



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

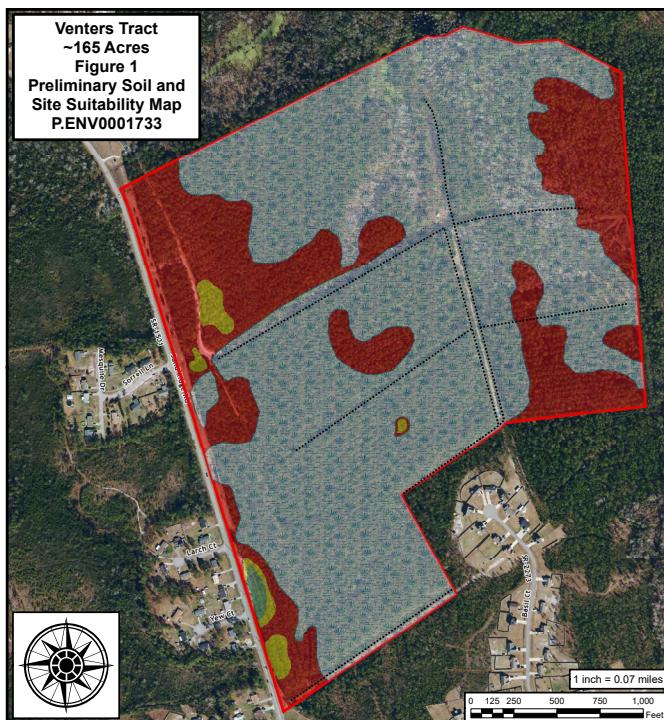
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Onslow County GIS imagery is from 2018 when the land supported full timber plantation



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 gal/day/sqft. (~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 gal/day/sqft. (~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 with in this map unit. (~40.5 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)

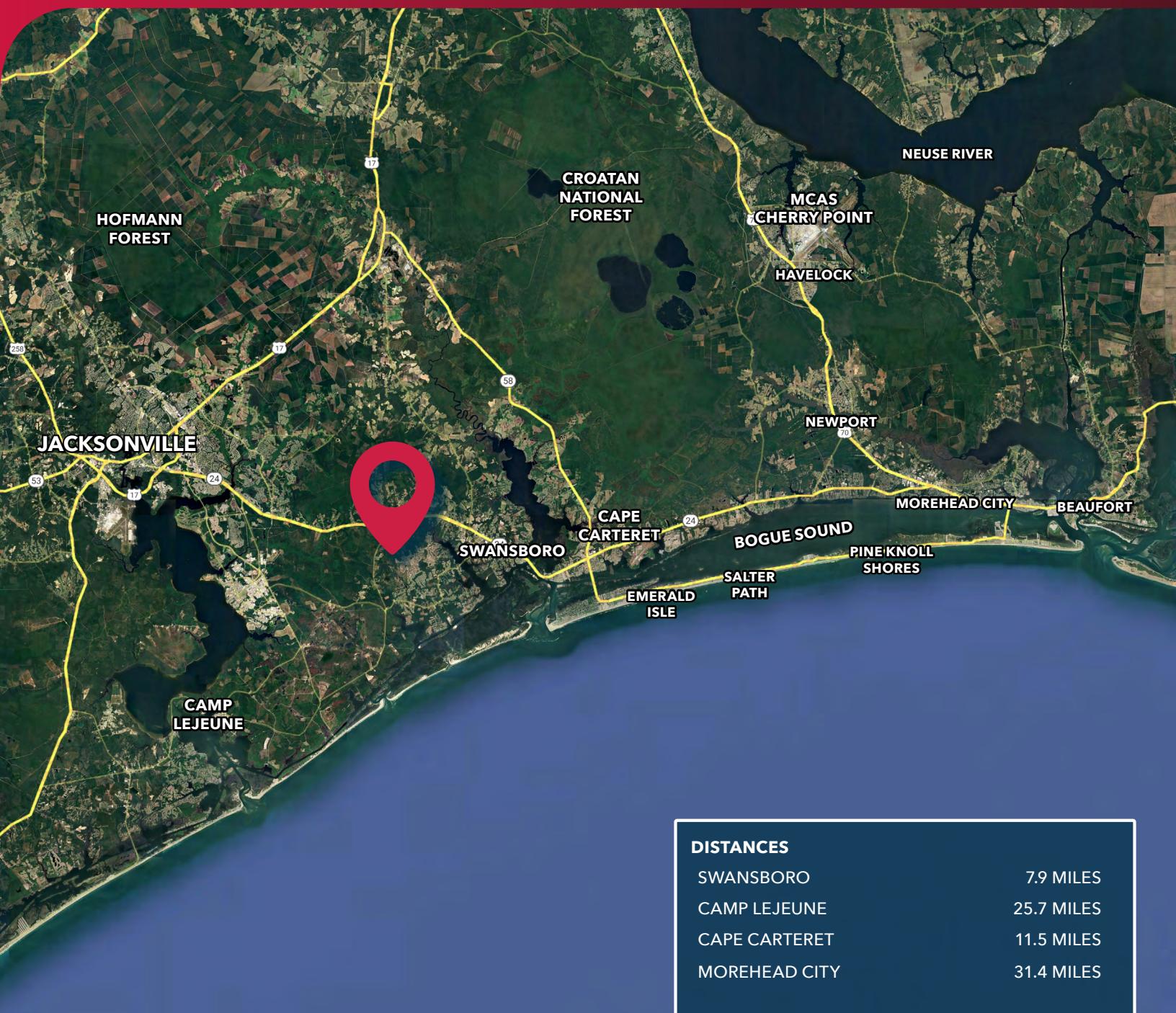
This document represents our best effort to accurately describe the natural properties observed on the site. The site was reviewed under limited ground truthing utilizing aerial photography and gis data collection. This document is not fully representative of the actual property use restrictions such as buffers, areas of potential conservation, and areas that have separate local regulations, usage restrictions, or zoning on the property. Further consultation with the appropriate agency is required prior to making land use decisions. This document does not guarantee a valid permit and is considered preliminary for planning purposes only. This is not a survey.

Nicholas P. Howell NCLES #1294
CRPS # 22899
SC Soil Classifier #113
Job# P.ENV0001733
DRAFT
Printed on 11" x 17" Paper

0 SAND RIDGE DRIVE

HUBERT, NC 28539

LAND FOR SALE



DISTANCES

SWANSBORO	7.9 MILES
CAMP LEJEUNE	25.7 MILES
CAPE CARTERET	11.5 MILES
MOREHEAD CITY	31.4 MILES

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