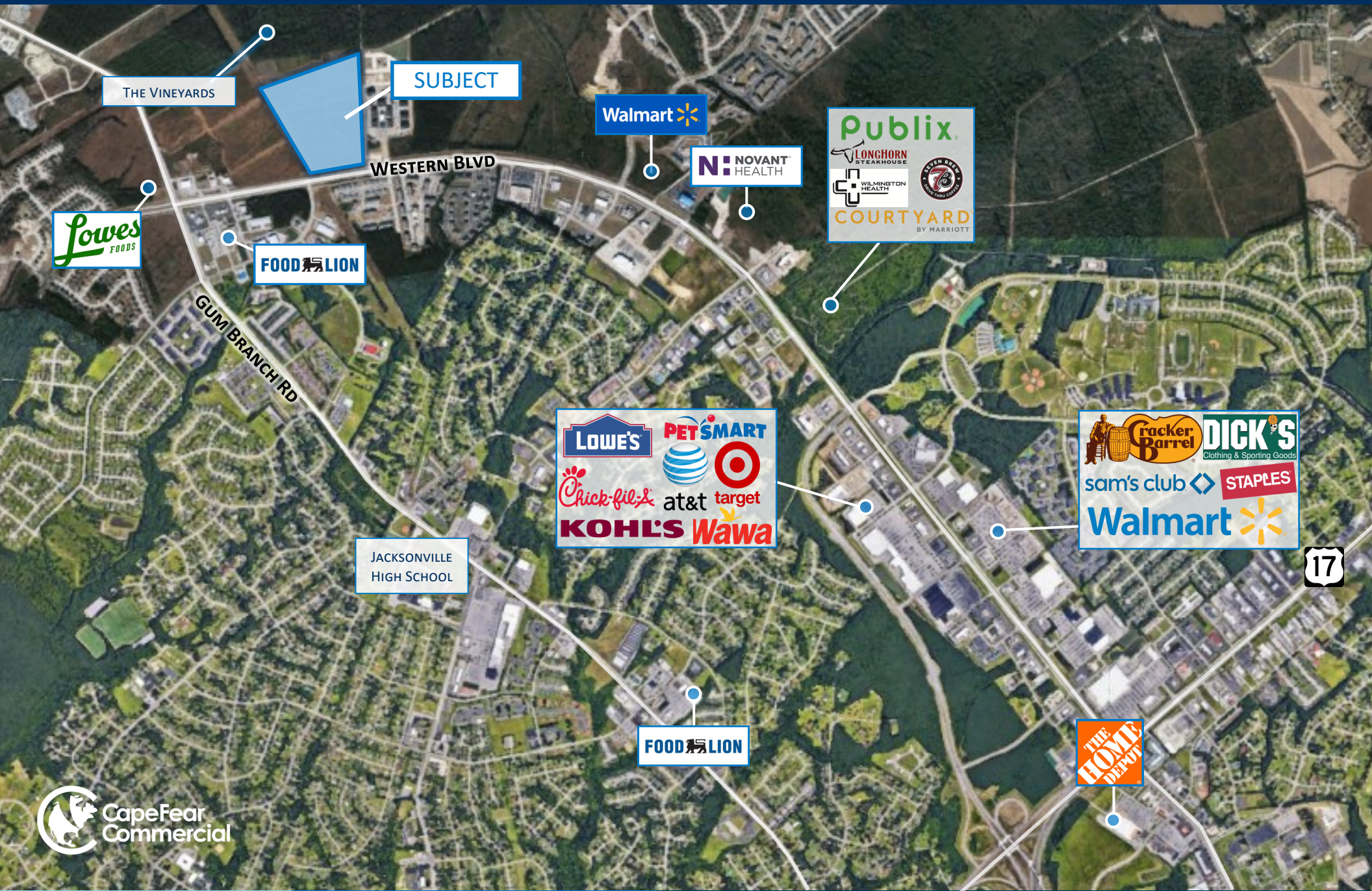


6800 WESTERN BOULEVARD

FROM ±2.6 TO 49.7 ACRES -- JACKSONVILLE, NC





THE VINEYARDS

SUBJECT

WESTERN BLVD
17,500 VPD

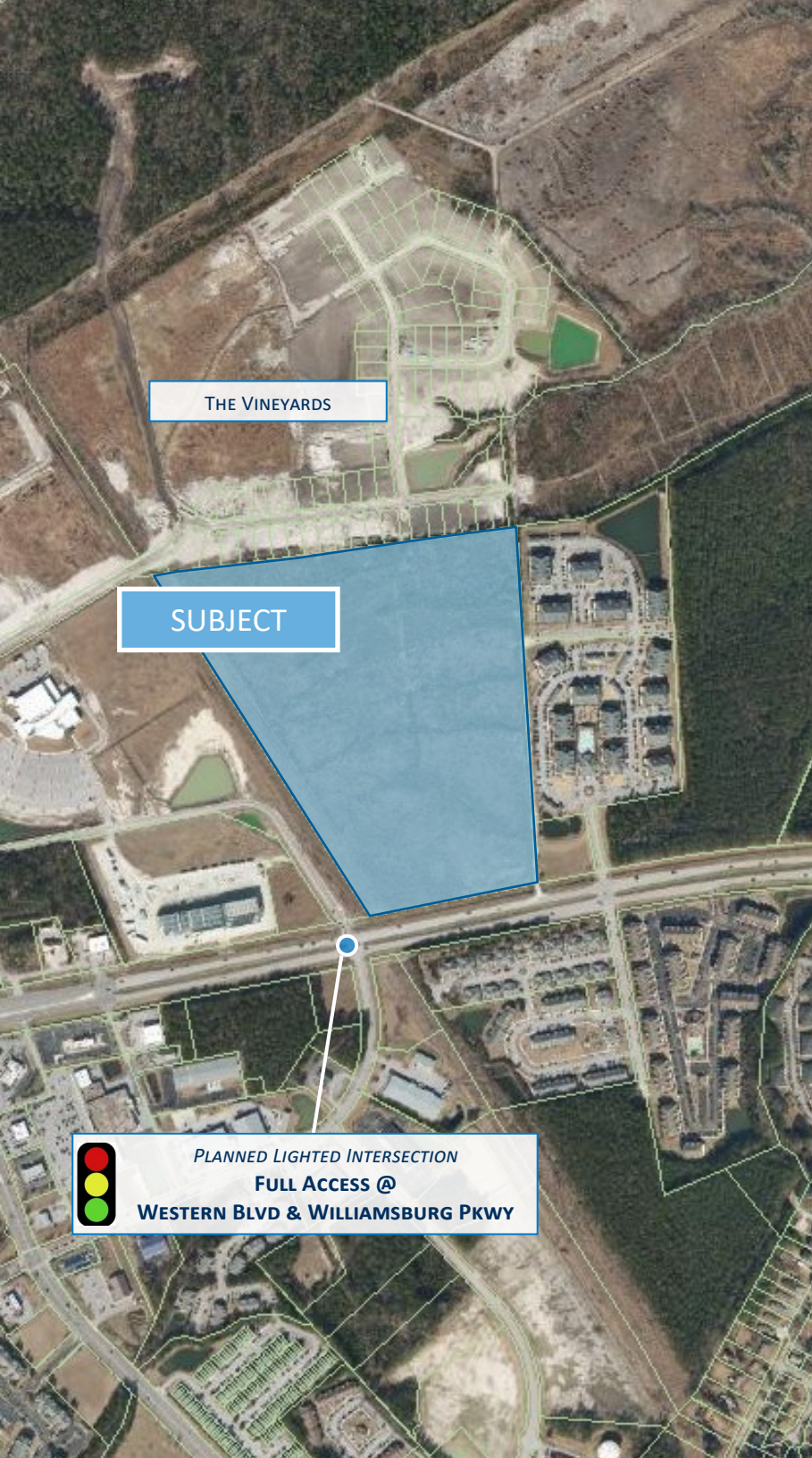
PAUL S. LOUKAS, SIOR, CCIM

Partner & Broker-in-Charge

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SUMMARY

Located on Western Boulevard in Jacksonville, NC — the region’s main commercial corridor — the Subject is nearly 50 acres that’s within a half of mile of its intersection with Gum Branch Road to the west.

