

+/- 10.00 ACRES FOR SALE

Hwy 117 and Old Blossom Ferry Road, Rocky Point, NC 28457

PROPERTY HIGHLIGHTS

- ♦ Great development opportunity minutes from Wilmington across from Paul's Place Famous Hot Dogs.
- ♦ Designated Opportunity Zone
- ♦ Located in Pender County at the signalized intersection of Hwy 117 & Hwy 133.
- ♦ 10.00+/- acre tract is zoned (GB) General Business and can accommodate a variety of commercial users.
- ♦ Public water and sewer are available to the site.
 - * 6" Force Main Sewer Line located directly in front of property
- ♦ This area has been identified by the Pender County Planning Department as a major corridor for future commercial development in the Rocky Point area.
- ♦ Property consists of 1,238 feet of frontage on Hwy 117
- ♦ Piedmont Natural Gas available

NCDOT TRAFFIC COUNTS:

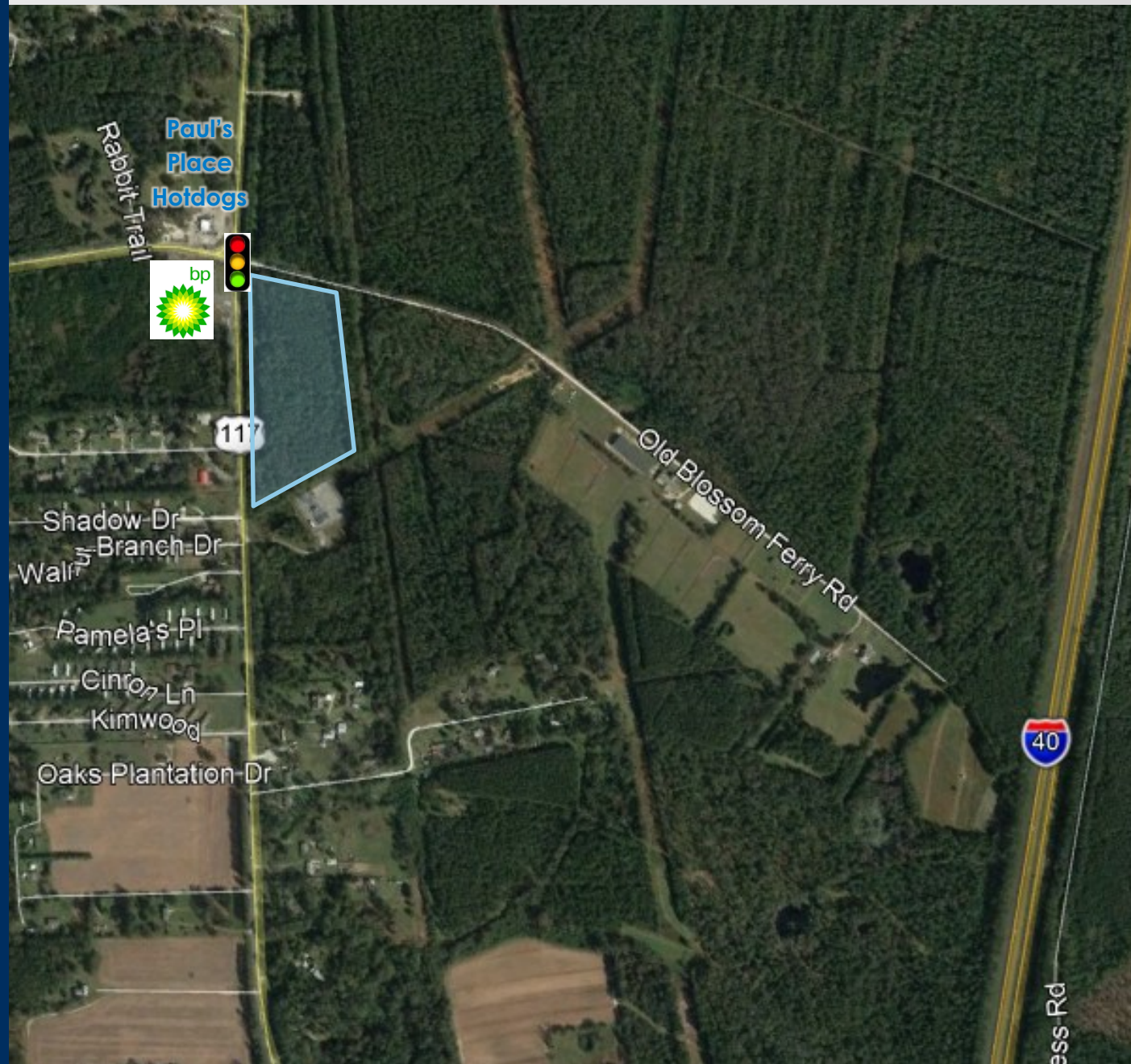
+/- 17,998 VPD on Hwy 117 (2023 NCDOT)

