



PRIME COMMERCIAL 9.83-ACRE SITE ALONG US HWY 17 | 1001 MABEL RAWLINSON DRIVE

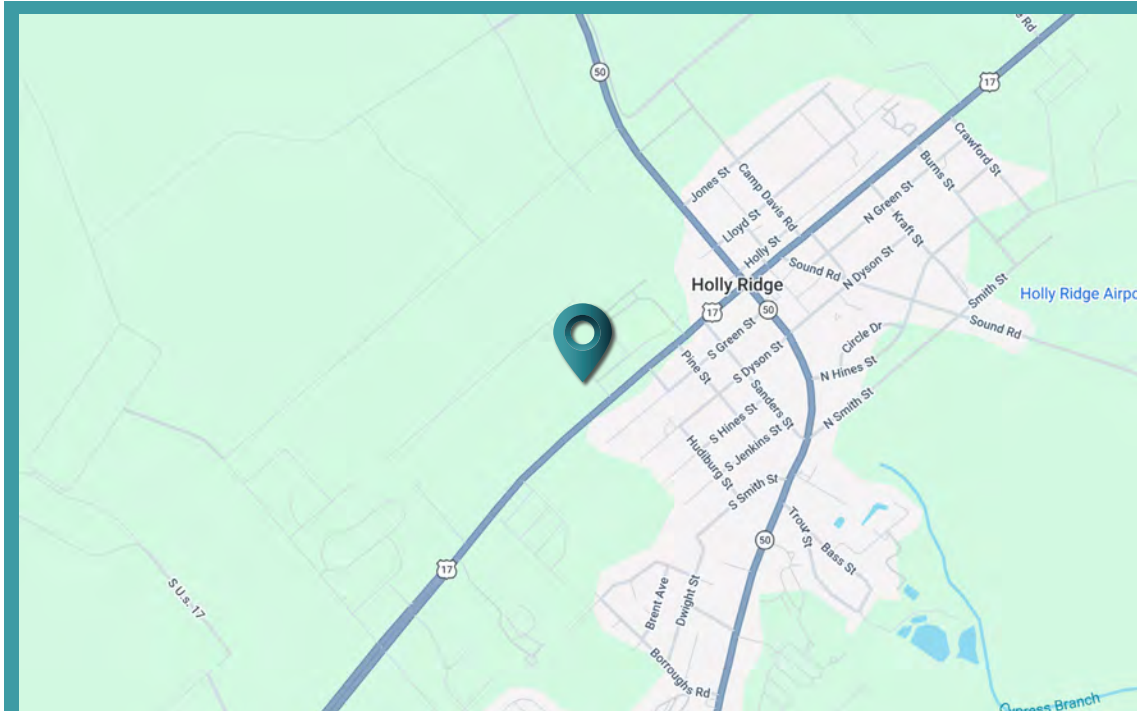
MARTIN ARAGONA
910 389 8478
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FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
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**Sun Coast
Partners**
COMMERCIAL



Premier 9.83 Acre Commercial tract at the Entrance to Camp Davis Industrial Park.

Positioned at the highly visible corner of US Hwy 17 & Mabel Rawlinson Dr, this location provides excellent exposure in one of the areas fastest growing commercial corridors between Jacksonville & Wilmington. Both markets are easily accessible – only 21 miles to Jacksonville and 33 miles to Wilmington and NCDOT traffic data cites approximately 26,500 vehicles a day travelling this route.

This vacant and cleared tract, with sewer, water, electric & natural gas already onsite, offers a wide variety of uses – large retailer, restaurant, grocery store, executive suites, hospitality, flex-space, distribution, etc.

Retention pond serving this tract is already in place and allows for the site to be built out to an 80% impervious surface. Also, a future traffic light at US Hwy 17 & Mabel Rawlinson Dr. has already been approved.

Some existing businesses in the complex are Gulfstream Steel & Supply, Onslow Bay Boatworks, Atlantic Seafood.

