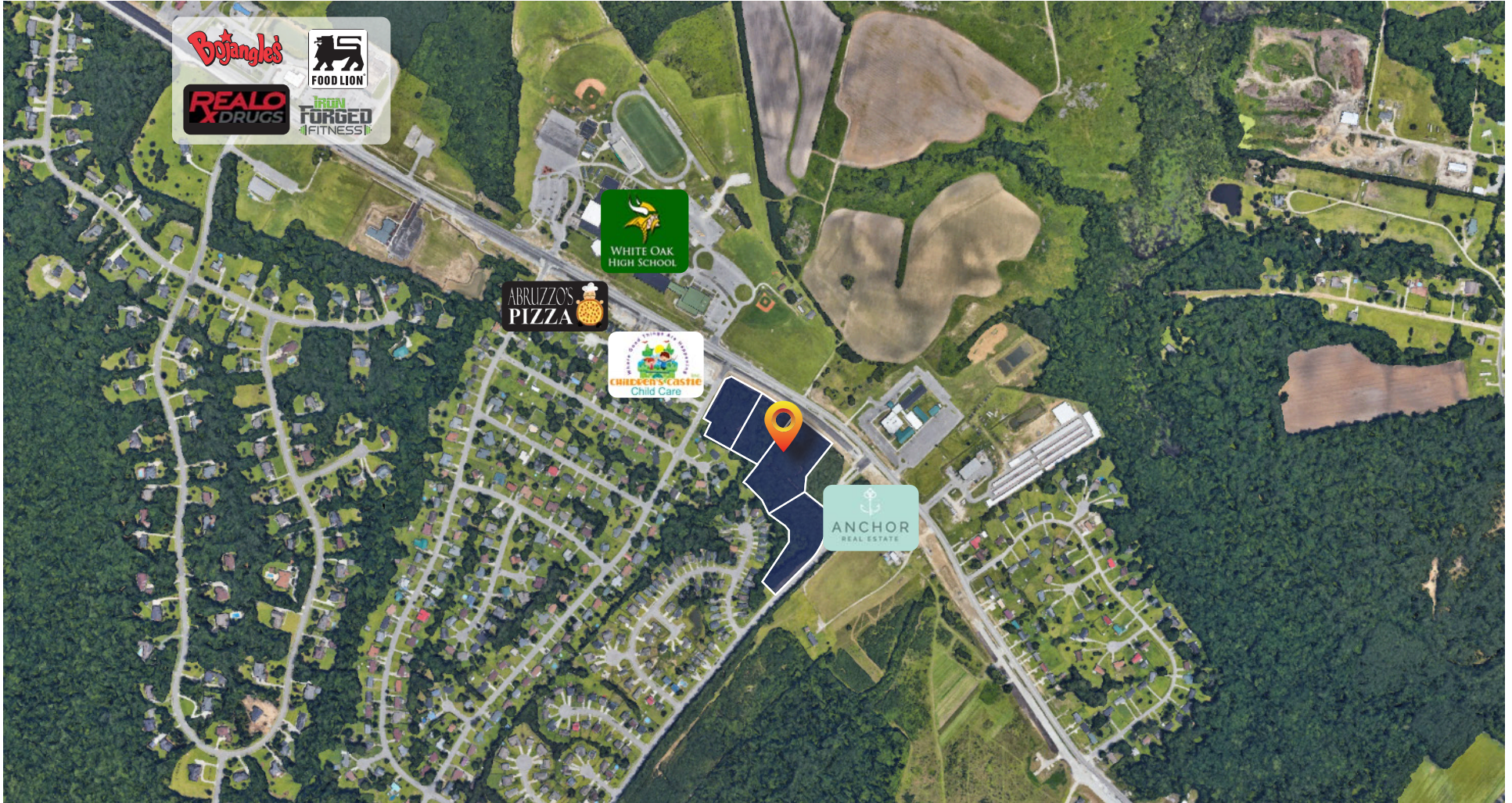
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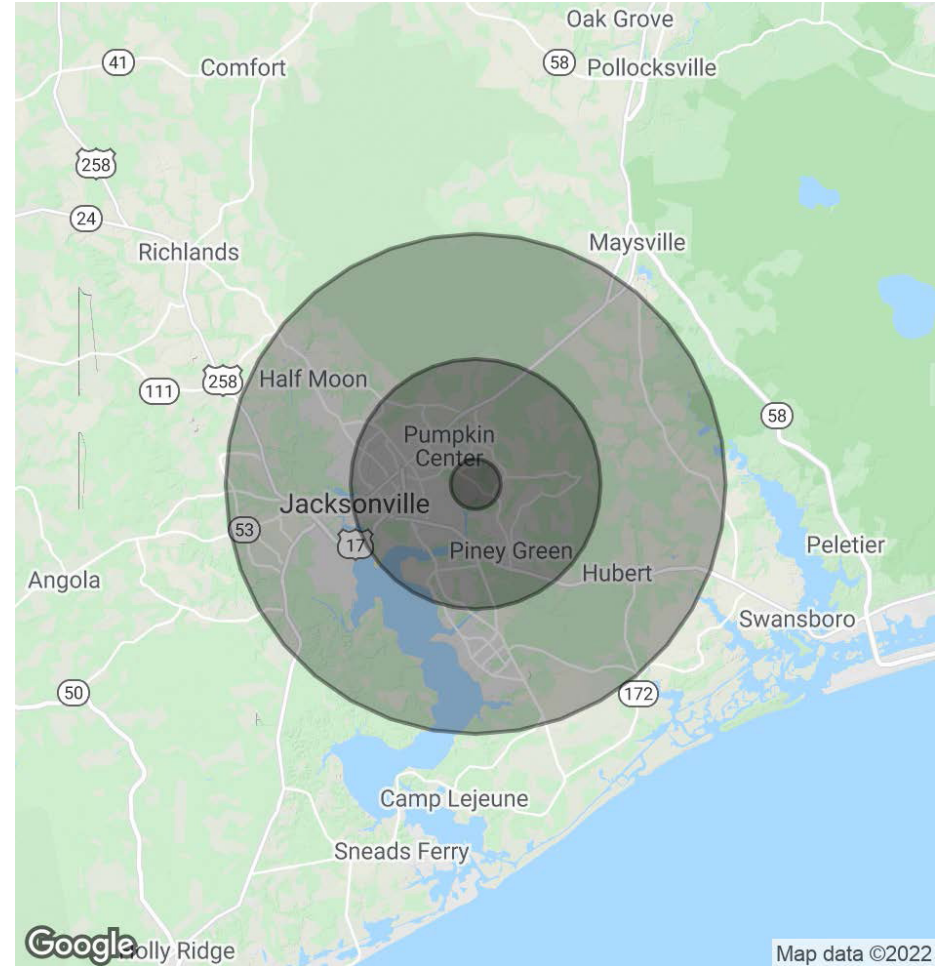
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,152	61,955	130,808
Average Age	28.9	25.6	26.5
Average Age (Male)	26.7	24.4	25.6
Average Age (Female)	30.4	26.9	27.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,175	22,515	40,824
# of Persons per HH	2.7	2.8	3.2
Average HH Income	\$60,009	\$51,299	\$53,906
Average House Value	\$141,323	\$155,150	\$157,817

*Demographic data derived from 2010 US Census



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*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.