

0 Corbin Rd



Land - North Carolina Southeast Area Submarket
Jacksonville, NC 28546

\$1M	\$109,890	\$2.52	9.1	396,396	415 days	CC
Sale Price	Price/AC	Price/SF	AC	SF	On Market	Zoning

For Sale

Price	\$1,000,000		
Price/AC	\$109,890	On Market	415 Days
Price/SF	\$2.52	Last Updated	Jul 29, 2022
Sale Type	Investment		Update
Status	Active		

Land

Type	2 Star Commercial Land		
Location	Suburban		
Zoning	CC		
Land AC - Gross	9.10 AC	Land SF - Gross	396,396 SF
Land AC - Net	9.10 AC	Land SF - Net	396,396 SF
Topography	Level		
On Sites	Raw land		
Off Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water		
Current Use	Undeveloped		
Improvements	Raw Land		
Proposed Use	Commercial		
Frontage	614' on Corbin Rd 632' on Liberty Dr		
Taxes	\$0.01/SF (2021)		
Walk Score®	Car-Dependent (47)		

Public Record

2021 Assessment

Land	\$318,500	\$0.80/SF
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Parcels 352-8.4

Demographics

	1 mile	3 miles
Population	8,632	36,579
Households	3,181	12,902
Median Age	24.90	26.10
Median HH Income	\$40,730	\$44,032
Daytime Employees	1,085	15,469
Population Growth '22 - '27	↑ 3.22%	↑ 4.42%
Household Growth '22 - '27	↑ 2.64%	↑ 3.78%

Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Tarawa Blvd	Lejeune Blvd NE	5,367	2022	0.21 mi
Lejeune Blvd	Tarawa Blvd SE	43,566	2022	0.22 mi
Pine Valley Road	Brynn Marr Rd S	2,194	2022	0.60 mi
Lejeune Boulevard	Iwo Jima Blvd E	40,979	2022	0.70 mi
Lejeune Blvd	Iwo Jima Blvd E	47,786	2022	0.74 mi
Lejeune Blvd	Holcomb Blvd SE	53,892	2022	0.91 mi
Lejeune Boulevard	Butler Dr S NE	39,049	2022	0.96 mi
Tarawa Blvd	Bougainville Dr S	6,731	2022	1.04 mi
Western Blvd	Village Dr N	32,406	2022	1.08 mi
Lejeune Blvd	Western Blvd E	35,095	2022	1.13 mi

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Sale Highlights

- Corridor Commercial
- Across from Camp Lejeune
- Easy access to 4 lane highway
- Easy access to Hwy 17 By-pass

Sale Notes

9.1 acres located across from Camp Lejeune. Zoning "Corridor Commercial" will allow for multitude of commercial applications: Office park, Doctors Park, Retail Center and the list goes on. Call today for your VIP tour!

Documents

- Flyer
- Plat Map
- GIS View

Sale Contacts



William Sanders

(910) 265-1799 (p)
wsanders@williamsandersrealtor.cc



William Sanders Realty

255 Williamsburg Pky, Suite 102
Jacksonville, NC 28546
United States
(910) 265-1799 (p)

Income & Expenses

Expenses	2021	Per AC
Taxes	\$4,290	\$471.45

Source: CoStar Research