1001 Mabel Rawlinson Drive Holly Ridge, NC 28445

ACREAGE*	9.83 Acres
SALE PRICE	\$4,250,000
PRIMARY USE	Land
BUILDING CLASS	Hospitality, Flex/R&D
PARCEL ID	167923
ZONING	C
TRAFFIC	26,500 VPD
MILES TO JACKSONVILLE	21 Miles
MILES TO WILMINGTON	33 Miles

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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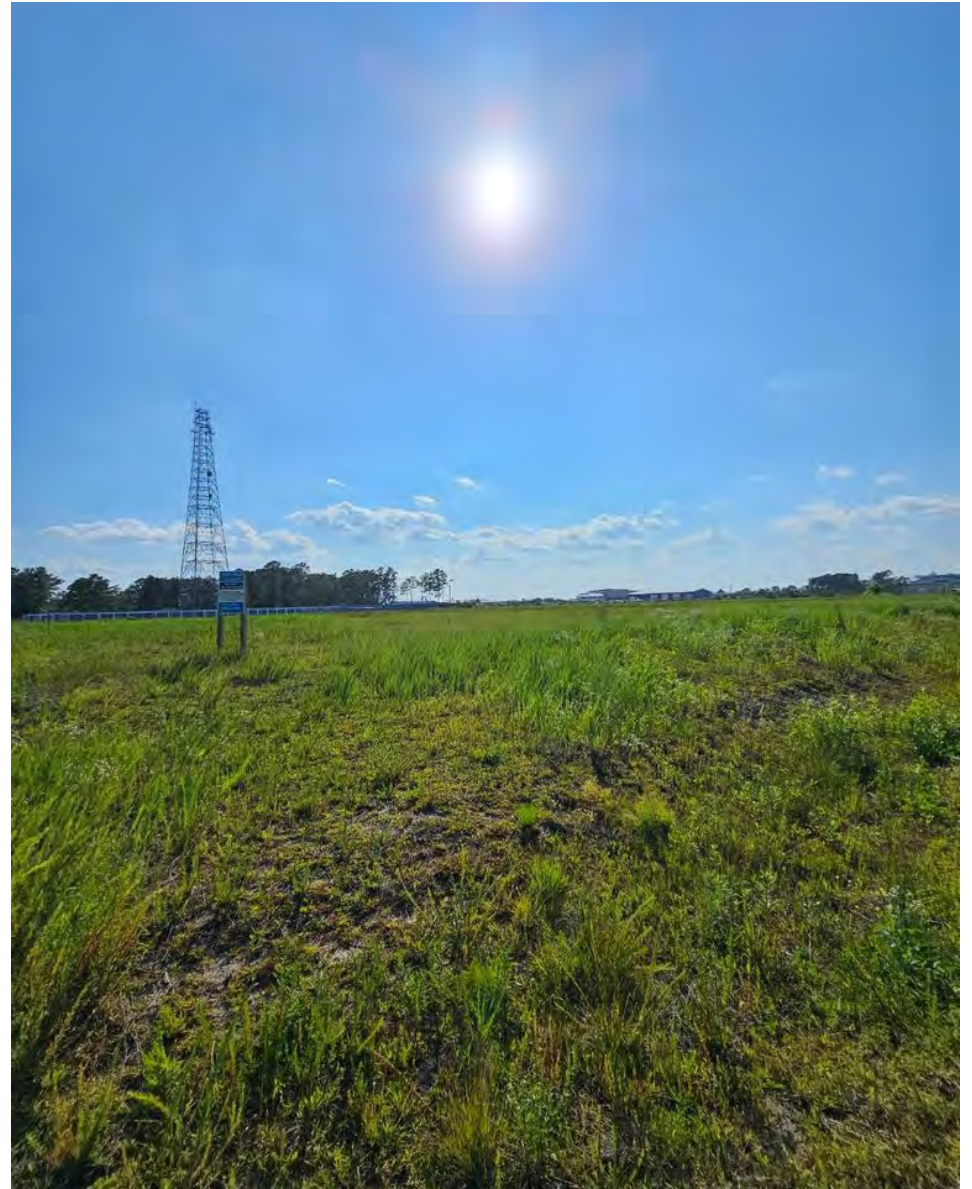
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