



PROPERTY OVERVIEW

- ±165.73 Acres
- Zoned R-8M
([Onslow County Zoning Ordinance](#))
- Parcel #: 032202
- Access: ±3,150 feet of road frontage
- Water: on Sand Ridge Rd
- Sewer: not available
- [Wetland and septic information](#)
- Close to the Crystal Coast and Camp Lejeune, the property has great access to strong employment opportunities
- Close to amenities including shopping, groceries, banking, and restaurants
- Excellent opportunity for a private estate close to boating, fishing, hunting, and numerous amenities
- Sale price: \$3,250/acre

PROPERTY DESCRIPTION

Located in Onslow County just off Hwy 24, the site is approximately 165.73 acres of primarily cutover timber with some swamp and wetlands on the rear of the property. Ideal for horse farming, recreational uses, timber growth, hunting and estate home site.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	2,816	15,611	23,627
Daytime Population	3,014	16,601	25,021
Median HH Income	\$59,527	\$71,908	\$74,126
Median Age	32.6	34.4	36.7
Median Home Value	\$227,748	\$242,445	\$271,208

Source: ESRI 2024

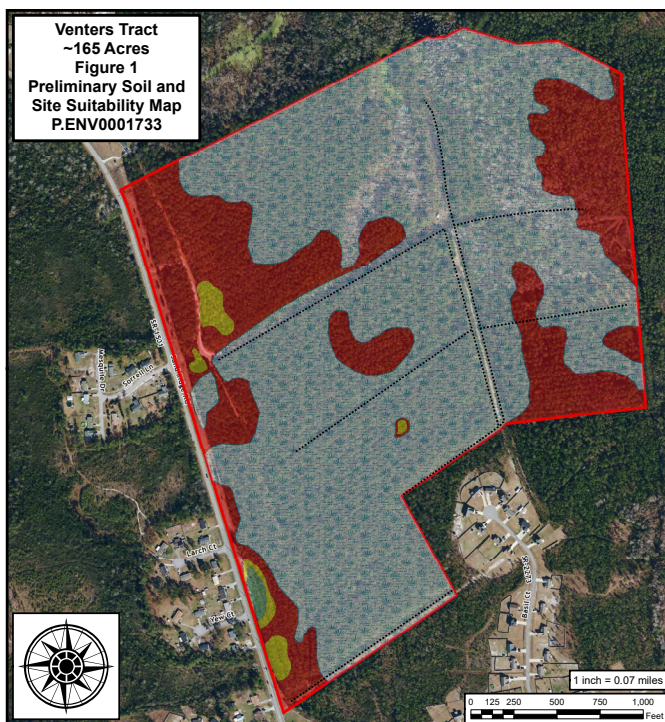
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Onslow County GIS imagery is from 2018 when the land supported full timber plantation



PRELIMINARY SOIL & SITE SUITABILITY MAP

Note: The actual wetlands delineation has not been performed and the site generated timber in the past.