SALES PRICE

\$3,000,000

(If anyone seeks to purchase 2 acres or less of this property, the price is \$500,000 per acre)

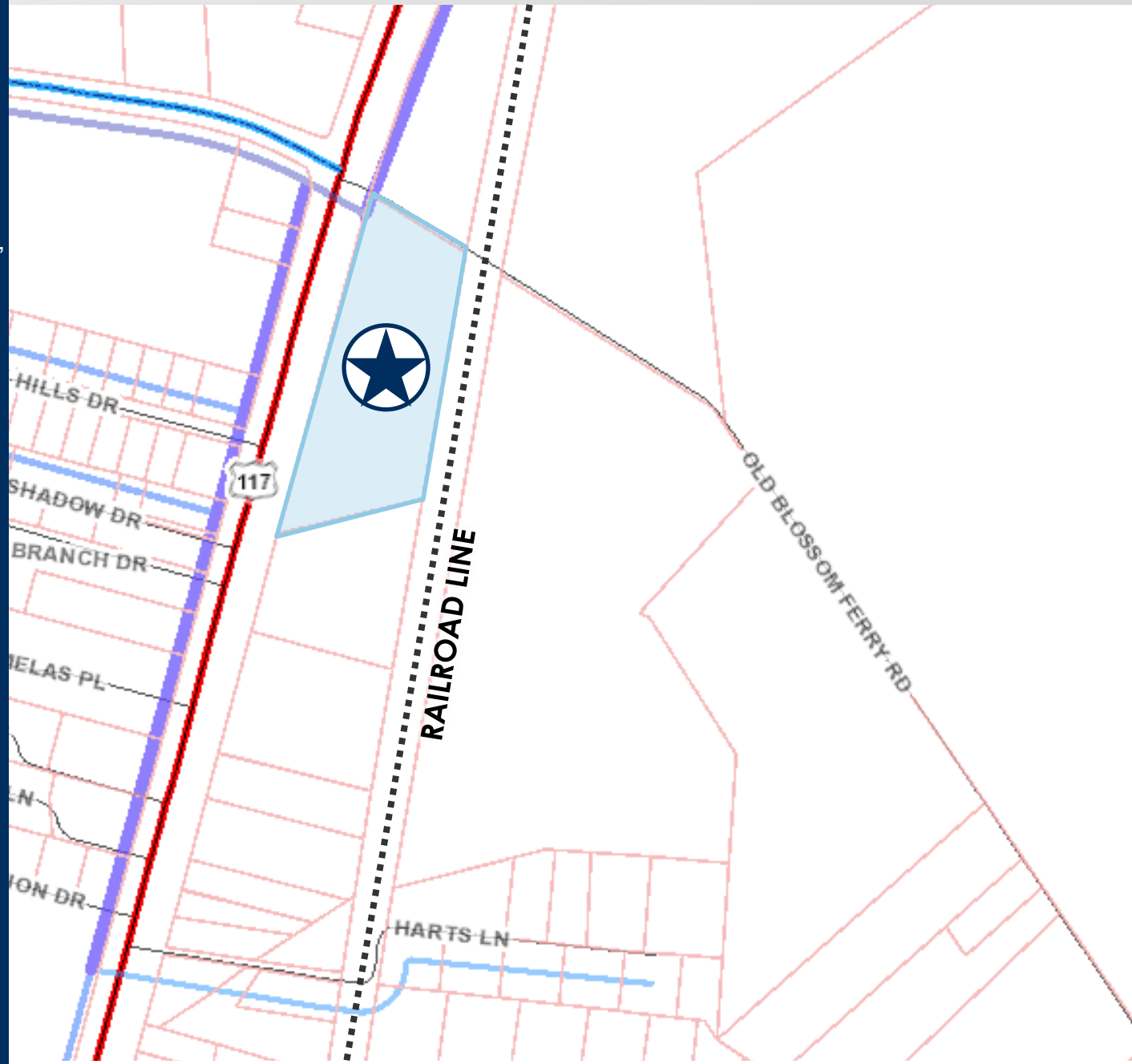
HWY 117 AND OLD BLOSSOM FERRY ROAD

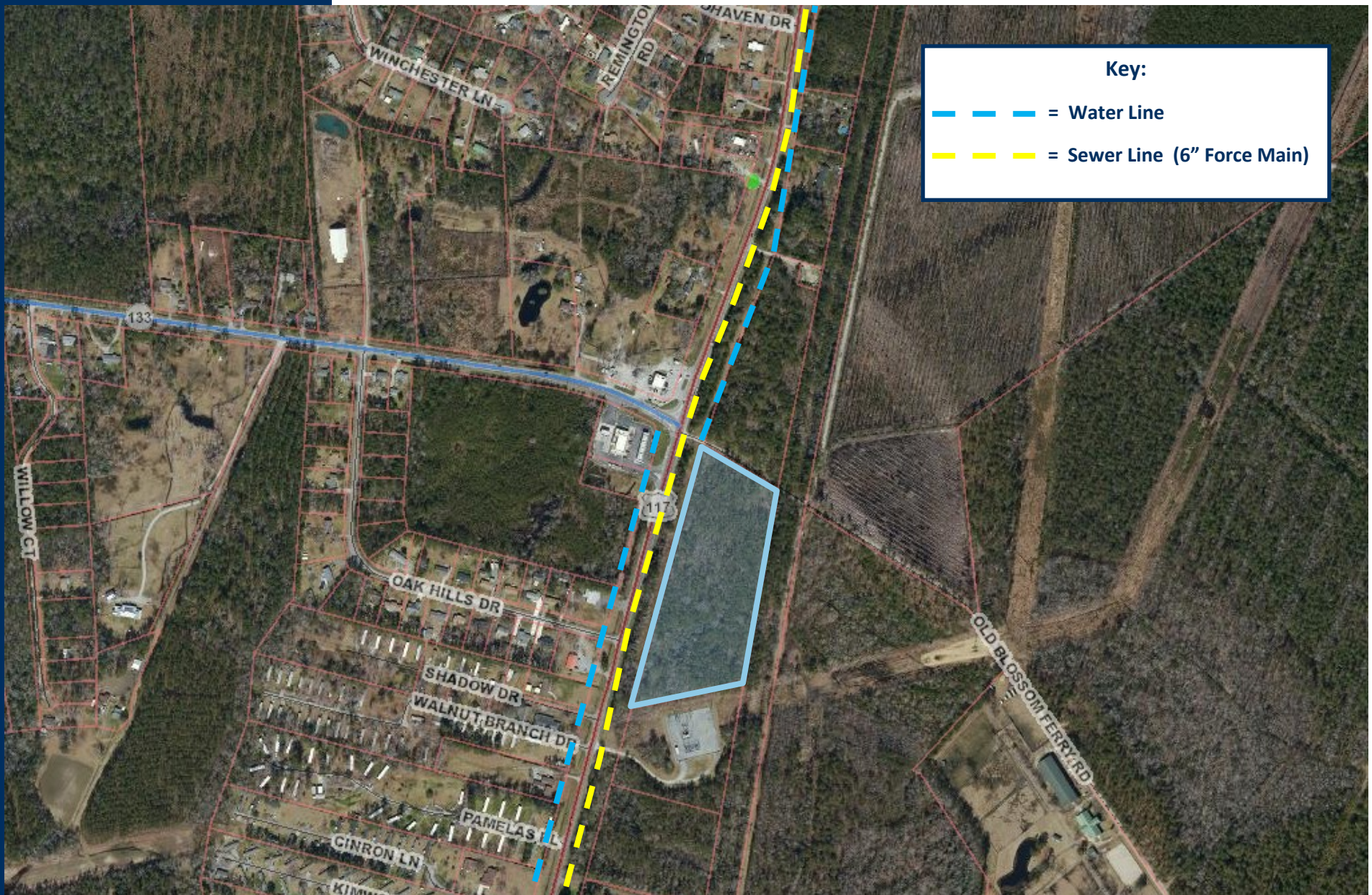


NEARBY TRANSPORTATION

- ♦ I-40 Exit 408 Rocky Point = 4 Miles
- ♦ Port of Wilmington = 17 Miles
- ♦ Wilmington International Airport (ILM) = 10 Miles
 - ♦ Non-stop flights to Atlanta, Baltimore, Charlotte, Chicago, Dallas/Fort Worth, New Haven, NYC, Newark, Tampa, Orlando, Philadelphia, West Palm Beach, Wilmington (ILG), Washington D.C., and Boston (on a seasonal schedule)
- ♦ Raleigh-Durham International Airport = 130 Miles
- ♦ Wilmington Terminal Railroad less than 20 miles.

