

Gum Branch Road  
Jacksonville | 28546

# THE GROVE

*Jacksonville, NC*



# *About* JACKSONVILLE

Jacksonville, North Carolina, is the county seat of Onslow County and one of the fastest-growing small cities in the state. Established in 1757, it has evolved into a center for military personnel, families, and civilians due to its proximity to Marine Corps Base Camp Lejeune and Marine Corps Air Station New River.

The city's economy is largely driven by the military, healthcare, retail, and education sectors. Jacksonville offers a mix of urban and natural attractions, including Riverwalk Park, Lynnwood Park Zoo, and Lejeune Memorial Gardens, which honors fallen service members. The city has a warm, humid climate, making it ideal for outdoor activities like kayaking, fishing, and beach trips to nearby Topsail Island or Emerald Isle.

With a strong sense of community, Jacksonville hosts events such as Oktoberfest, the Winterfest celebration, and Freedom Festival. It is also known for its family-friendly environment, quality schools, and efforts to support military families through various programs and services.



# *Demand* DRIVES

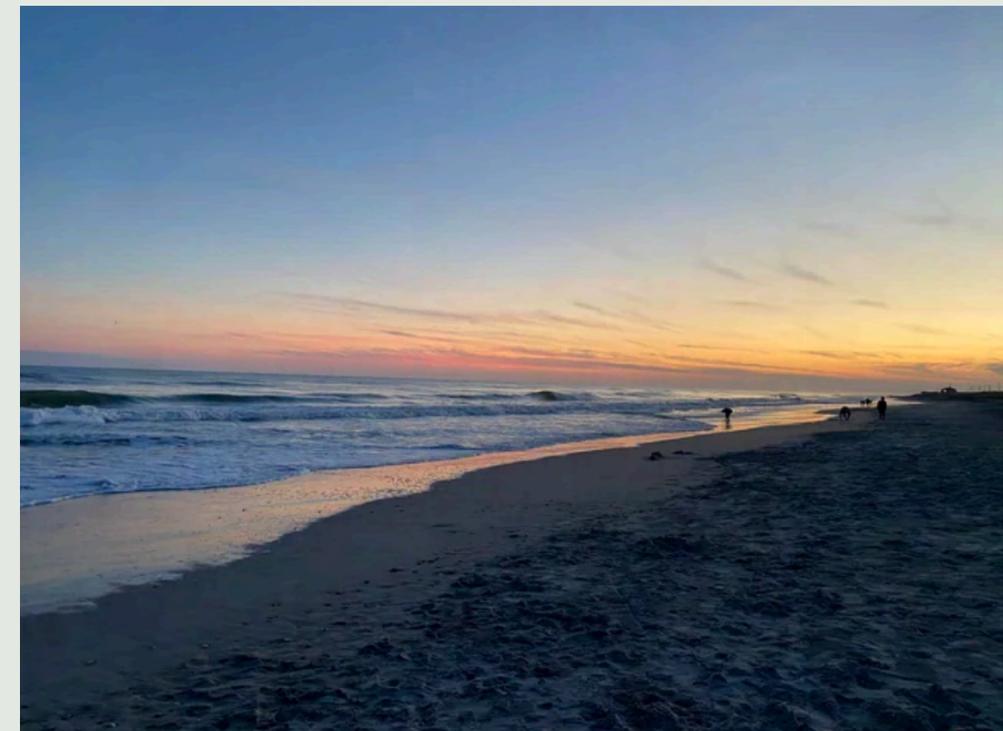
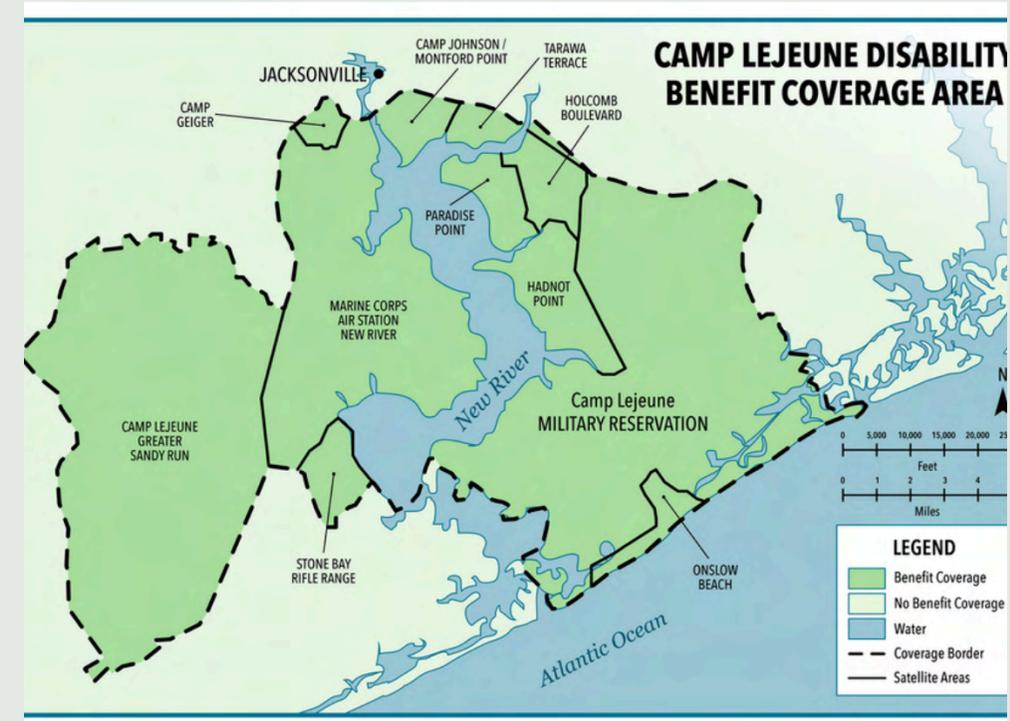
## CAMP LEJEUNE

