

DEVELOPMENT OPPORTUNITY US 1 HWY

PROPERTY OVERVIEW

PRICE | \$375,000.00

PARCEL ID | 20210261 & 20210262

ACREAGE | 7.22 +/- ACRES

ZONING | HC (HEAVY COMMERCIAL)

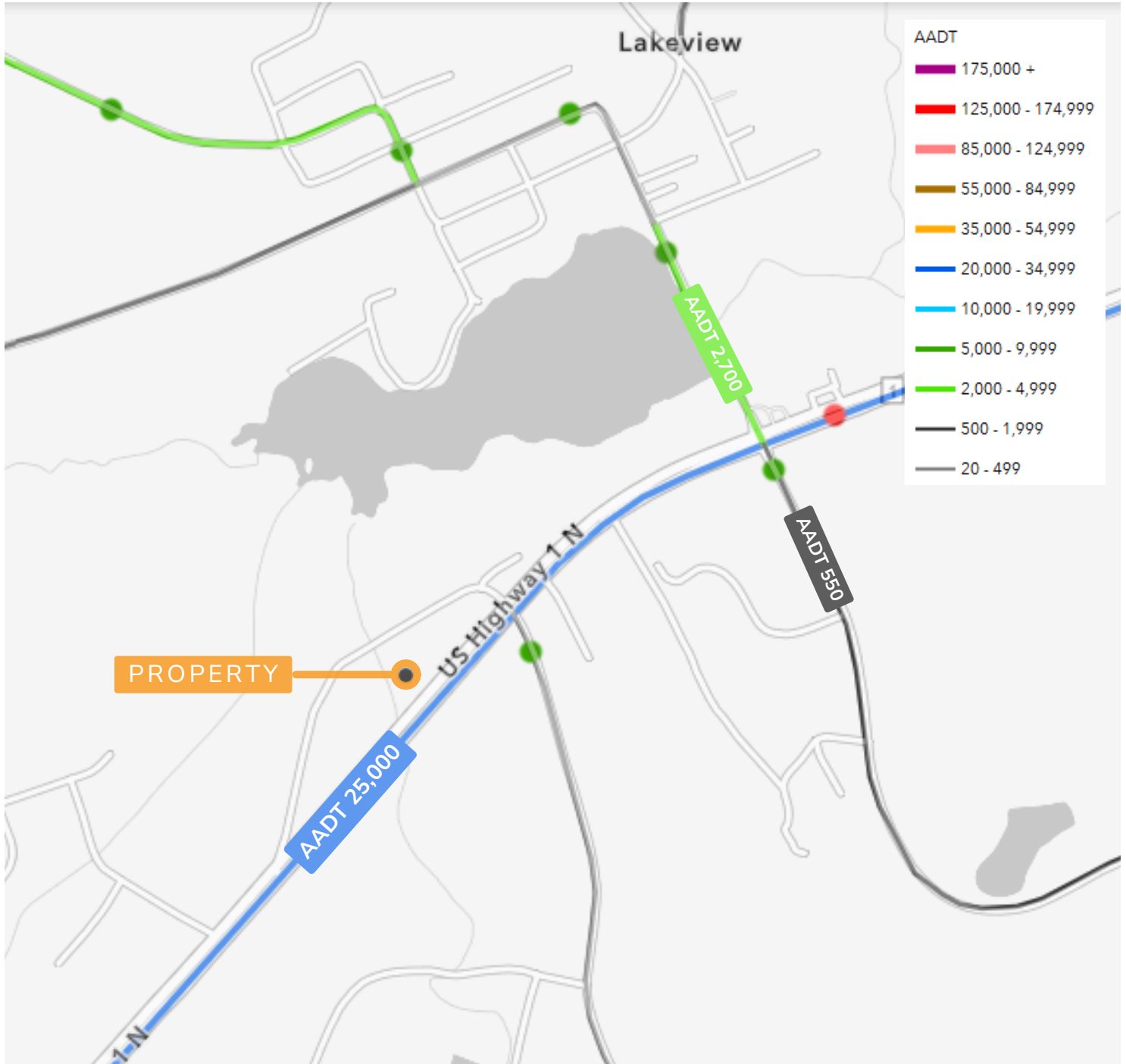
and zoned HC (Heavy Commercial), the property offers excellent visibility and access in a growing commercial corridor ideal for a variety of development uses. A portion of the property includes designated wetlands.

