

FOR SALE

840+ Acre Development Tract

Sidbury Road

Castle Hayne, NC 28429



Commercial & Investment Specialists



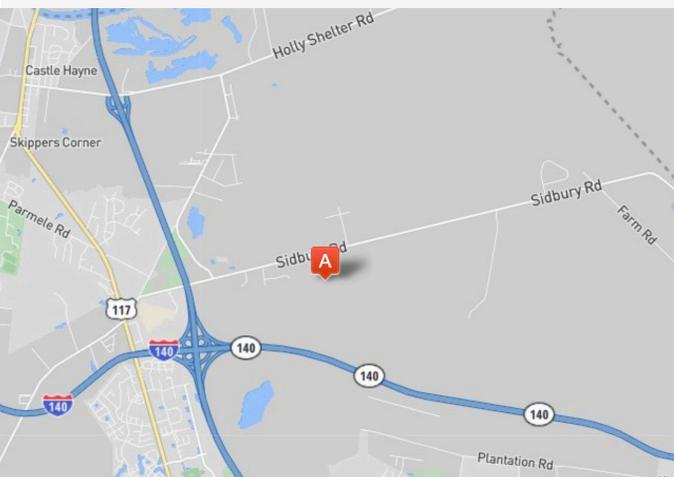
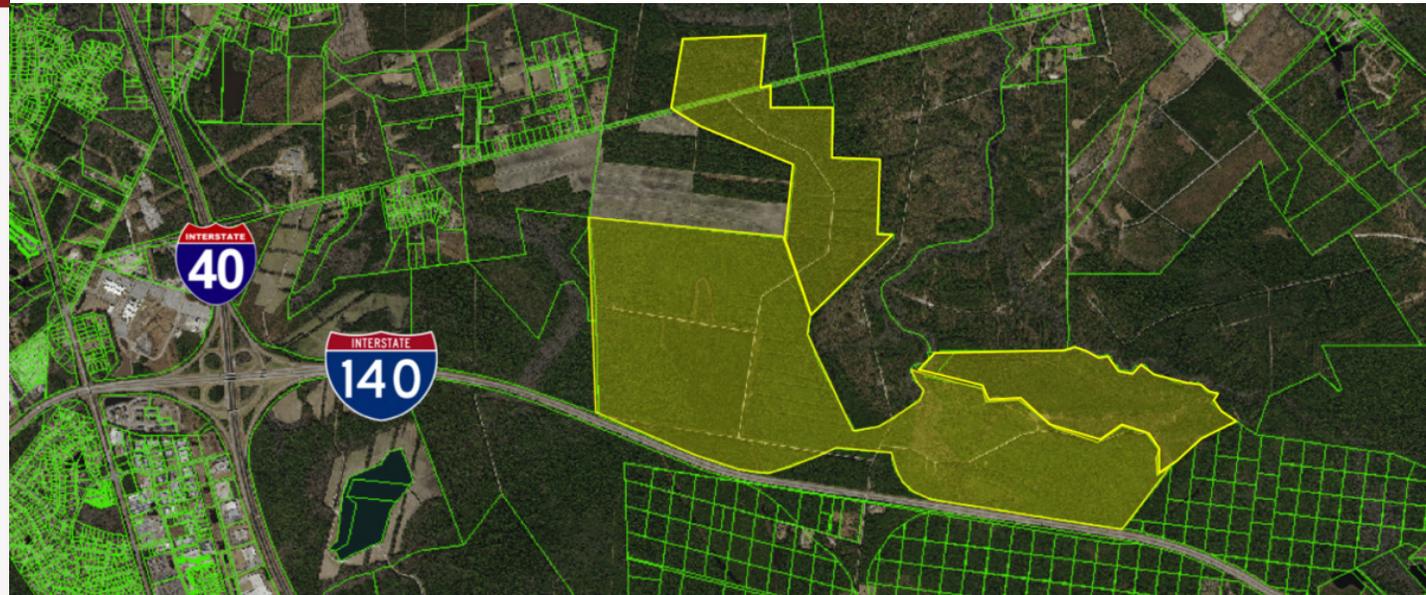
\$20,000 Per Acre



Castle Hayne
Zoned: R-15



Gore Tract



PROPERTY INFORMATION

Asking Price: \$20,000 Per Acre

Acres: 841.40

Zoning: R-15

DETAILS

841 acre tract can be combined with (2) adjacent tracts totaling: 1,226 +/- acres

Jason Windham
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Wilmington, NC 28412