One of the main attractions of Jacksonville, NC, is Camp Lejeune. It is recorded to be the largest Marine Corps Base on the East Coast. The area not only serves as a pivotal training ground for the U.S. Marine Corps but also a site of historical significance and natural beauty. Spanning over 153,000 acres, the base boasts 14 miles of pristine Atlantic Ocean coastline, making it an ideal location for amphibious training and outdoor recreation.

## ONLSOW BEACH

Onslow Beach is one of North Carolina's hidden gems on the coast. Nestled along the scenic shores of Marine Corps Base Camp Lejeune, it is a breathtaking coastal retreat that offers the perfect blend of relaxation and adventure. With pristine sandy beaches, stunning ocean views, and warm coastal breezes, it's an ideal getaway for visitors and locals.

Whether you're looking to soak up the sun, collect seashells, go fishing, or enjoy a peaceful sunset walk, Onslow Beach provides a serene escape. The beach also features camping spots, cozy rental cabins, picnic areas, and water sports activities.



# *Demand* DRIVES

## EMERALD ISLE

Jacksonville's nearby neighbor, Emerald Isle, is another closeby ultimate destination for beach lovers and adventure seekers. With its soft, golden sands and sparkling *emerald* waters, this seaside escape offers the perfect blend of relaxation and excitement. Whether you're soaking up the sun, casting a line for world-class fishing, or exploring the area's scenic biking and hiking trails, there's always something to enjoy. Watch dolphins play in the surf, take in unforgettable sunsets, and indulge in fresh, local seafood at waterfront restaurants.



## LEJEUNE MEMORIAL GARDENS

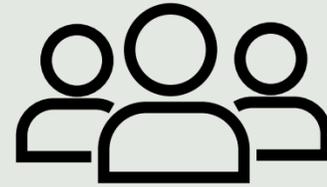
Lejeune Memorial Gardens is one of Jacksonville, NC's most significant landmarks, attracting visitors from across the country. This beautiful and solemn site honors military service members and their families with several powerful memorials, including the Beirut Memorial, the Vietnam Veterans Memorial, the 9/11 Memorial Beam from the World Trade Center, and the Montford Point Marine Memorial. It serves as a place of reflection, remembrance, and tribute to those who have served and sacrificed. Lejeune Memorial Gardens not only highlights Jacksonville's deep military roots but also provides a peaceful, scenic space for visitors to explore, making it a must-visit attraction in the city.





# Why JACKSONVILLE?

Jacksonville offers one of the most affordable communities along the East Coast, making it an ideal location for families, retirees, and military personnel. Jacksonville also has a close proximity to coastal beaches, rich history, and convenient access to nearby cities such as Wilmington, Emerald Isle, and Morehead City. Additionally, it is a welcoming city with a robust support system for military families and veterans.



