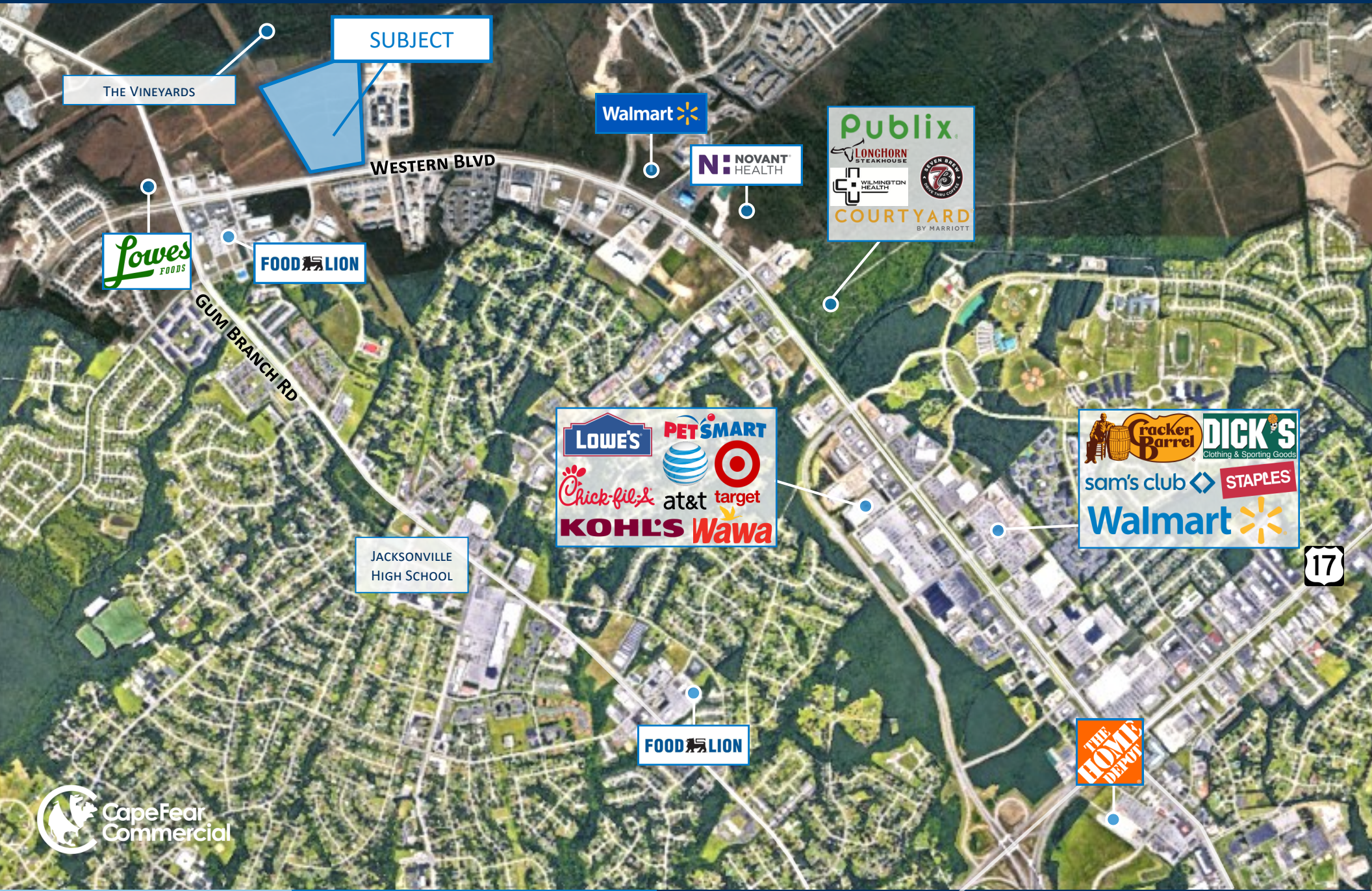


6800 WESTERN BOULEVARD

± 49.73 ACRES - WESTERN BLVD JACKSONVILLE, NC



SUBJECT

THE VINEYARDS

Lowe's
FOODS

FOOD LION

GUM BRANCH RD

WESTERN BLVD

Walmart

NOVANT
HEALTH

Publix
LONGHORN STEAKHOUSE
WILMINGTON HEALTH
SEVEN BEER
COURTYARD
BY MARRIOTT

LOWE'S
PET SMART
Chick-fil-A
at&t
target
KOHL'S
Wawa

JACKSONVILLE
HIGH SCHOOL

Cracker Barrel
DICK'S
Clothing & Sporting Goods
sam's club
STAPLES
Walmart

17

FOOD LION

THE HOME
DEPOT



THE VINEYARDS

SUBJECT

WESTERN BLVD
17,500 VPD

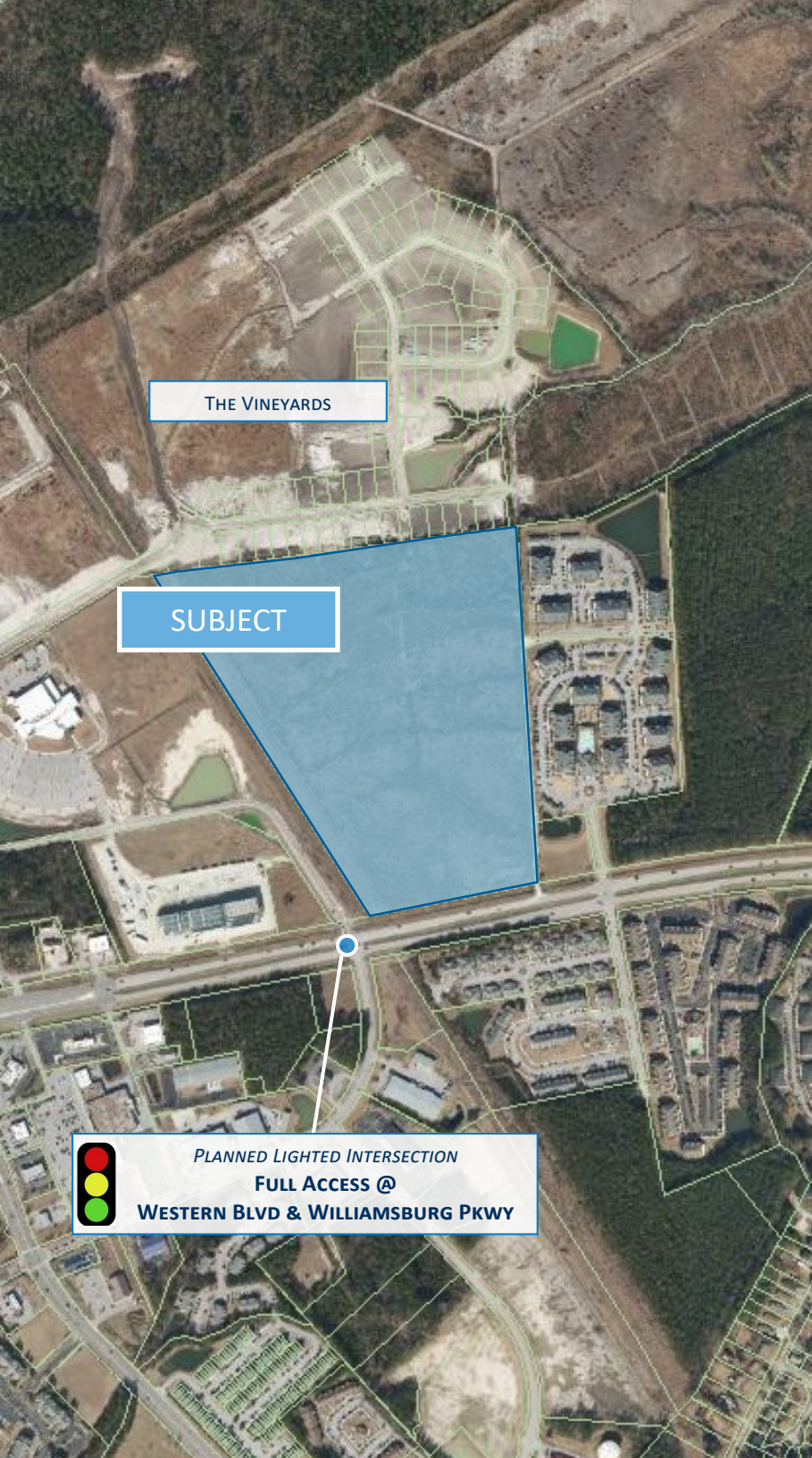
PAUL S. LOUKAS, SIOR, CCIM

Partner & Broker-in-Charge

