



COMMERCIAL TRACT - MOST INCLUSIVE COMMERCIAL ZONING

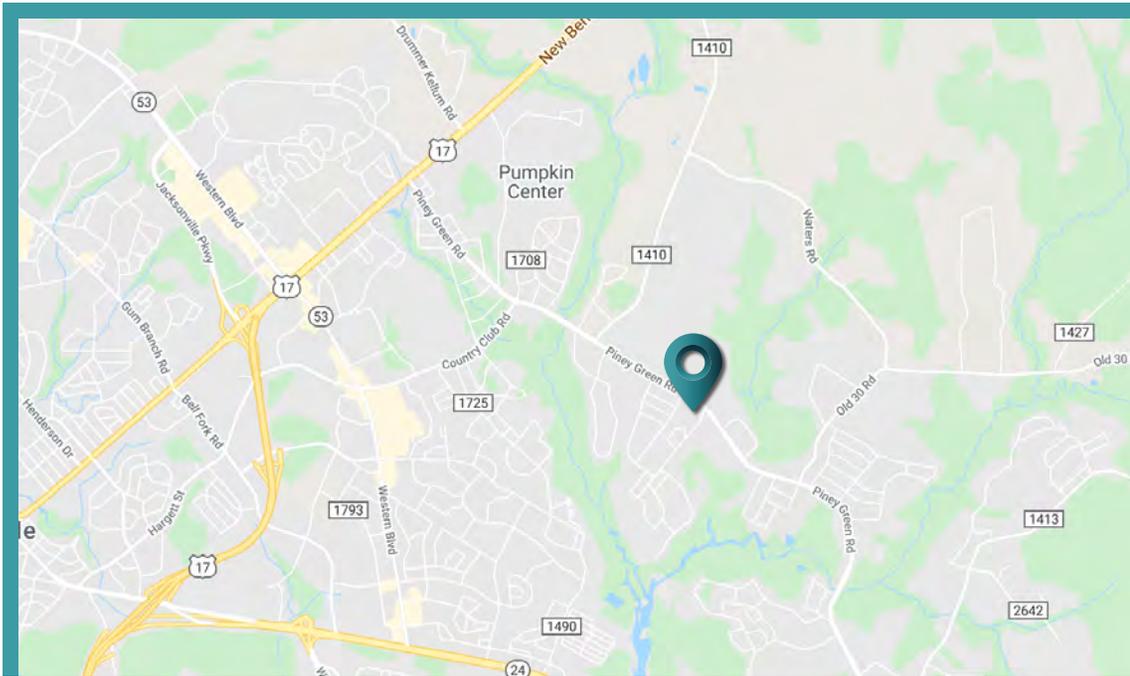
MARTIN ARAGONA
910 389 8478
martin.aragona@scpcommercial.com

FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpcommercial.com



**Sun Coast
Partners**
COMMERCIAL



**1100, 1110, 1120 Piney Green Road
& 140 Hemlock Drive
Jacksonville, NC 28546**

GROSS LAND AREA*	8.68 Acres
SALE PRICE	Negotiable
LAND SPLITS	Yes
ADJACENT PARCELS	Yes
ZONING	CC-CORRIDOR COMMERCIAL

*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.

Jacksonville's 1st Mixed-Use Development!

A wide range of Ownership and/or Partnership & Retail Lease opportunities are available.

Owner already has site plan in-hand, as well as conceptual renderings of buildings.

Price and terms are negotiable.

Owner, who is a developer, can assist with permit applications and approvals.

All four tracts equal 8.68 acres.

This property has the most inclusive use for Commercial Zoning, per the City of Jacksonville's UDO.

This highly traveled road leads directly to Camp Lejeune's main gates.

Owner is Broker.

List price is for land and specific engineering and permitting only.