Development opportunity along US 1 Highway in Moore County, NC, between Southern Pines and Vass. This offering includes two parcels (Parcel IDs 20210261 and 20210262) totaling approximately 7.22 acres with 728 feet of road frontage on US 1 and an average daily traffic count of 25,000 vehicles. Located within the Vass city limits

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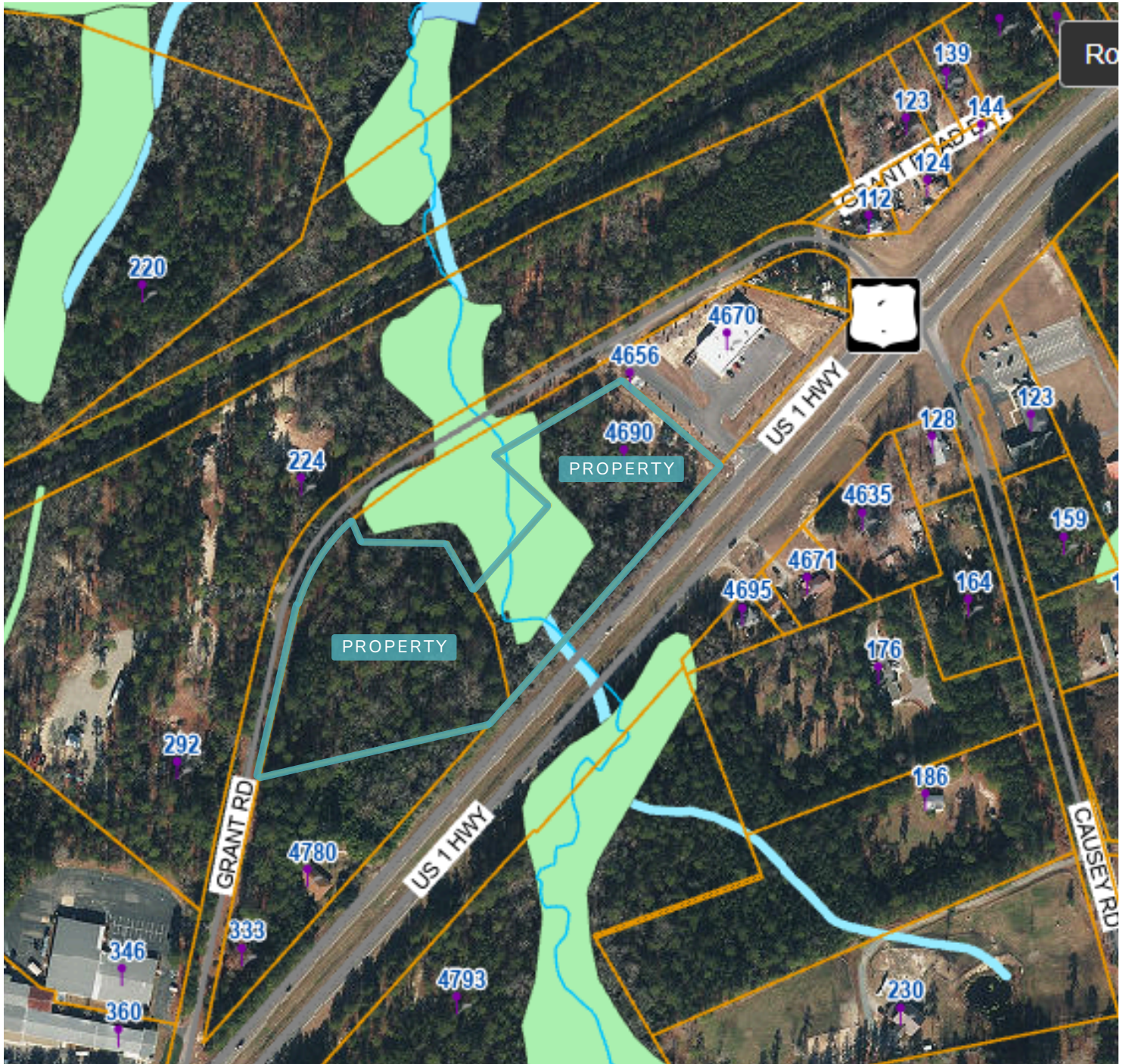
TRAFFIC COUNTS