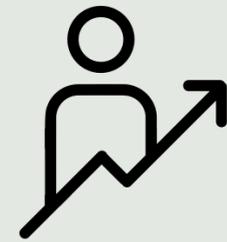
102,274

**2022 POPULATION**



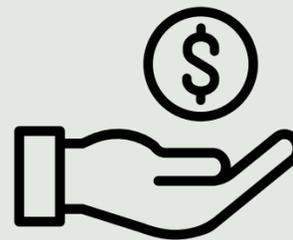
\$250,000

**MEDIAN HOME PRICE**



80,904

**TOTAL EMPLOYEES**



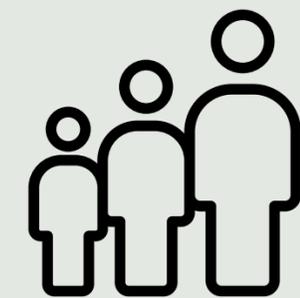
\$60,000

**AVERAGE HOUSEHOLD INCOME**



77 MILLION

**ANNUAL TOURISM SPENDING**



29

**MEDIAN AGE**

# *About* THE GROVE

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The Grove in Jacksonville, NC, will be an incredible one of a kind addition to the Jacksonville community.

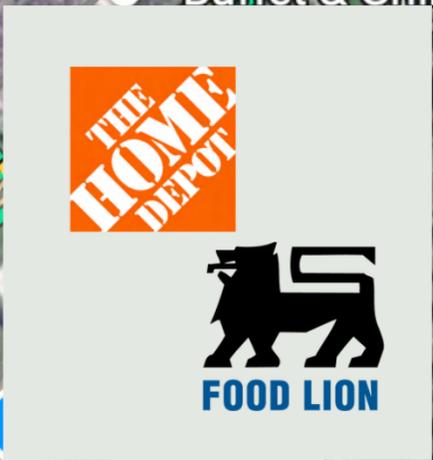
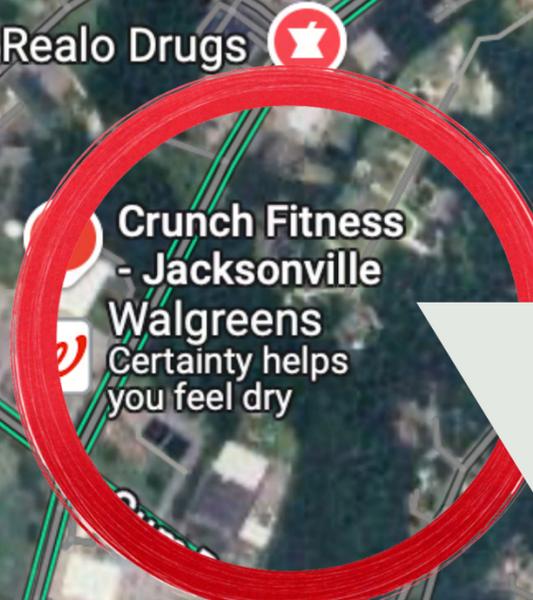
Located on the growing Gum Branch Road, it's set to become the go-to destination for both locals and visitors.

The 9 customizable suites, with sizes ranging from 1,300 sqft to 8,000 sqft, give businesses the flexibility they need to thrive. Whether it's retail, dining, or entertainment,

The Grove's layout promises a dynamic space for all. The outdoor amenities, like the eating area, fire pit, lawn seating, and stage pavilion, will create a vibrant social environment, perfect for events and community gatherings. Whether you're looking to work out, grab a bite, go shopping or enjoy live entertainment.

The Grove is will be a perfect place that brings together fitness, food, retail, and entertainment in a way that will enhance Jacksonville's appeal as a destination.





 **24,000**  
**TRAFFIC COUNT-**  
**GUM BRANCH**  
**ROAD**

# SURROUNDINGS

Armstrong & Tant  
General Dentistry

Realo Drugs

Crunch Fitness  
- Jacksonville  
Walgreens  
Certainty helps  
you feel dry

Cross Ace Hardware  
Diablo Tools  
& Accessories

Onslow County  
Public Library

Inn Jacksonville  
From \$124/night on  
Hilton

Chic

Tar

Home2 Suites by Hilton  
Jacksonville, NC  
From \$179/night on  
Home2 Suites by Hil...

Sherwood  
Forest Park

Texas Roadhouse

Golden Corral  
Buffet & Grill

Coastal Carolina  
Community College



Northside High School



Jacksonville High School



Jacksonville Christian Academy



Publix



Home2 Suites by Hilton



Coastal Carolina Community College



AMC THEATRES

# SURROUNDINGS

# RENDERINGS



# RENDERINGS



# RENDERINGS



# RENDERINGS



# RENDERINGS





# THE GROVE

*Jacksonville, NC*

**MARIANNE PSILOS**

**Wilmington, NC Realtor**



**910.381.1294**



**MARIANNE@BLUECOASTREALTY.COM**

