

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



<b>SALE PRICE</b>	<b>\$800,000</b>
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**OFFERING SUMMARY**

<b>AVAILABLE SF:</b>	90,169
<b>LOT SIZE:</b>	2.07 Acres
<b>ANNUAL GROWTH 2010-2020</b>	9.5%
<b>ZONING:</b>	Onslow Co HB-Highway Business
<b>MARKET:</b>	Wilmington
<b>SUBMARKET:</b>	Jacksonville

**PROPERTY OVERVIEW**

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.

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