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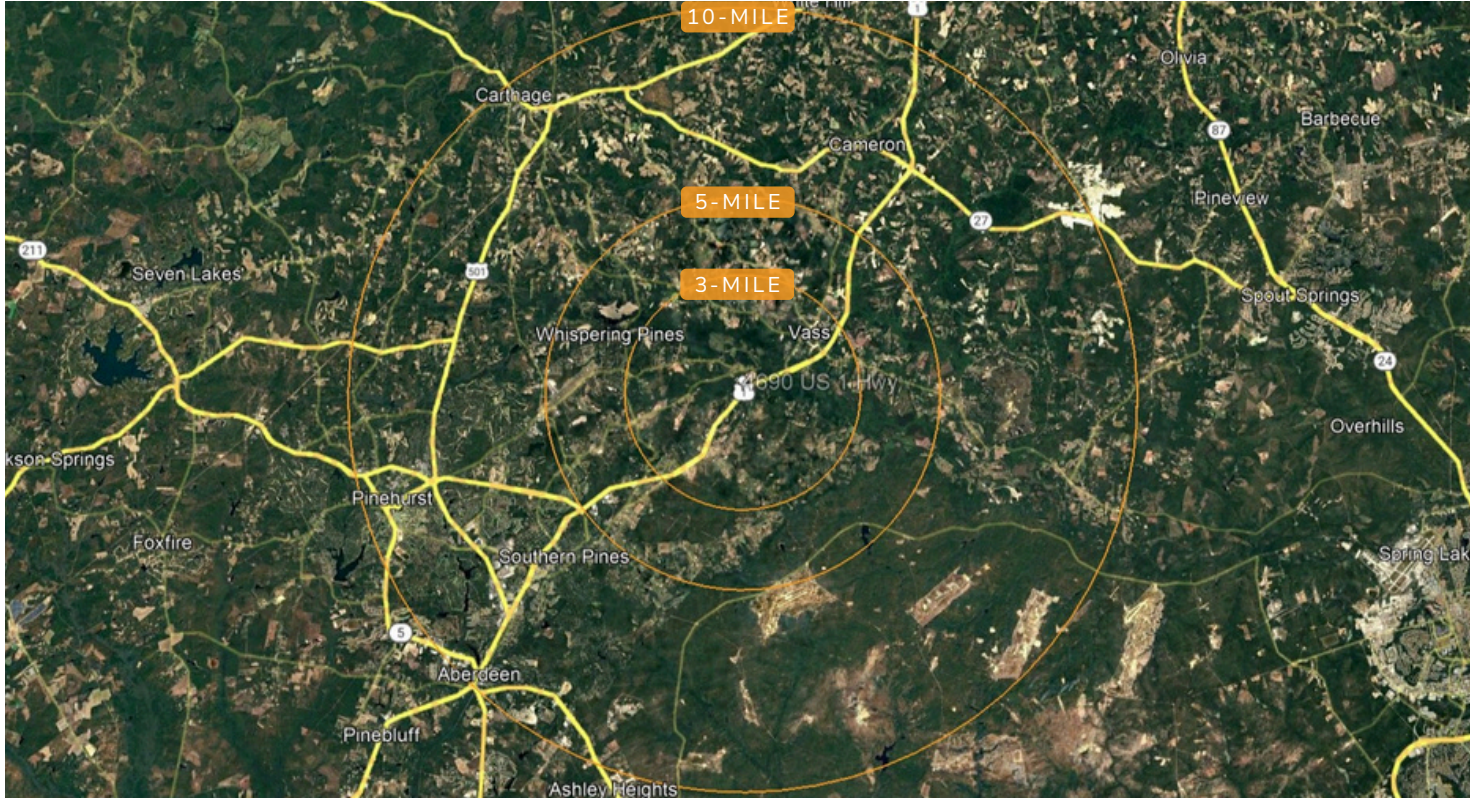
WETLANDS MAP