Legend

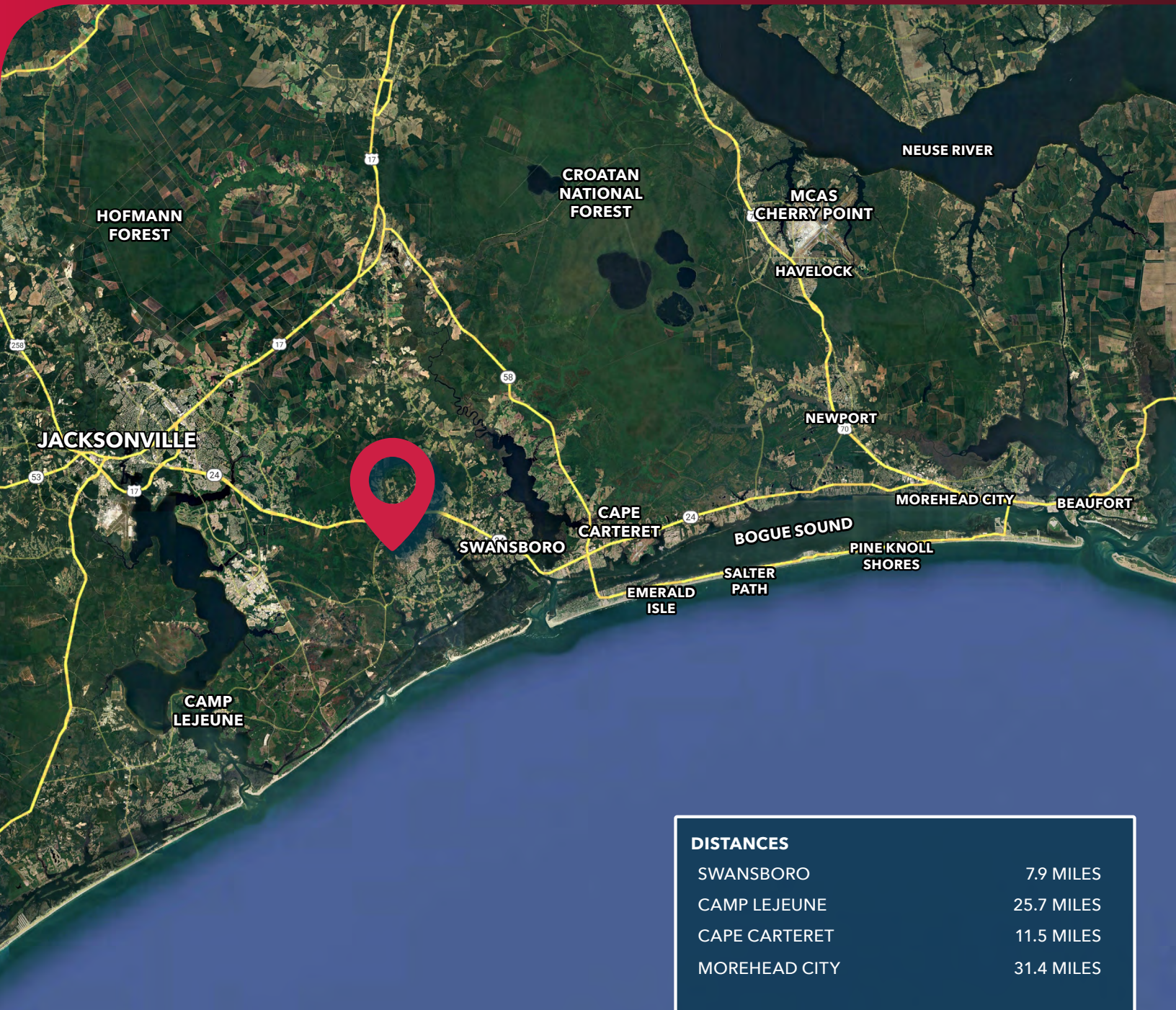
- Green Soil Map Unit. These soils should be considered suitable for subsurface shallow conventional systems, low pressure pipe systems, and other innovative approved systems. These soils are sands with a seasonal high water table from 24-36 inches from the existing ground surface. The loading rates on these soils are 1.0 gpd/day/ft. (~0.5 acres)
- Yellow Soil Map Unit. These soils should be considered provisionally suitable for subsurface conventional fill systems, low pressure in fill systems, and other innovative approved systems. These soils are sands with seasonal high water table from 12-23 inches from the existing ground surface. The loading rate is 1.0 gpd/day/ft. (~2.5 acres)
- Red Soil Map Unit. Sands with shallow soil wetness, or unsuitable landscape positions. These soils would be considered unsuitable for all types of wastewater systems. Inclusions of 404 wetlands may be found within this map unit. (~43.5 acres)
- Possible 404 Wetlands. Only a formal wetland delineation with COE approval will determine the actual extent of 404 wetlands within this map unit. (~118.2 acres)
- Parcel Boundary
- Ditch (~ 9,392.6 ft)

Nicholas P. Howell NCLSS #1254
CPSS # 328892
SC Soil Classifier #113
JOB# P.ENV0001733
Drawing by C69
Printed on 11" x 17" Paper

This document represents our best effort to accurately describe the natural properties observed on the site. The site was reviewed under limited ground truthing utilizing aerial photography and geo data collection. This document may not fully represent additional physical land use restrictions such as buffers, areas of environmental concern, conservation districts, and areas that have separate local jurisdictional controls, unless specifically noted on this document. Further consultation on these items is recommended prior to making land use decisions. This document does not guarantee a wastewater permit and is considered preliminary for planning purposes only. This is not a survey.

0 SAND RIDGE DRIVE
HUBERT, NC 28539

LAND FOR SALE



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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