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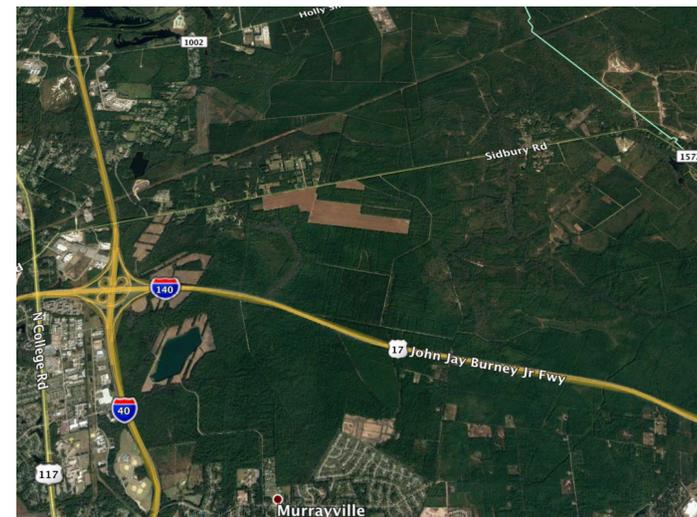
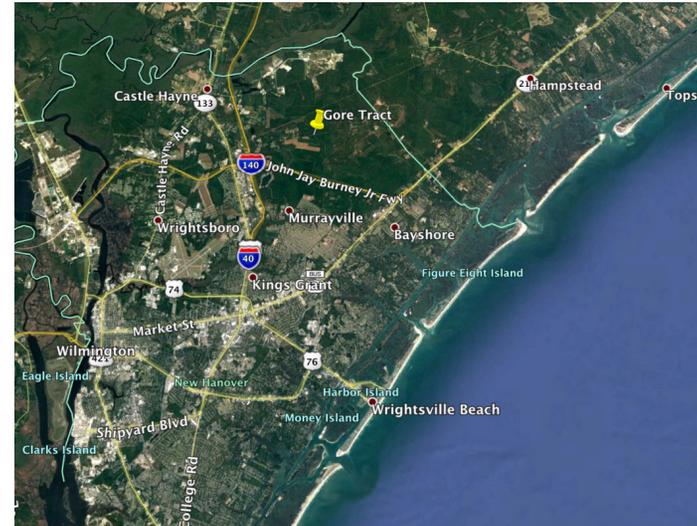


VACANT LAND AVAILABLE!

841 acre tract can be combined with (2) adjacent tracts totaling: 1,226 +/- acres

The Gore Tract is located in northern New Hanover County, and has tremendous development potential. The 840+ acre site is comprised mostly of loblolly pine plantations, with very little hardwood. Located just off of newly completed I-140 (Wilmington Bypass), and Sidbury Road, you are literally minutes from the heart of Wilmington. The Military Cutoff Extension will dump into I-140 at an interchange just to the south of this tract. Future NCDOT plans for the Hampstead Bypass show the interchange at the southern border of the Gore Tract, heading north, bisecting the Gore Tract. These future road improvements will spark the much anticipated development of what are the last remaining large land tracts within New Hanover County.

The tract is currently accessed by a well-maintained dirt road system. Wetland delineations have not been completed, but the tract is largely upland, and has a substantial ditching in place to adequately shed and drain water.



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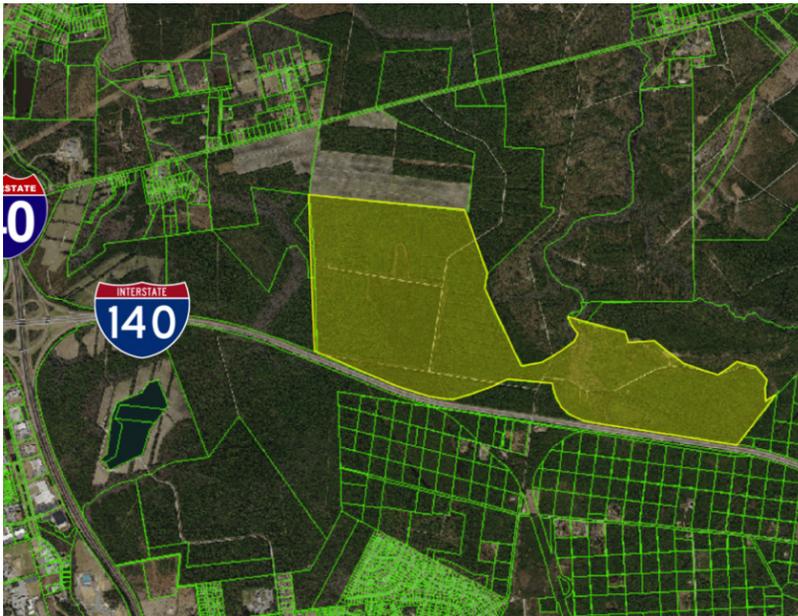
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DETAILED INFORMATION

