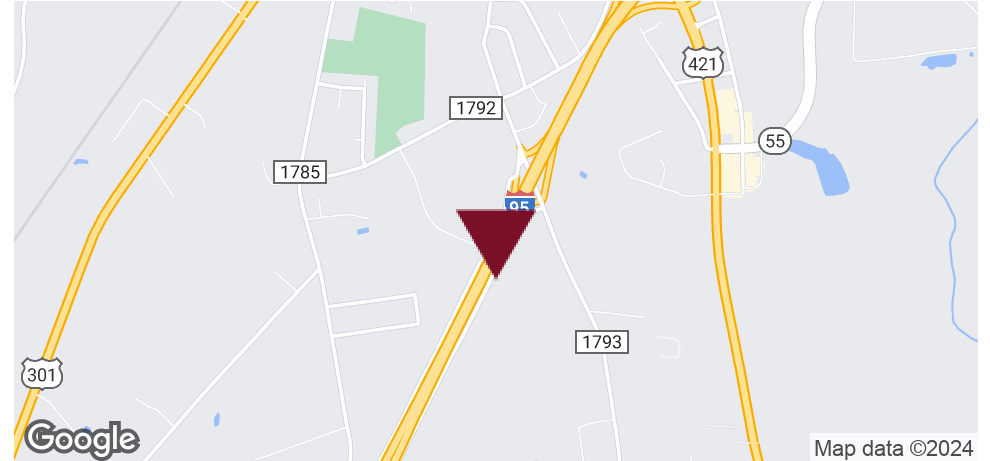


LAND FOR SALE

BUD HAWKINS RD\ POPE ROAD • DUNN, NC 28334



OFFERING SUMMARY

Sale Price: \$845,000

Lot Size: 1.3 Acres

Zoning: C3 IH1

Price / SF: \$14.92

PROPERTY OVERVIEW

Located next to I-95 exit 70 north bound. The new over pass will have tremendous opportunities for growth. Bud Hawkins / Pope Rd will be relocated to the back of the 1.30 ac tract and Comfort Inn. Allowing this property to front I-95. Bud Hawkin's will continue to the next exit.

PROPERTY HIGHLIGHTS

- Opportunities for fast-food, sit-down restaurant, C-store and hospitality.
- 4.91 ac. parcel across from this is also for sale. Separate listing & flyer
- Available is Water/Sewer.

LAND FOR SALE

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LAND FOR SALE

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	548	19,533	49,440
Average Age	44.3	42.3	42.2
Average Age (Male)	40.0	40.5	40.3
Average Age (Female)	47.9	44.2	44.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	243	8,861	21,623
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$46,692	\$48,860	\$50,231
Average House Value	\$115,616	\$126,187	\$124,653

* Demographic data derived from 2020 ACS - US Census

