

LAND FOR SALE

0 CATHERINE LAKE ROAD, RICHLANDS, NC 28574

±345.6 AC

Catherine Lake Rd

ALBERT JELLIS AIRPORT

Fewler Manning Rd

1001

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

PROPERTY DESCRIPTION

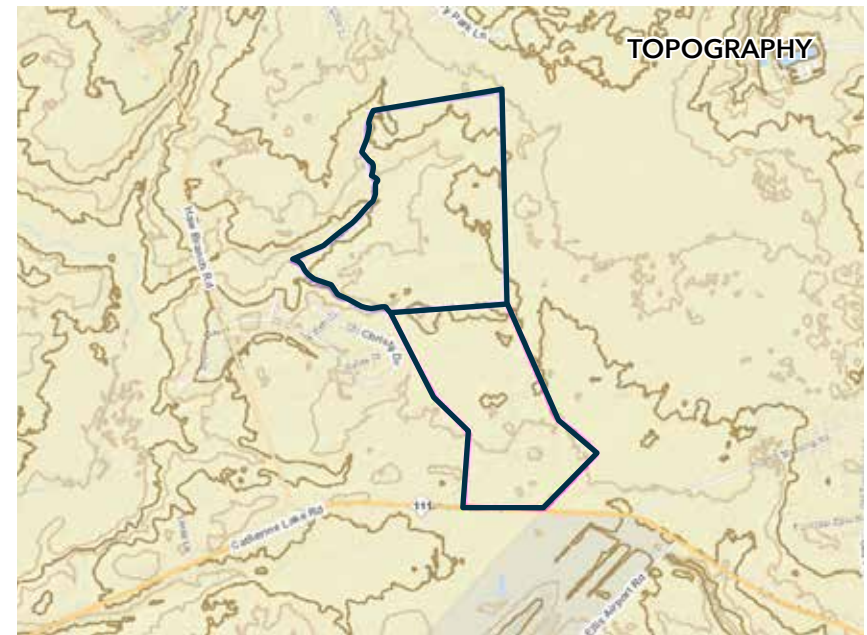
The property offers ±345.6 acres at Albert J. Ellis Airport, presenting an excellent opportunity for service business or light industrial development. The site provides convenient access to Jacksonville, Richlands, Camp Lejeune, Swansboro, and the Crystal Coast beaches. Located in Onslow County, the property is positioned between Jacksonville and Richlands with easy access from Highway 24 and immediate proximity to Albert J. Ellis Airport.

PROPERTY HIGHLIGHTS

- » ±345.6 Acres
- » Zoning is RA (Onslow County)
- » County water on Catherine Lake Road
- » The Albert J. Ellis Airport Runway is being lengthened by 900 ft to 8,000 ft in total length
- » Future runway length will accommodate transport aircraft for “just in time delivery” for manufacturing facilities nearby
- » Strategic location between Jacksonville, Richlands and Camp Lejeune
- » ideal location for a service business/light industrial park to serve this fast growing region of NC
- » The site is located close to the Port of Wilmington & Morehead City

