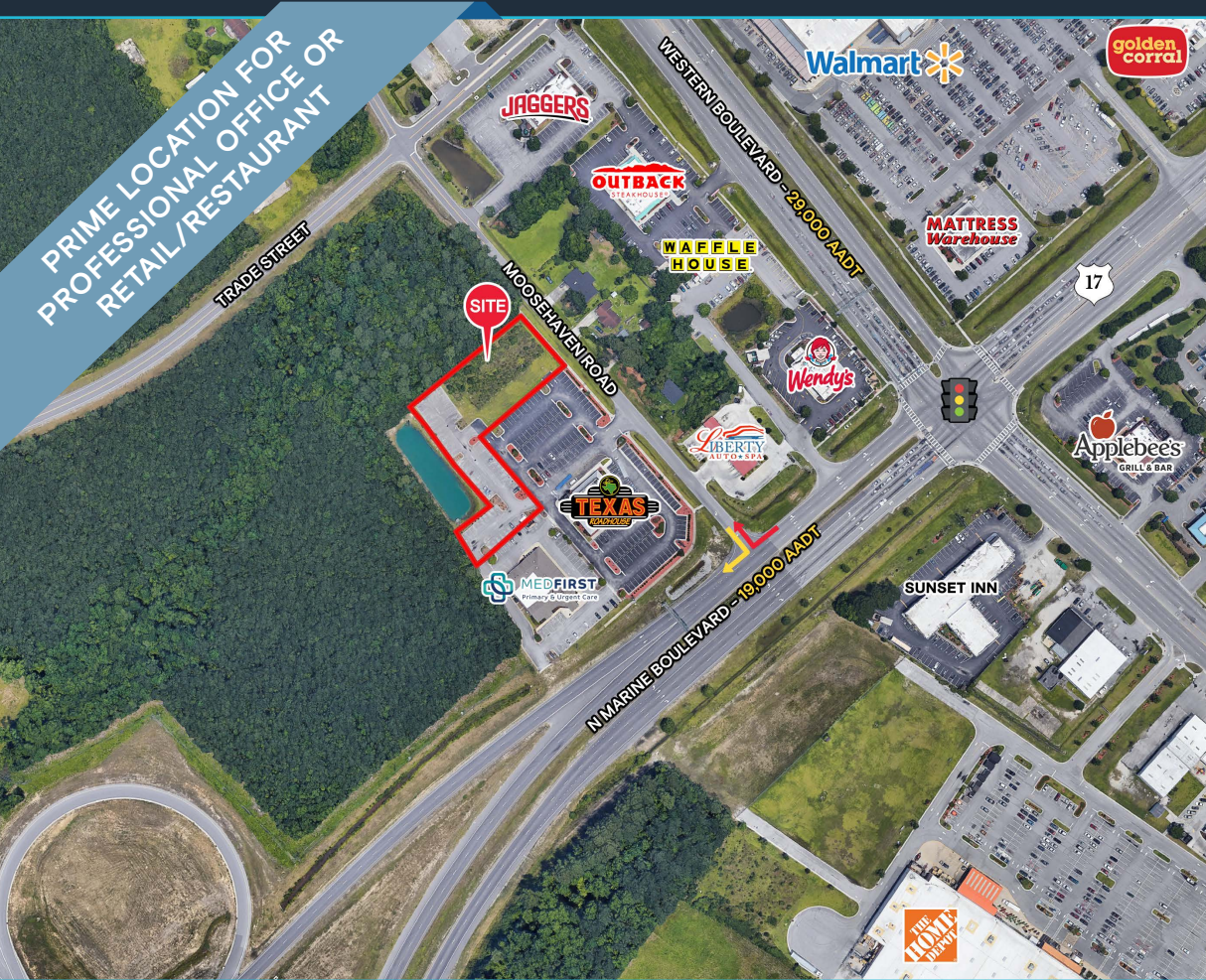


VACANT LAND FOR SALE

±0.9 ACRES IN PRIME LOCATION

113 Moosehaven Road, Jacksonville, NC



PRIME LOCATION FOR
PROFESSIONAL OFFICE OR
RETAIL/RESTAURANT

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

	1 MILE	3 MILES	5 MILES
POPULATION	37,134	71,487	85,413
HOUSEHOLDS	18,505	35,335	41,944
EMPLOYEES	30,144	57,739	68,834
AVERAGE HH INCOME	\$221,654	\$221,036	\$221,841