+ 1 910.344.1008 direct

paul@capefearcommercial.com





SUMMARY

Located on Western Boulevard in Jacksonville, NC — the region’s main commercial corridor — the Subject is nearly 50 acres that’s within a half of mile of its intersection with Gum Branch Road to the west.

Current zoning permits a variety of commercial uses including retail, office, medical, and multifamily (350’+ from main roadway).

HIGHLIGHTS

- + Nearly 800’ of direct frontage on Western Blvd with two potential access points
- + Planned lighted intersection access at Western Blvd & Williamsburg Pwky (access from Subject via easement)
- + Favorable and flexible zoning
- + Adjacent to the Vineyards, an approx. 650 lot master planned community that’s under development and will have interconnectivity with the Subject

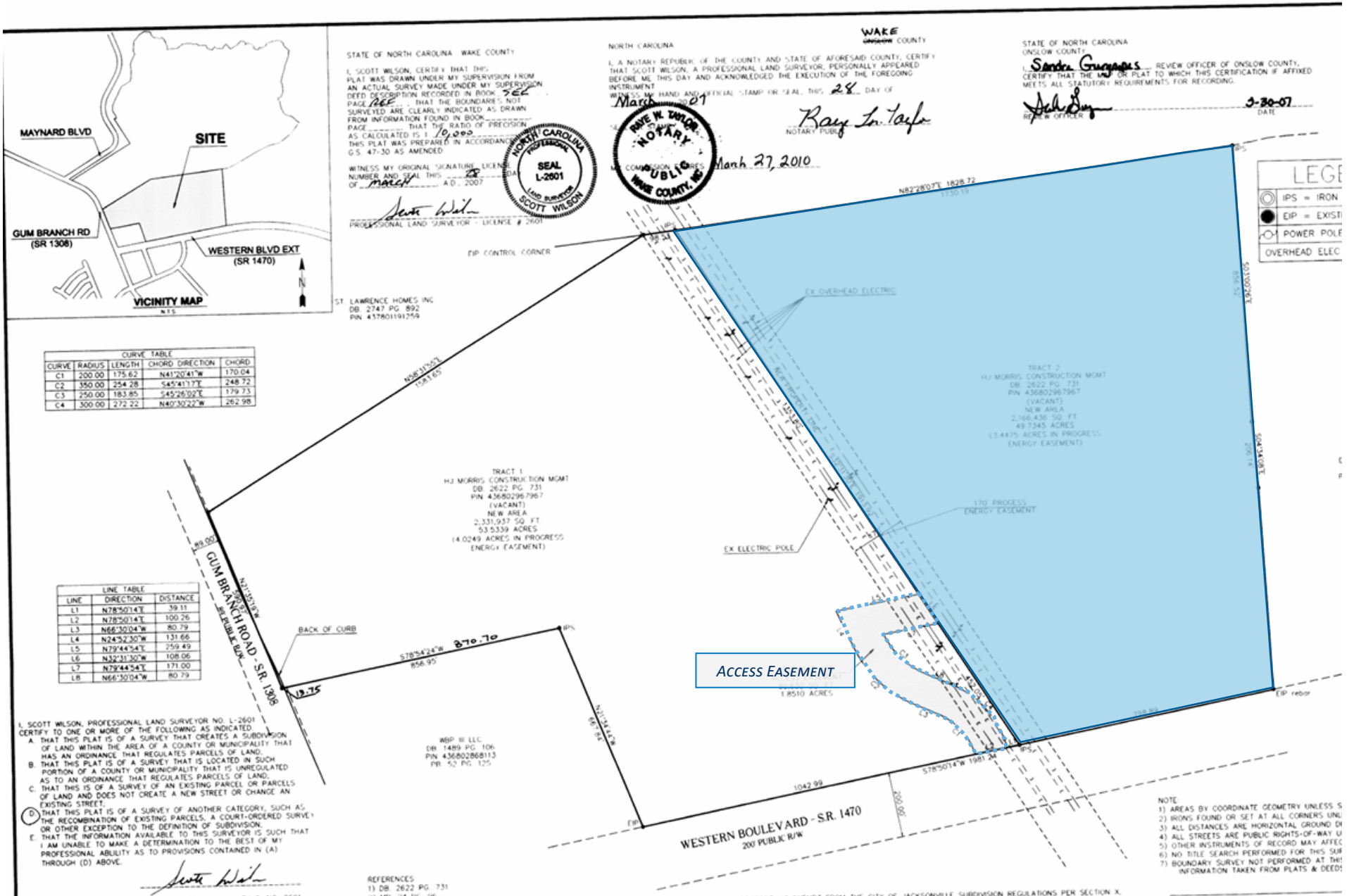
LOCATION	6800 Western Boulevard Jacksonville, NC Onslow County
PARCEL IDs	038327
ACREAGE	± 49.73 acres
ZONING	CC (City of Jacksonville)
ACCESS	Potentially two (2) points of access onto Western Boulevard: - See page 4 for further details
UTILITIES	Municipal Water & Sewer (ONWASA)
WETLANDS	100% uplands, per an expired JD
PRICE	\$10,950,000 (Bulk) <i>Please call to inquire about pricing and other opportunities, including subdividing the Subject</i>