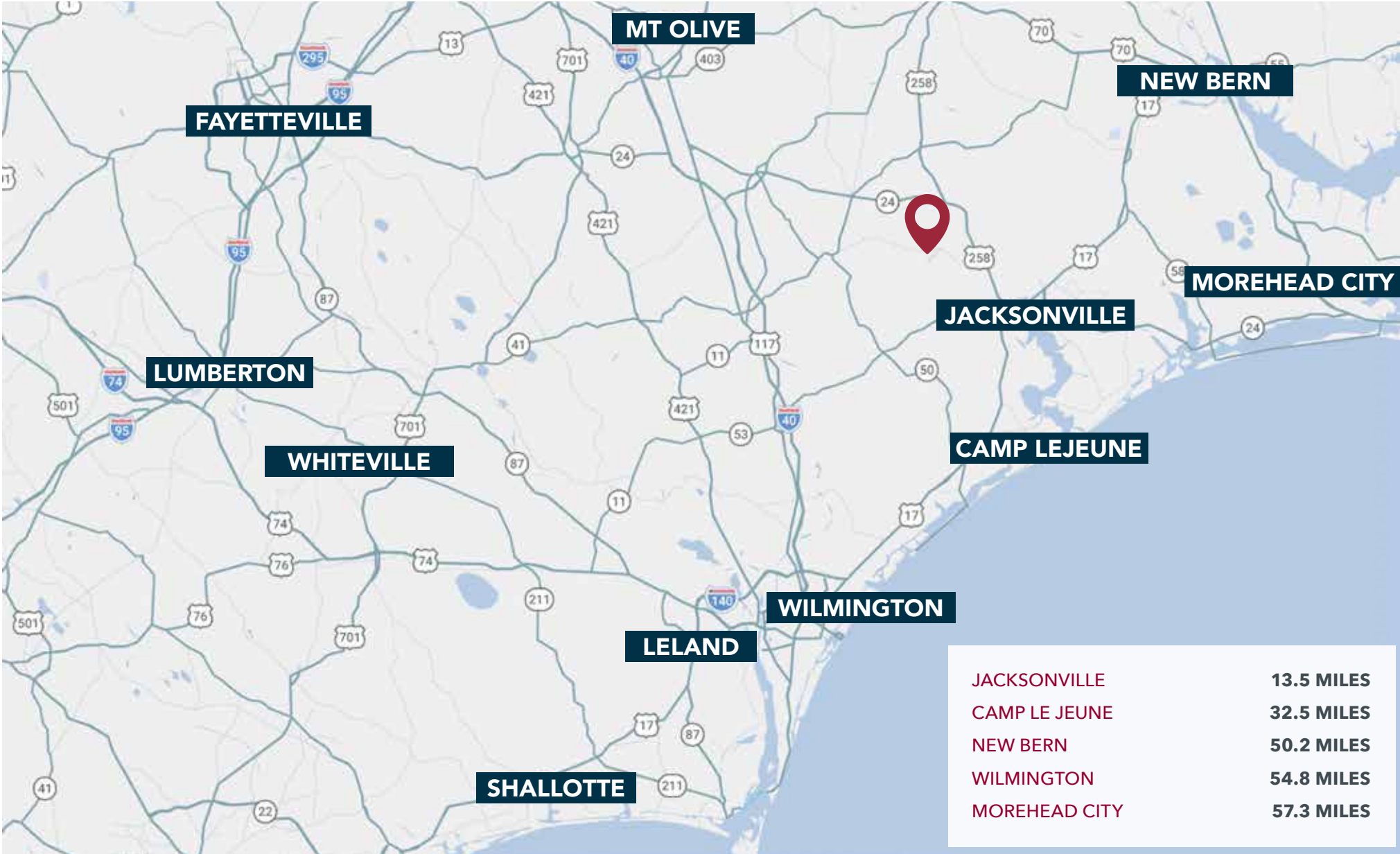
PRICED TO SELL

- » \$8,500/acre



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REGIONAL OVERVIEW

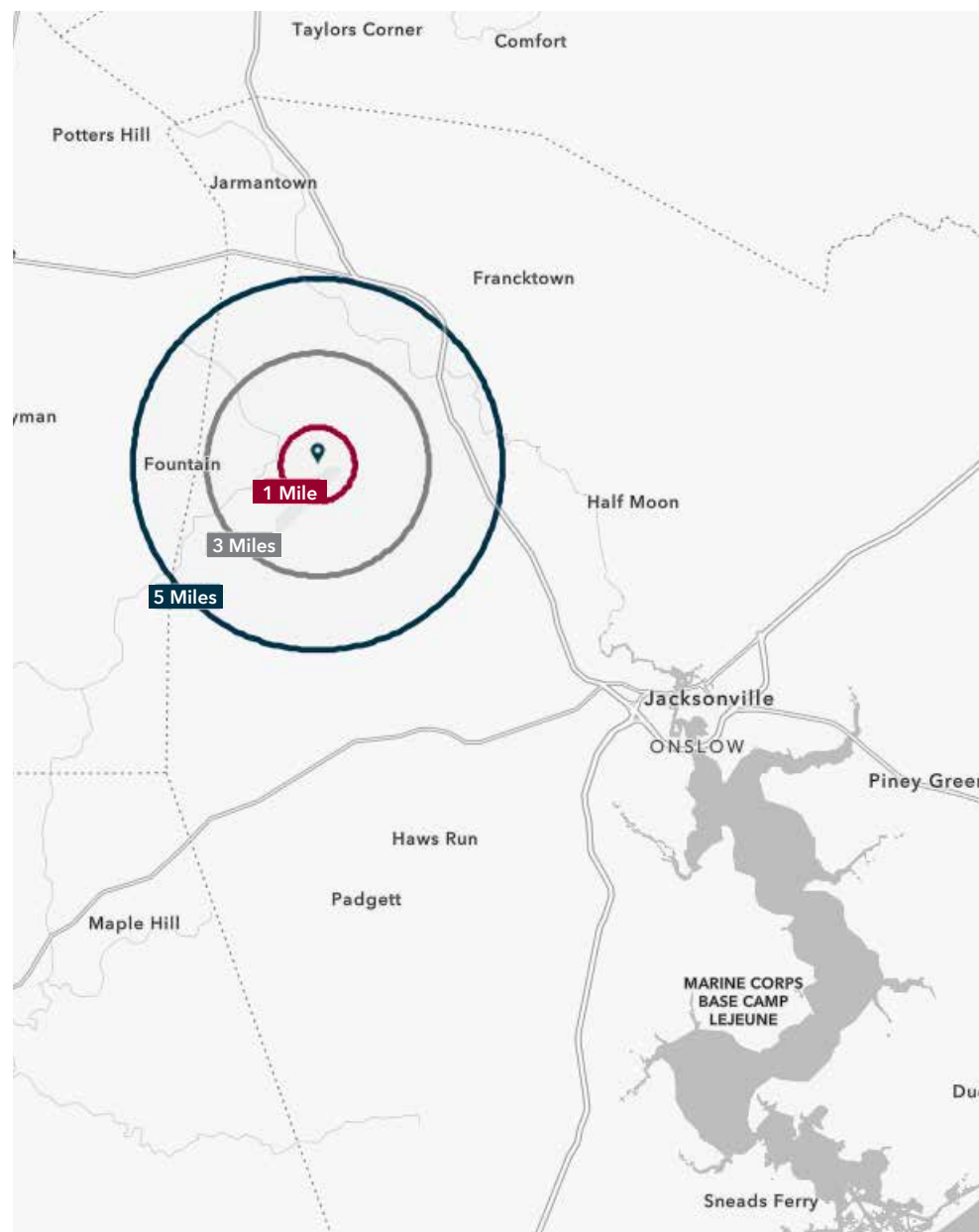


DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|----------|----------|----------|
| Population (2025) | 466 | 6,536 | 13,570 |
| Daytime Population | 253 | 4,148 | 9,106 |
| Total Businesses | 2 | 49 | 156 |
| Total Employees | 15 | 301 | 1,029 |
| Average Household Income | \$91,215 | \$79,073 | \$81,588 |

ABOUT ONSLOW COUNTY, NC

- » Located along the southern coast of North Carolina, Onslow County occupies a strategic position within the Jacksonville-Wilmington regional market and the growing coastal economic corridor. The area benefits from strong transportation connectivity, including U.S. Highway 17, U.S. Highway 258, and N.C. Highway 24, which provide efficient access to surrounding markets and regional distribution routes.
- » The county is also home to Marine Corps Base Camp Lejeune, one of the largest military installations on the East Coast, which serves as a major economic driver and supports a large workforce and diverse business ecosystem.
- » Onslow County is situated approximately 50 miles north of Wilmington and within reach of the Port of Morehead City and other coastal logistics assets, providing access to domestic and international trade routes.
- » With a mix of military, service, industrial, and logistics-related activity, along with continued regional population growth, Onslow County offers a competitive environment for commercial and light industrial development.



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