

# 000 Allison Hatchell

Land - North Carolina Southeast  
Area Submarket  
Jacksonville, NC 28540

**\$995K** Sale Price    **\$27,793** Price/AC    **\$0.64** Price/SF    **35.8** AC    **1,559,448** SF    **278** days On Market    **PDR** Zoning

## For Sale

Price \$995,000  
Price/AC \$27,793    On Market 278 Days  
Price/SF \$0.64    Last Updated Aug 30, 2022  
Sale Type Investment or Owner User    [Update](#)  
Status Active

## Land

Type Commercial Land  
Location Suburban  
Zoning PDR  
Land AC - Gross 35.80 AC    Land SF - Gross 1,559,448 SF  
Topography Level  
On Sites Raw land  
Proposed Use Apartment Units, Commercial, Mixed Use, MultiFamily, Single Family Residence  
Taxes \$0.00/SF (2021)  
Walk Score® Car-Dependent (2)

## Public Record

### 2021 Assessment

Land \$63,380    \$1.49/SF

## Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
US 17	Baxter St	44,000	2020	0.63 mi
Not Available	Not Available No	38,487	2020	0.69 mi
Georgetown Rd	S Marine Blvd N	3,524	2022	0.77 mi
S Marine Blvd	Sybil St W	32,818	2022	0.77 mi
Old Bridge St	Anne St E	6,480	2022	0.77 mi
South Marine Boule...	Leonard St SW	29,686	2022	0.79 mi
Old Bridge Street	Anne St W	3,973	2022	0.81 mi
Broadhurst Rd	Georgetown Rd SE	2,959	2022	0.81 mi
Old Bridge St	Mill Ave W	5,475	2022	0.83 mi
Old Bridge Street	Railroad St SE	3,377	2022	0.85 mi

Made with TrafficMetrix® Products

## Sale Highlights

- 2500 feet of water front
- Deep Water Access
- Minutes from shopping, restaurants & entertainment

## Sale Notes

This sale offering includes approximately 35 Acres of water front property located along the New River. The property is located across the river from downtown Jacksonville and it can be seen from the Sturgeon City Docks. Only a short 10 minutes drive to Camp Lejeune main gate and just a five minute drive to New River Air Station. Due to the large concentration of Marine Corps/Navy active duty members as well as veterans this area has experienced rapid growth. This is one of the most unique undeveloped properties in the greater Jacksonville-Onslow County area. A perfect opportunity for residential development along the New River waterfront. The property also has excellent physical features, including extensive deep access water frontage which was recently re-zoned to a more flexible land use plan. The plan will allow for a marina with restaurant and a medical center as well as multi-family apartments. Overall this property has amazing potential for future development.

## Documents

- Deed
- Phase 1
- Flood Map
- Survey
- GIS Vlew
- Traffic Study
- MOG
- Uplands Map
- OM-Flyer
- Water & Sewer Letter

## 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	\$854	\$23.85

Source: CoStar Research