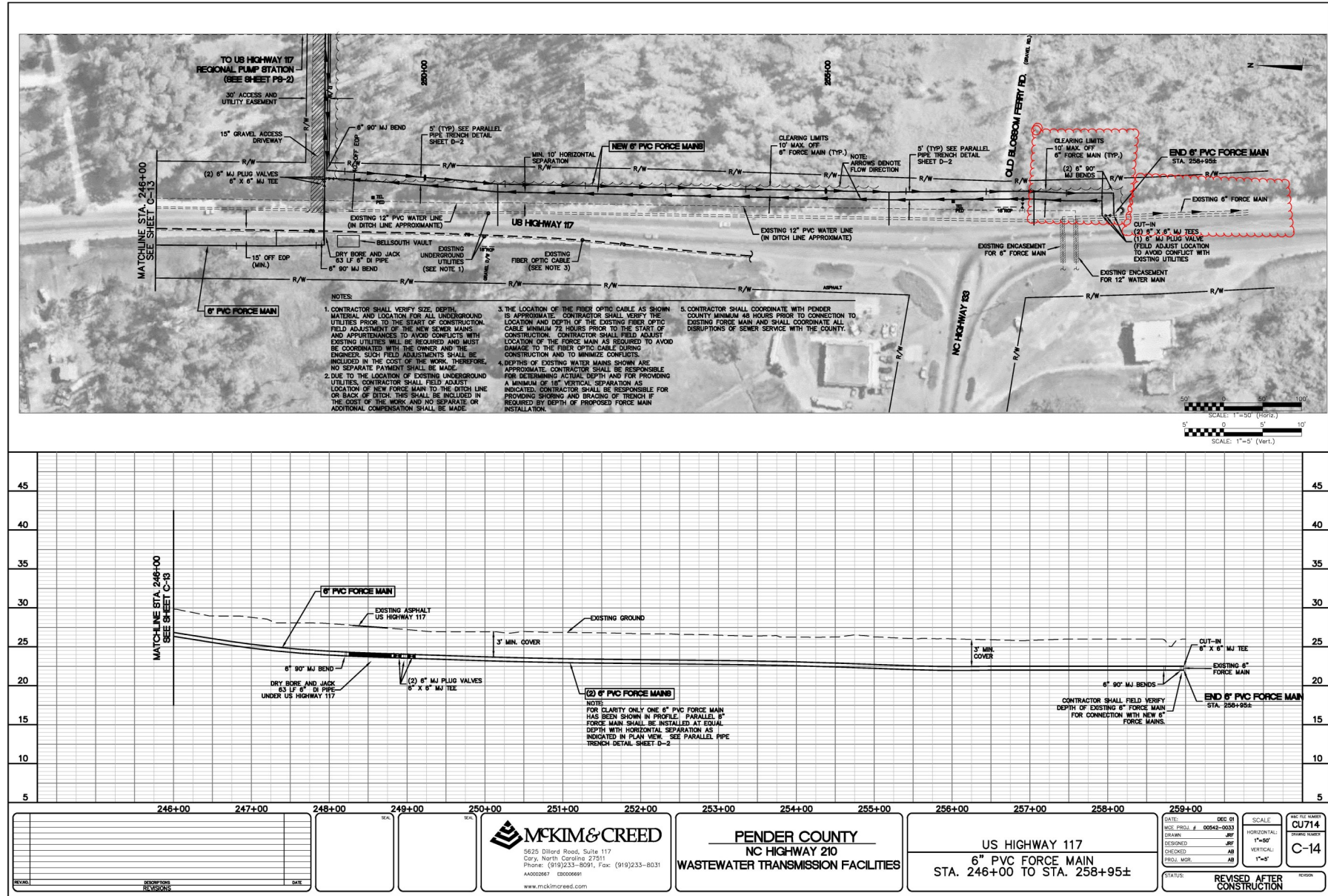
HWY 117 AND OLD BLOSSOM FERRY ROAD





SEWER FORCE MAIN SITE PLAN

HWY 117 AND OLD BLOSSOM FERRY ROAD



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