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DEMOGRAPHICS



3 MILE RADIUS



5,083
POPULATION



41.6 YEARS
MEDIAN AGE



2,332
CIVILIAN LABOR FORCE



\$348,239
MEDIAN HOME VALUE



\$78,874
MEDIAN HOUSEHOLD INCOME

5 MILE RADIUS



14,955
POPULATION



41.3 YEARS
MEDIAN AGE



6,204
CIVILIAN LABOR FORCE



\$416,605
MEDIAN HOME VALUE



\$89,908
MEDIAN HOUSEHOLD INCOME

10 MILE RADIUS



75,505
POPULATION



43.4 YEARS
MEDIAN AGE



32,215
CIVILIAN LABOR FORCE



\$403,858
MEDIAN HOME VALUE

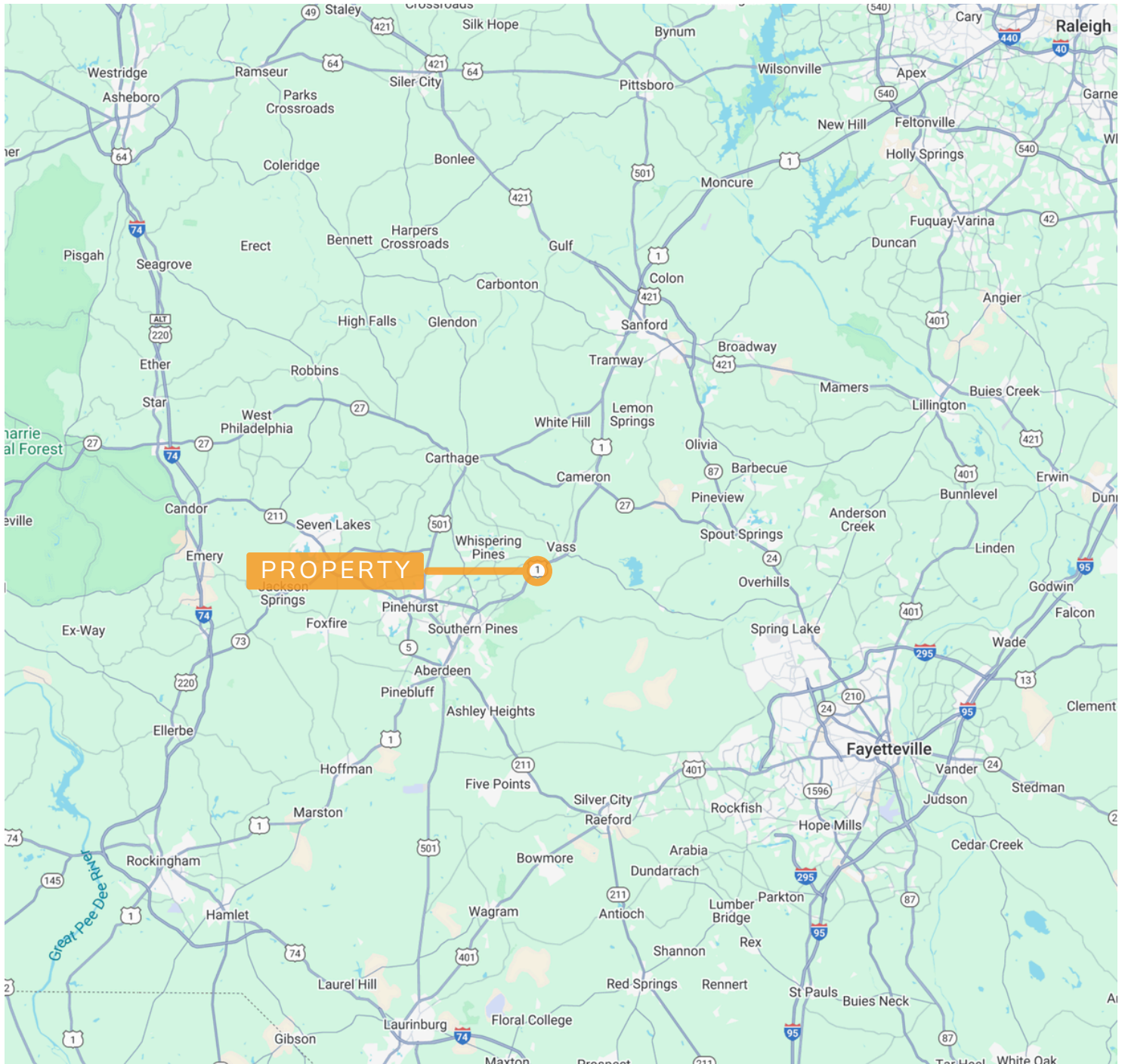


\$84,792
MEDIAN HOUSEHOLD INCOME

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LOCATION MAP



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