Current zoning permits a variety of commercial uses including retail, office, medical, and multifamily (350’+ from main roadway).

HIGHLIGHTS

- + Owner willing to subdivide w/ flexibility on the exact acreage size and delivery
- + Nearly 800’ of direct frontage on Western Blvd with two potential access points
- + Planned lighted intersection access at Western Blvd & Williamsburg Pwky (access from Subject via easement)
- + Favorable and flexible zoning
- + Adjacent to the Vineyards, an approx. 650 lot master planned community that’s under development and will have interconnectivity with the Subject

LOCATION	6800 Western Boulevard Jacksonville, NC Onslow County
PARCEL IDs	038327
ACREAGE	± 49.73 acres (subdividable)
ZONING	CC (City of Jacksonville)
ACCESS	Potentially two (2) points of access onto Western Boulevard: <i>See page 4 for further details</i>
UTILITIES	Municipal Water & Sewer (ONWASA)
WETLANDS	100% uplands (estimated), per an expired JD
PRICING	See following page for pricing and subdivision options

49 Acres: \$10,950,000

20 Acres: \$3,000,000

10 Acres: \$4,995,000

2.6 Acres: \$1,995,000

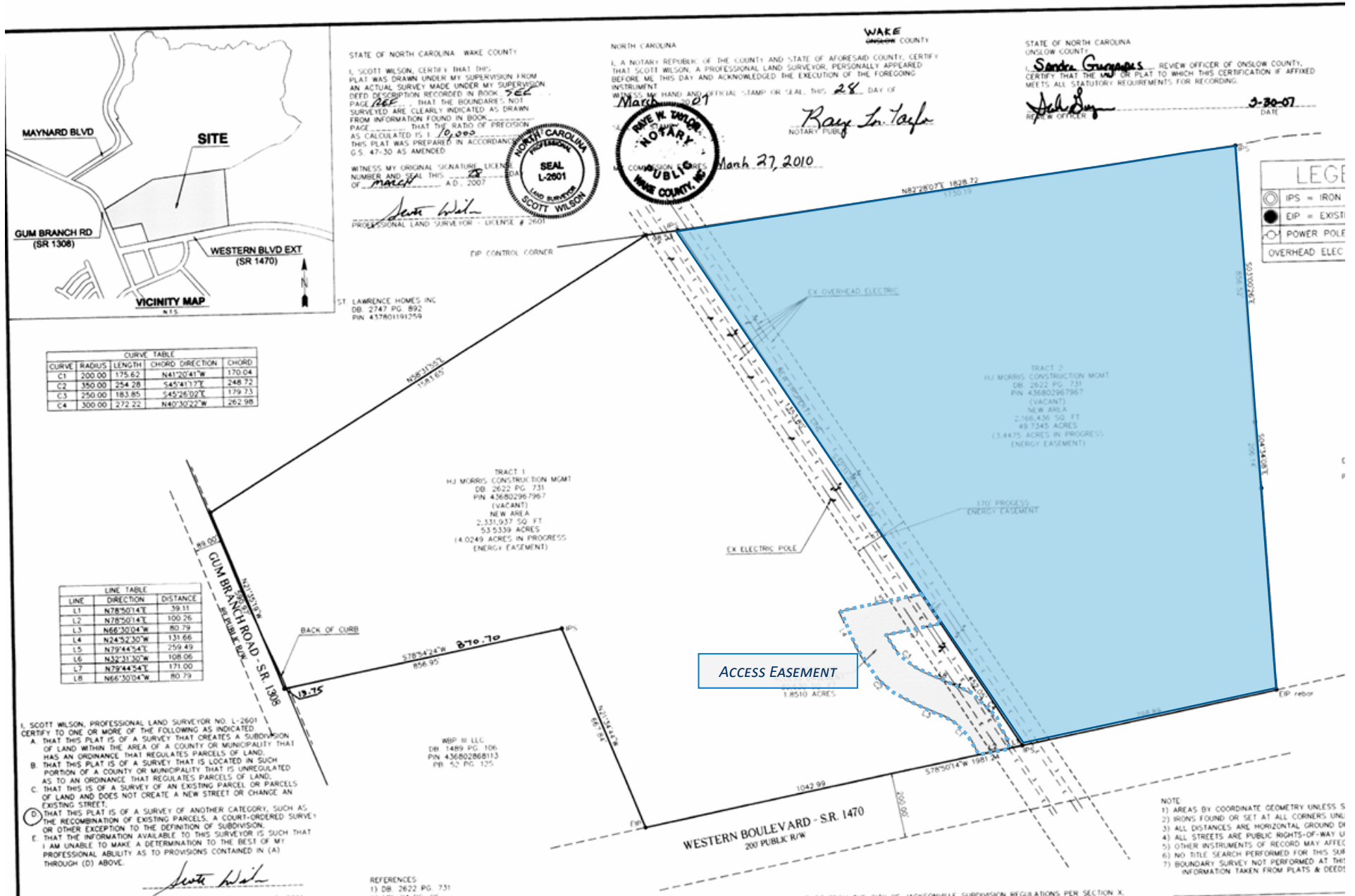


- 6800 WESTERN BLVD • JACKSONVILLE, NC 4

GIS AERIAL & ACCESS



PLAT



WETLANDS





THE VINEYARDS

SUBJECT

JACKSONVILLE COMMON
RECREATION COMPLEX

Lowes
FOODS

FOOD LION

Cracker Barrel
BEST BUY
PET SMART
Chick-fil-A
LOWE'S
sam's club
target

COASTAL CAROLINA
COMMUNITY COLLEGE

ONslow MEMORIAL
HOSPITAL

Walmart
LOWE'S
Starbucks

CAMP LEJEUNE

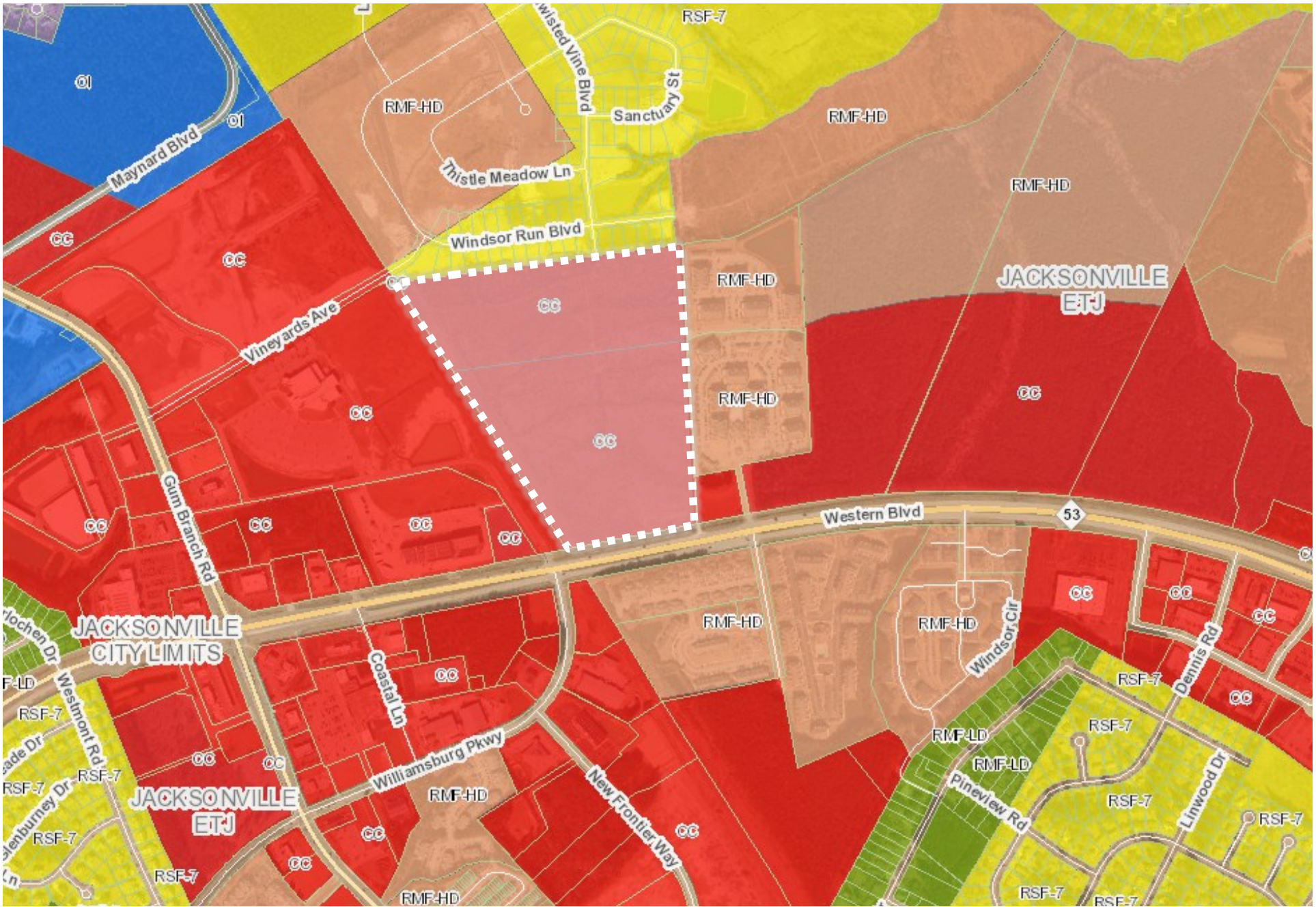
MARINE CORPS AIR STATION
NEW RIVER

ZONING

F. Corridor Commercial (CC) District

CC Corridor Commercial	Dimensional Standards	
	Lot Size, min. (square feet) [1]	N/A
	Net Density, max. (units/acre)	N/A
	Lot Coverage, max. (% of lot area)	N/A
Purpose	Lot Width, min. (feet)	25
The CC district is established and intended to accommodate a diverse range of medium- to high-intensity retail, service, and office uses that provide goods and services serving the residents and businesses in the community at large—e.g., shopping centers, convenience stores, retail sales establishments, and heavier commercial uses. The district is typically located along major arterials, at the intersection of arterials, and along growth corridors. Higher-density residential uses are encouraged on the upper floors of nonresidential establishments, and as live/work units, but stand-alone residential development is prohibited. Uses allowed in the district are subject to various design standards intended to ensure development is compatible with residential surrounding uses.	Front Setback, min. (feet)	35 feet/may be reduced to 10 feet with Type II or III site plan approval;
	Corner Side Setback, min. (feet)	
	Rear Setback, min. (feet)	As required per landscaping
	Side Setback, min. (feet)	As required per landscaping
	Accessory Use Setback, min. (feet)	5 feet/or as required per landscaping (prohibited in front or corner side setbacks)
	Spacing Between Buildings, min. (feet)	10 feet/or as required per landscaping unless the buildings are attached by a party wall
	Height, max. (feet)	75
[1] Multi-family uses are not subject to a minimum lot size, but are required to provide common open space (see Section 5.4).		

ZONING MAP



LOCATION MAP





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