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

EXCLUSIVE RETAIL LEASING

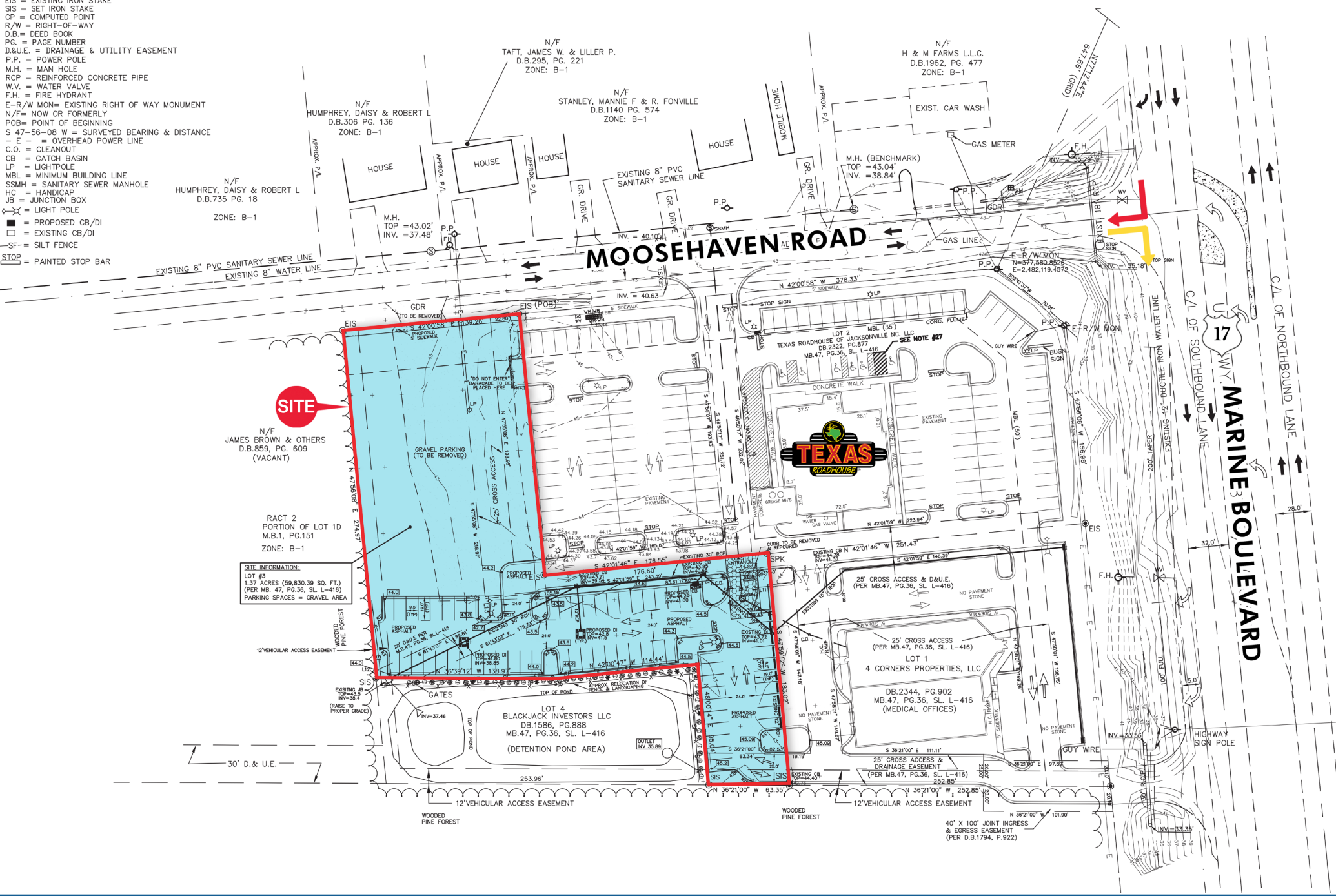
KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Julie Gardner
PRINCIPAL
juliegardner@katzretail.com
(704) 602-9350

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
- PG. = PAGE NUMBER
- D.&U.E. = 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
- E - = OVERHEAD POWER LINE
- C.O. = CLEANOUT
- CB = CATCH BASIN
- LP = LIGHTPOLE
- MBL = MINIMUM BUILDING LINE
- SSMH = SANITARY SEWER MANHOLE
- HC = HANDICAP
- JB = JUNCTION BOX
- ⊕ = LIGHT POLE
- = PROPOSED CB/DI
- = EXISTING CB/DI
- SF- = SILT FENCE
- STOP = PAINTED STOP BAR



SITE

N/F
JAMES BROWN & OTHERS
D.B.859, PG. 609
(VACANT)

TRACT 2
PORTION OF LOT 1D
M.B.1, PG.151
ZONE: B-1

SITE INFORMATION:
LOT #3
1.37 ACRES (59,830.39 SQ. FT.)
(PER MB. 47, PG.36, SL. L-416)
PARKING SPACES = GRAVEL AREA

113 MOOSEHAVEN ROAD | SITE PLAN

KATZ & ASSOCIATES

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: 10.07.24



113 MOOSEHAVEN ROAD | MARKET AERIAL

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