





## **Nearby Insights – 610 Vernon Drive, Jacksonville NC 28546**

### **Positive Developments & Enhancements**


 New residential construction nearby – Multiple new-construction homes are for sale in the 28546 area (Adobe Lane, Maritime Way, Miranda Court, Red Vineyard Way), indicating strong growth and sustained demand.


 Residential expansion communities – Developments like Hayden Place are adding fresh construction with amenities geared toward coastal living.

 Community revitalization efforts – The East Park aGROWhood initiative focuses on gardens, playground upgrades, and future affordable housing. The 'Moving Jacksonville Forward' committee is targeting the cleanup and revitalization of abandoned or derelict properties.


 City infrastructure & revitalization programs – The Town Center Program aims to enhance visual appeal and infrastructure in older commercial corridors. The Neighborhood Housing Initiative provides down-payment assistance in revitalization areas, promoting homeownership.

### **Long-Term Plans & Infrastructure Projects**

 Major upcoming infrastructure – A planned Sports & Entertainment Complex on a 400-acre site at the end of Western Blvd could increase commercial activity and visibility over time.


 Transportation and planning efforts – The regional JUMPO plan focuses on bike, pedestrian, and transit infrastructure improvements to enhance connectivity.

### **Nearby Distances from 610 Vernon Drive**

 MCAS New River: ~ SW (~5–10 min drive)

 Camp Lejeune: ~ SE (~22–30 min drive)

 Jacksonville Mall (shopping): ~10–15 min drive

 Onslow Beach: ~16 mi (~25–30 min drive)

 Topsail Island (Surf City/North Topsail Beach): ~ (~30–40 min drive)

 **Summary Snapshot**

Positive Factors 

Nearby new homes & development

Community revitalization programs

Revitalization of blighted areas

City programs enhancing appeal

Potential Watch Points 

Large complex could shift traffic patterns

Infrastructure changes may bring temporary disruption

Long planning process timelines