

VACANT LAND FOR SALE

# 0.9 ACRES IN PRIME LOCATION

113 MOOSEHAVEN ROAD JACKSONVILLE, NC



## HIGHLIGHTS

- Located next to Texas Roadhouse
- Regional location within Jacksonville County at main retail intersection
- 1.5 miles from Jacksonville Mall
- In the heart of retail/restaurant activity for the entire trade area

## DEMOGRAPHICS

	5 Miles	7 Miles	10 Miles
POPULATION	78,661	102,709	138,457
HOUSEHOLDS	28,799	36,681	44,781
EMPLOYEES	61,160	79,159	109,677
AVERAGE HH INCOME	\$71,168	\$73,341	\$73,170

CENTRALLY LOCATED OFF OF HIGHWAY 17 WITH EASY ACCESS TO MAJOR THOROUGHFARES

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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PRINCIPAL  
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# LEGEND

GDR= GRAVEL DRIVEWAY  
EIP = EXISTING IRON PIPE  
EIS = EXISTING IRON STAKE  
SIS = SET IRON STAKE  
CP = COMPUTED POINT  
R/W = RIGHT-OF-WAY  
D.B. = DEED BOOK  
P.C. = PAGE NUMBER  
D&UE = DRAINAGE & UTILITY EASEMENT  
P.P. = POWER POLE  
M.H. = MAN HOLE  
RCP = REINFORCED CONCRETE PIPE  
W.V. = WATER VALVE  
F.H. = FIRE HYDRANT  
E-R/W MON= EXISTING RIGHT OF WAY MONUMENT  
N/F= NOW OR FORMERLY  
POB= POINT OF BEGINNING  
S 47-56-08 W = SURVEYED BEARING & DISTANCE  
- C - = OVERHEAD POWER LINE  
C.O. = CLEANOUT  
CB = CATCH BASIN  
LP = LIGHTPOLE  
MBL = MINIMUM BUILDING LINE  
SSMH = SANITARY SEWER MANHOLE  
HC = HANDICAP  
JB = JUNCTION BOX  
X = LIGHT POLE  
■ = PROPOSED CB/DI  
□ = EXISTING CB/DI  
-SF- = SILT FENCE  
STOP = PAINTED STOP BAR

**SITE DATA:**  
NUMBER OF LOTS = 2  
NUMBER OF EXISTING BUILDINGS = 1  
EXISTING USE(S) = RESTAURANT  
PROPOSED USE(S) = ADDITIONAL PARKING  
SQUARE FOOTAGE OF PROPOSED BUILDING(S) = 6,800 S.F.  
SQUARE FOOTAGE OF EXISTING BUILDING(S) = N/A  
NUMBER OF UNITS (COMMERCIAL) = N/A  
SITE ZONING = B-1  
TOTAL ACRES = 189,050.40 S.F. (4.34 AC.)  
ACRES OF LAND TO BE DISTURBED AND EXPOSED = 158,994 S.F. (3.65 ACRES)  
ACRES IN ACTIVE RECREATION SPACE OR OPEN SPACE = N/A  
NUMBER OF LOTS = 2  
MINIMUM LOT SIZE = N/A  
AVERAGE LOT SIZE = N/A  
NUMBER OF UNITS (DWELLING, COMMERCIAL) = N/A  
OWNERSHIP STATUS (RENTAL, CONDOMINIUM/S, ETC.): N/A  
TYPE OF UNITS = N/A  
DENSITY = N/A  
NUMBER OF PARKING SPACES REQUIRED (W/FORMULA PER SECTION 102) =  
1 SPACE PER PERSONS, OCCUPANCY 239 SEATS + 39 WAITING + 12 KITCHEN = 290  
290/4 = 72.5(73) SPACES REQUIRED  
NUMBER OF COMPACT SPACES ALLOWED = N/A  
NUMBER OF PARKING SPACES PROPOSED = 212 (INCLUDING 6 HC)  
NUMBER OF PARKING SPACES EXISTING = N/A  
NUMBER OF COMPACT PARKING SPACES PROPOSED = N/A  
TOTAL NUMBER OF PARKING SPACES PROPOSED = 212 SPACES (INCLUDING 6 HC)  
MAP BOOK AND PAGE NUMBER = MB.47, PG.36, SL. L-416  
DEED BOOK AND PAGE NUMBER = DB.1586, PG.888, DB.1586, P.892; DB.1586, P.894;  
DB.1586, P.896; DB.1586, P.898; DB.1586, P.902; DB.1586, P.904  
TAX MAP AND PARCEL NUMBER = 345-4.2 & 345-4.3  
CALCULATION OF VEHICULAR SURFACE AREA PROPOSED = 96,032 S.F.  
IMPERVIOUS SURFACE AREA EXISTING (EXCLUDING BUILDINGS) = N/A  
IMPERVIOUS SURFACE AREA EXISTING (INCLUDING BUILDINGS) = N/A  
IMPERVIOUS SURFACE AREA PROPOSED (EXCLUDING BUILDINGS) = 96,590 S.F.  
IMPERVIOUS SURFACE AREA PROPOSED (INCLUDING BUILDINGS) = 103,390 S.F.