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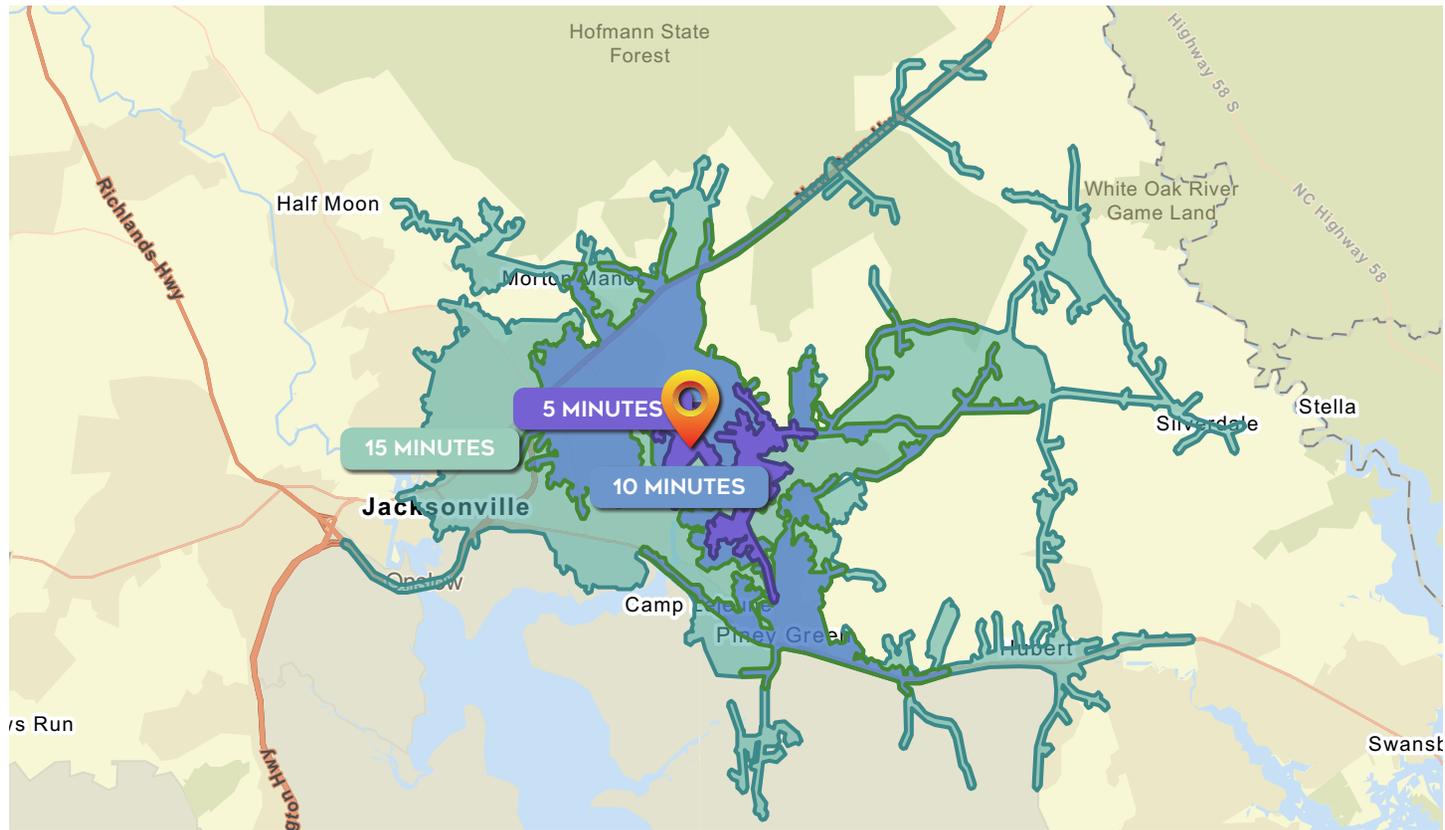




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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	3,608	21,930	52,891
Average Age	32.4	32.2	30.1
Households	1,309	8,542	21,148
Average HH Size	2.75	2.55	2.48
Median HH Income	\$59,480	\$61,996	\$55,366
Average HH Income	\$82,535	\$85,606	\$77,576
Per Capita Income	\$31,523	\$33,569	\$31,085

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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