 **PLANNED LIGHTED INTERSECTION
FULL ACCESS @
WESTERN BLVD & WILLIAMSBURG PKWY**

GIS AERIAL & ACCESS



PLAT



WETLANDS





THE VINEYARDS

SUBJECT

JACKSONVILLE COMMON RECREATION COMPLEX



FOOD LION



COASTAL CAROLINA COMMUNITY COLLEGE

ON SLOW MEMORIAL HOSPITAL



CAMP LEJEUNE

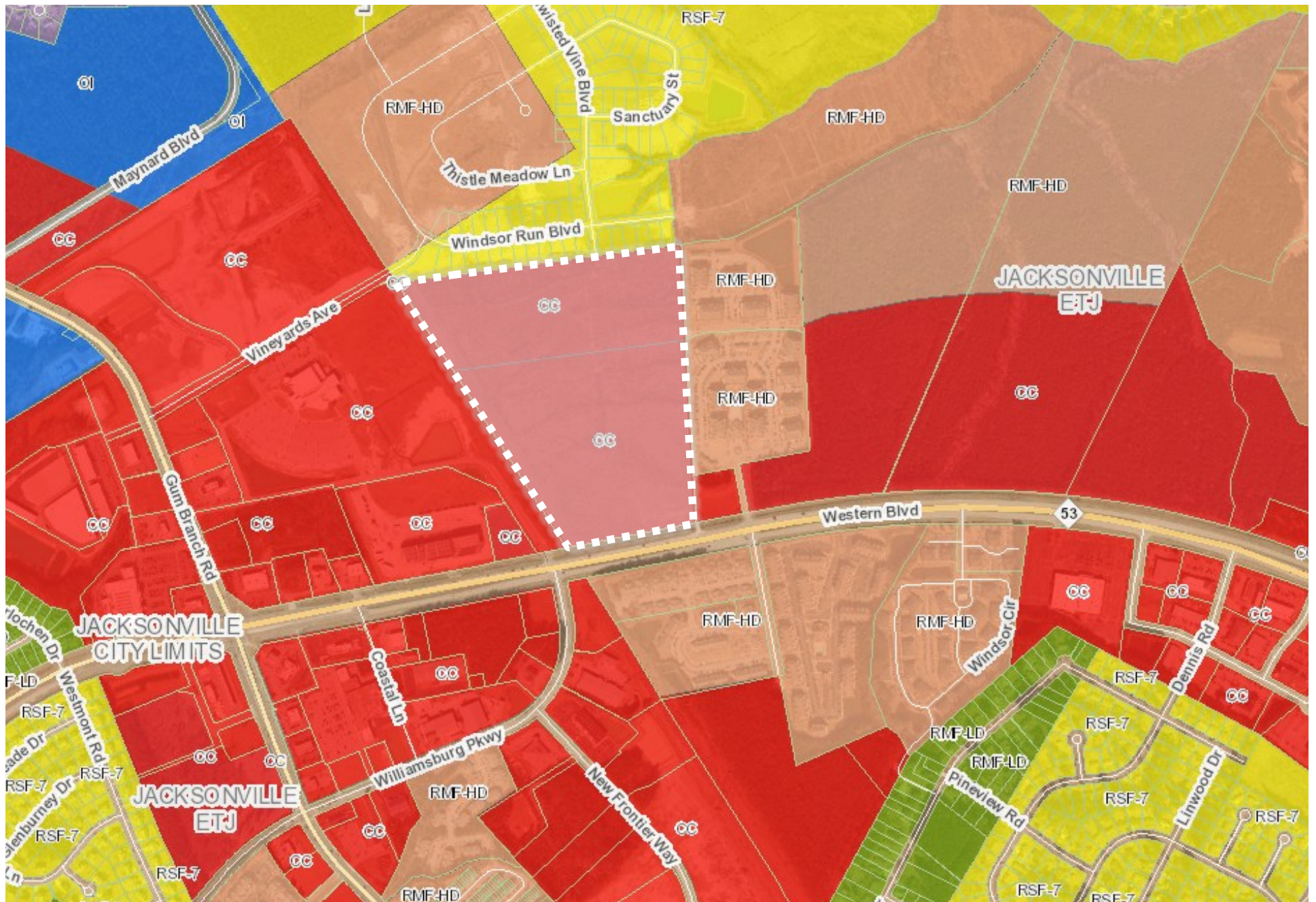
MARINE CORPS AIR STATION
NEW RIVER

ZONING

F. Corridor Commercial (CC) District

<h1 style="font-size: 2em; margin: 0;">CC</h1> <h2 style="font-size: 1.5em; margin: 0;">Corridor Commercial</h2>	Dimensional Standards	
	Lot Size, min. (square feet) [1]	N/A
	Net Density, max. (units/acre)	N/A
	Lot Coverage, max. (% of lot area)	N/A
Purpose	Lot Width, min. (feet)	25
<p>The CC district is established and intended to accommodate a diverse range of medium- to high-intensity retail, service, and office uses that provide goods and services serving the residents and businesses in the community at large—e.g., shopping centers, convenience stores, retail sales establishments, and heavier commercial uses. The district is typically located along major arterials, at the intersection of arterials, and along growth corridors. Higher-density residential uses are encouraged on the upper floors of nonresidential establishments, and as live/work units, but stand-alone residential development is prohibited. Uses allowed in the district are subject to various design standards intended to ensure development is compatible with residential surrounding uses.</p>	Front Setback, min. (feet)	35 feet/may be reduced to 10 feet with Type II or III site plan approval;
	Corner Side Setback, min. (feet)	
	Rear Setback, min. (feet)	As required per landscaping
	Side Setback, min. (feet)	As required per landscaping
	Accessory Use Setback, min. (feet)	5 feet/or as required per landscaping (prohibited in front or corner side setbacks)
	Spacing Between Buildings, min. (feet)	10 feet/or as required per landscaping unless the buildings are attached by a party wall
	Height, max. (feet)	75
<p>[1] Multi-family uses are not subject to a minimum lot size, but are required to provide common open space (see Section 5.4).</p>		

ZONING MAP



LOCATION MAP





102 Autumn Hall Drive | Suite 210 | Wilmington, NC 28403

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capefearcommercial.com

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