**REQUIRED LANDSCAPING:**  
SPR = 45 (MODERATELY HIGH)  
REQUIRED LANDSCAPING = 11,524 S.F.  
PROPOSED INTERIOR LANDSCAPING = 5,762 S.F.  
PROPOSED EXTERIOR LANDSCAPING = 5,762 S.F.  
TOTAL DEVELOPMENT IMPACT AREA (DISTURBED/EXPOSED AREA) =  
158,994 S.F. (3.65 ACRES)  
IMPERVIOUS SURFACE RATIO = N/A  
# OF TREES REQUIRED = 17  
# OF SHRUBS REQUIRED = 86  
# OF SHRUBS PROVIDED = 86  
(MIN. REQUIRED LANDSCAPING IN INTERIOR ISLANDS-6.8 TREES & 34 SHRUBS)

## NOTES:

- PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD ZONE PER FEMA 370178-0005B & 0006B, EFFECTIVE DATE FEB. 15, 1985.
- CURRENT ZONING OF SITE IS B-1. 50' MBL ALONG US HWY. 17, 35' ALONG MOOSEHAVEN ROAD, AND 8' GRASS STOP REQUIRED ON MOOSEHAVEN & US HWY. 17.
- THERE IS NO AREA OF ENVIRONMENTAL CONCERN EXCEPT AS SHOWN (POND)

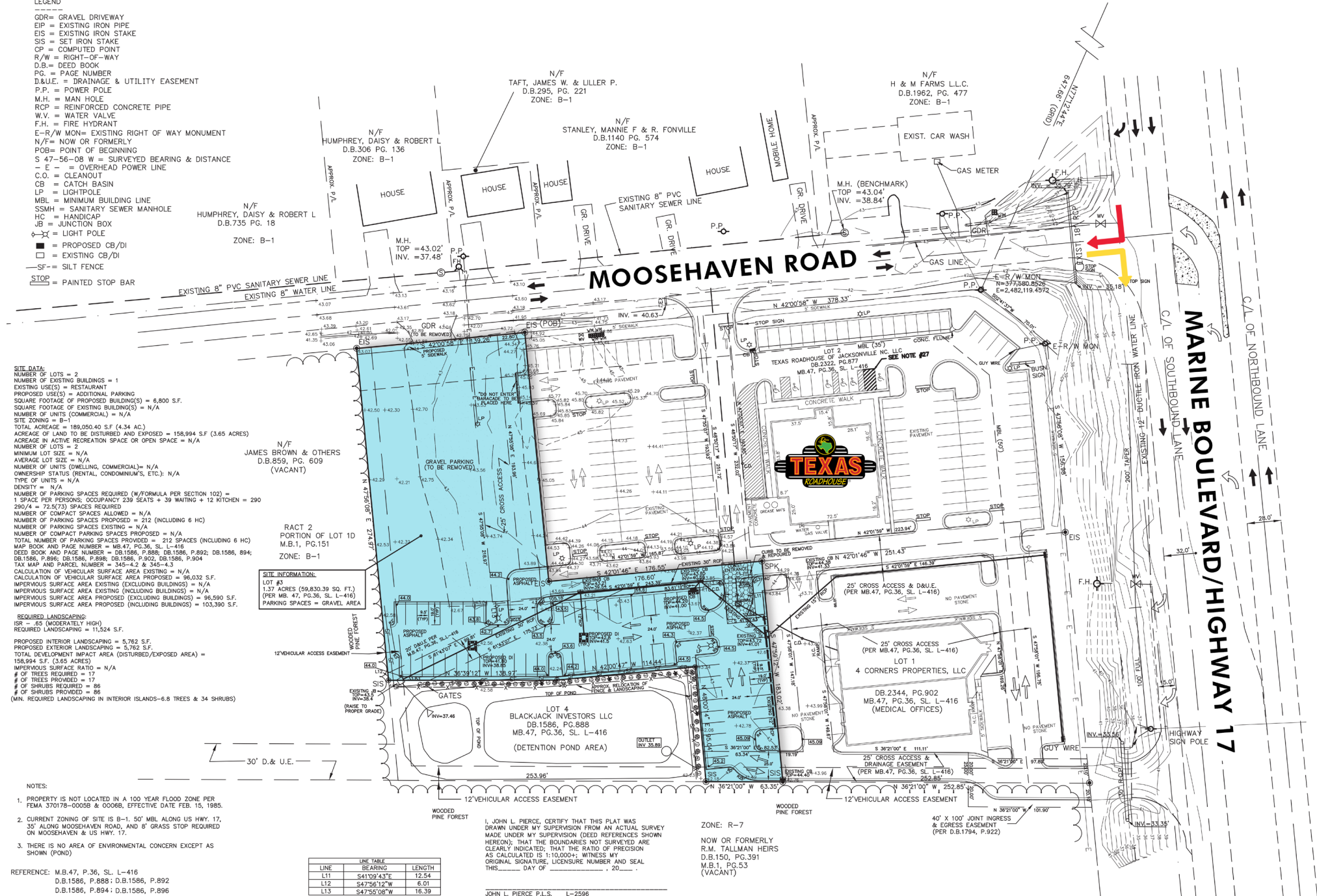
REFERENCE: M.B.47, P.36, SL. L-416  
D.B.1586, P.888; D.B.1586, P.892  
D.B.1586, P.894; D.B.1586, P.896  
D.B.1586, P.898; D.B.1586, P.902  
D.B.1586, P.904

LINE	BEARING	LENGTH
L11	S41°09'43"E	12.54
L12	S47°36'12"W	6.01
L13	S47°55'08"W	16.39

I, JOHN L. PIERCE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF \_\_\_\_\_, 20\_\_.

JOHN L. PIERCE P.L.S. L-2596

ZONE: R-7  
NOW OR FORMERLY  
R.M. TALLMAN HEIRS  
D.B.150, PG.391  
M.B.1, PG.53  
(VACANT)



# JACKSONVILLE | SITE PLAN

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 04.22.24





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