

2+ ACRES HWY. BUS. NC HWY 172 SNEADS FERRY

ONSLOW COUNTY

Sneads Ferry, NC 28460

PRESENTED BY:

FRANK EFIRD JR

O: 910.769.1915

frank.efird@svn.com

WIN EDWARDS

O: 910.769.1915

win.edwards@svn.com

JOSH TAYLOR

O: 910.769.1915

josh.taylor@svn.com



PROPERTY HIGHLIGHTS

- 2+ Acre Commercial Site with 135+ ft. NC Hwy 172 road frontage.
- Onslow County: Zoned HB-Highway Business.
- .1 mile from Four Corners and NC Hwy 210 intersection, with over 20,000+ seasonal cars per day.
- Onslow County is home to more than 200,000 people and over 30 miles of family-friendly beaches.
- US Marine Corps Base - Camp Lejeune has more than 43,000 marines and sailors.
- The Four Corners intersection at NC Hwy 172 & 210 is one of the fastest growing markets in Eastern North Carolina.
- 20 miles to Jacksonville & 43 miles to Wilmington.
- 28 miles to the Albert J Ellis Airport in Jacksonville.
- 42 miles to the ILM International Airport in Wilmington.
- 47 miles to Interstate 40.
- 3.9 miles to US Hwy 17.





Google

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2+ ACRE COMMERCIAL SITE SNEADS FERRY NC 1934 NC HWY 172 Sneads Ferry, NC 28460

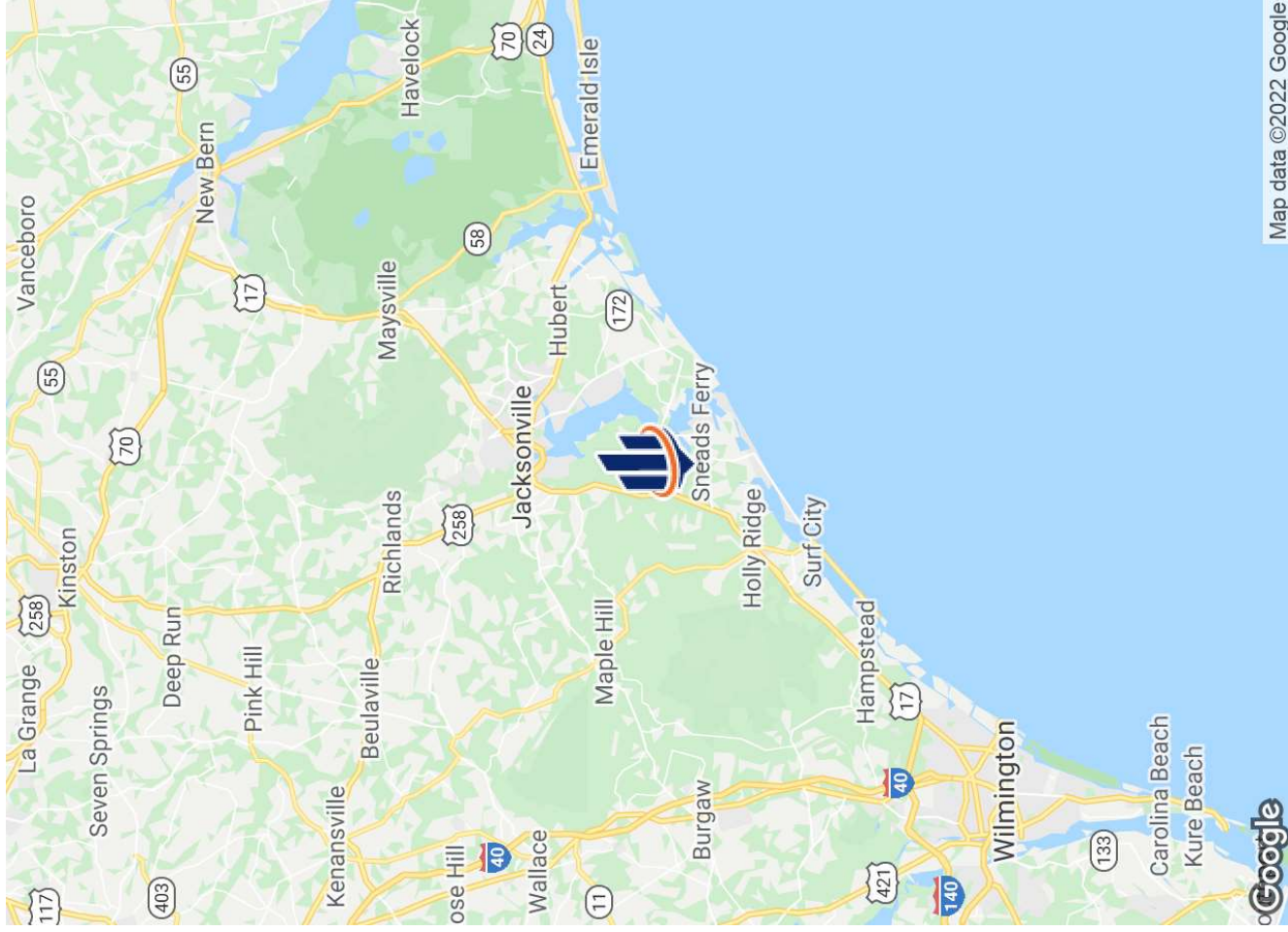


PROPERTY DESCRIPTION

2+ Acre commercial site west of Sneads Ferry, established 1728, the second largest municipality in the Jacksonville Metropolitan Statistical Area (MSA), consisting of one county, Onslow, with a 2020 population over 200,000. Area has experienced a surge in development since 2010 with a 2 mile annual population growth of 9.5%, which is expected to continue growing rapidly. Growth has been driven by accessibility to the US Marine Corps Base Camp Lejeune South Gate at the Sneads Ferry New River Bridge on NC Hwy 172 and the expansion of the US Marine Corps Special Operations Command (MARSOC), which is in the last phase of consolidating all MARSOC personnel and equipment by the end of 2022 to Stone Bay, a \$220 million construction initiative satellite facility on the south side of Camp Lejeune off NC Hwy 210. Camp Lejeune has a total economic impact of over \$3.5 Billion annually and the 2 mile Average Household Income is over \$80,000 due to the high salaries relocating with MARSOC & strong military veteran retirees. Camp Lejeune includes 246 square miles with 14 miles of beaches for amphibious assault training, and its location between two NC deep-water ports, Wilmington & Morehead City, allow for fast deployments. The main base is supplemented by six satellite facilities: Marine Corps Air Station New River, Camp Geiger, Stone Bay, Courthouse Bay, Camp Johnson, and the Greater Sandy Run Training Area.

OFFERING SUMMARY

SALE PRICE:	\$ 800,000
LOT SIZE:	2.07 Acres





FRANK EFIRD JR

Managing Director

C: 910.200.0037

frank.efird@svn.com

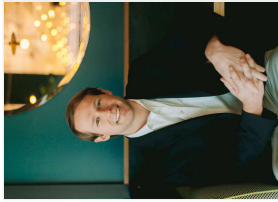


WIN EDWARDS

Advisor

C: 252.560.9472

win.edwards@svn.com



JOSH TAYLOR

Advisor

C: 252.670.9590

josh.taylor@svn.com

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