Listing ID:	30193869	Nearest MSA:	Wilmington
Status:	For Sale	County:	New Hanover
Property Type:	Vacant Land	Tax ID/APN:	R02700-001-049-000
Property Subtypes:	Hospitality, Residential, etc.	Zoning:	R-15
Sale Price:	\$20,000 Per Acre		
Total Price:	\$16,828,000		
Sale Terms:	Cash to Seller		
Gross Land Area:	841.40 Acres		
Adjacent Parcels			
Available:	Yes		

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DEMOGRAPHICS

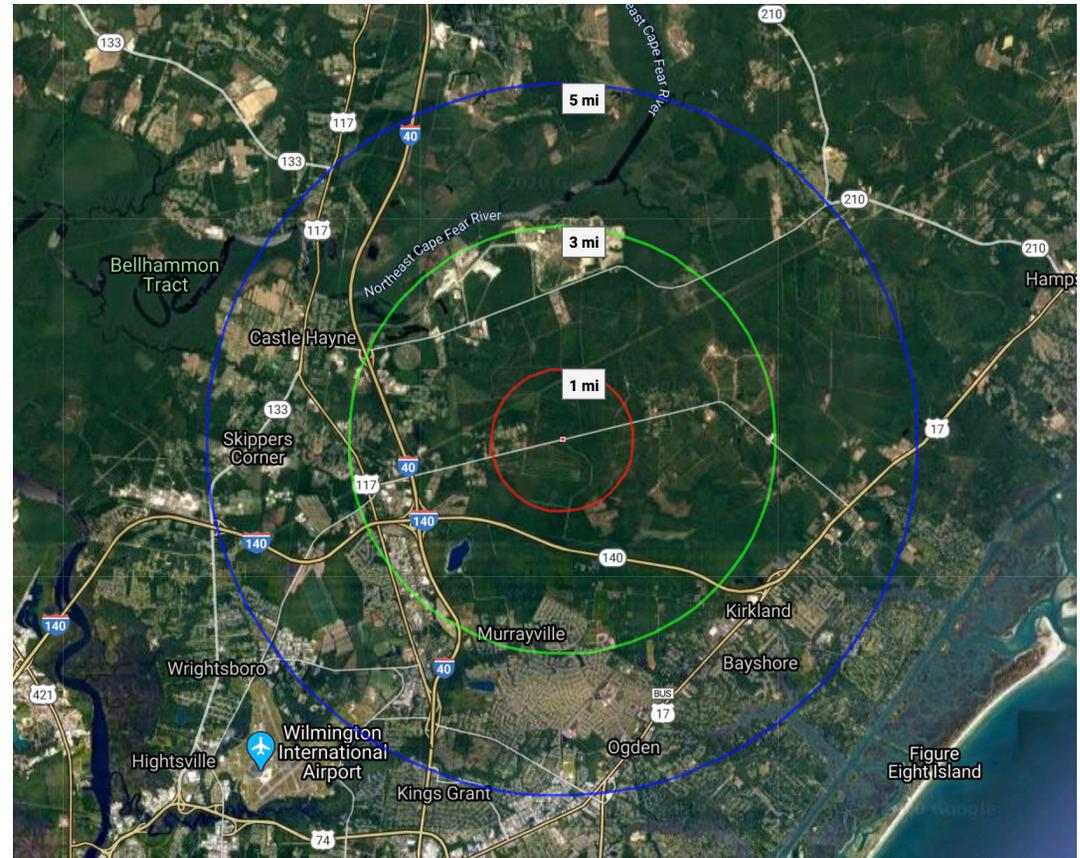
Proximity	1 mi	3 mi	5 mi
Total Population	928	5,244	44,639
Median Age	45.38	35.48	38.47
Households	382	2,224	17,831



TRAFFIC COUNTS

•**2,194** daily- East of Farm Road on Sidbury Rd

•**1,739** daily- North of Sidbury Rd on Sidbury Rd



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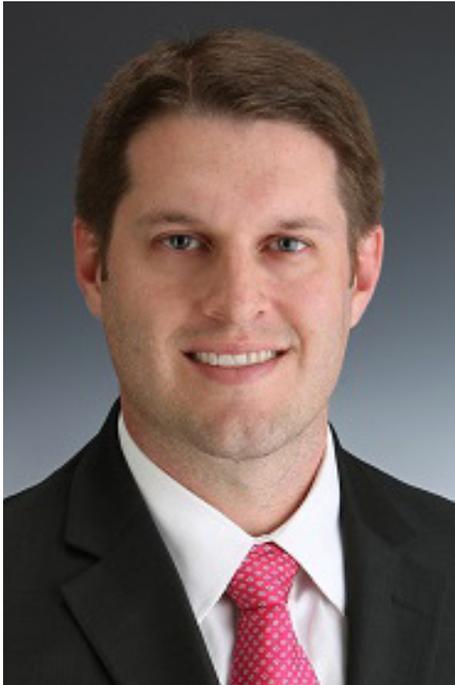
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AGENT CONTACT



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