

PROPERTY OVERVIEW

- ±112 acres of land
 - ±40.37 acres: PIN# 2937918886
 - ±72 acres: PIN#: 2947200561
- Water and Sewer (force main) are on Hwy 158 Business
- The properties are an excellent location for residential development, being close to downtown Warrenton
- The sites have a younger stand of pine trees on them and some natural growth trees around the creeks and wet areas.
- Gently sloping land with three access points: one on Ridgeway Warrenton Rd and two on Read Rd
- Tremendous investment in the timber growth and future land development
- Warren County is actively working on Economic Development having recently completed an expansion of Glen Raven Mills (Sunbrella Mfg) and International Paper has an operation on US 1
- Property Priced at \$3,000/acre

PROPERTY DESCRIPTION

Two adjacent parcels totaling ±112 acres: ±40.37 acres and ±72 acres. The properties have multiple access points onto Ridgeway Warrenton Rd and Read Rd. Water and sewer (12-inch force main) are located on Hwy 158 Business from Warrenton to Norlina and at Read Road.

LOCATION DESCRIPTION

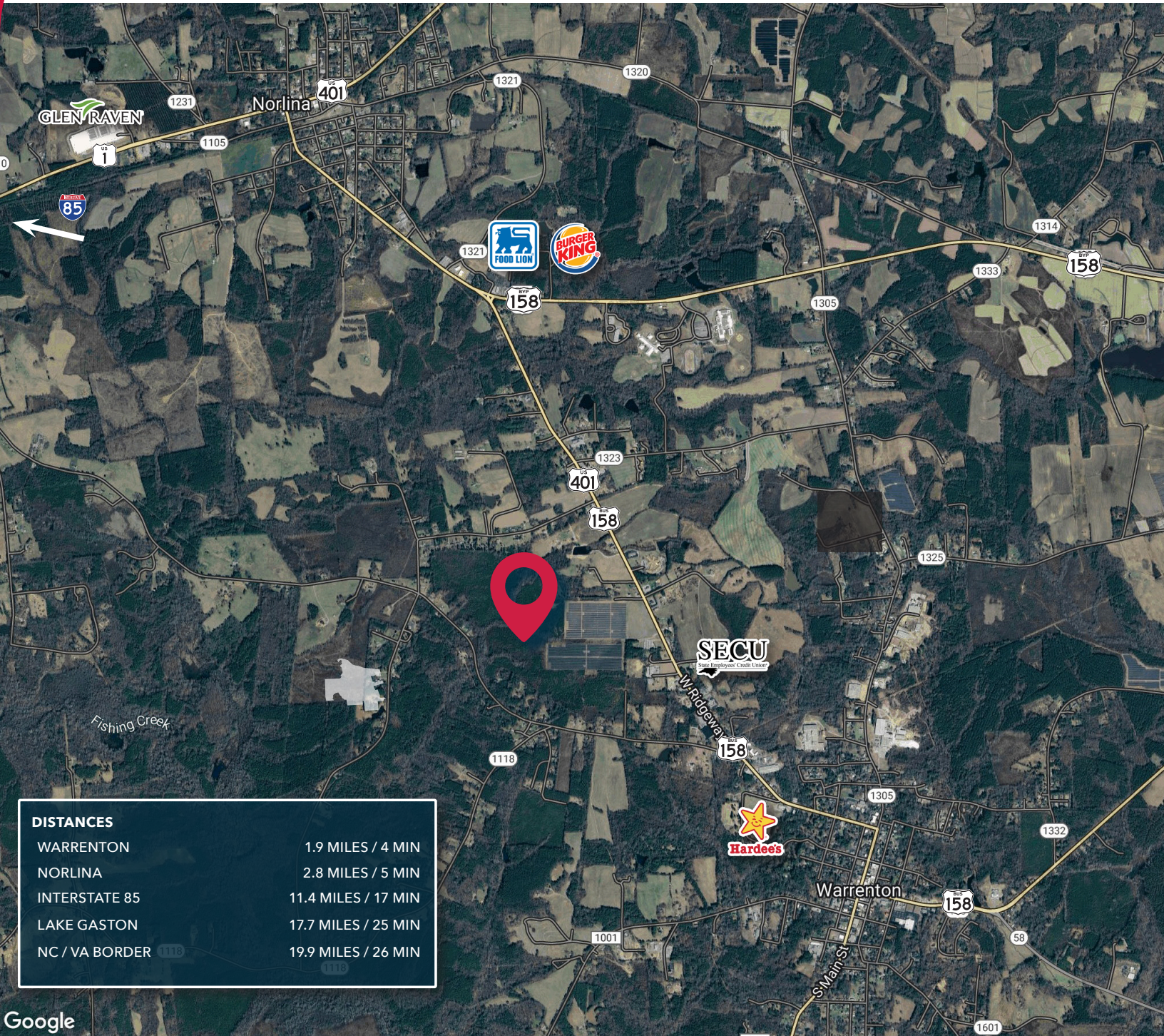
The ±40.37 acre site is located in Warren County and zoned AR and the ±72 acre site is located in Warrenton and is zoned LI. Both are in close proximity to Warrenton and have easy access to US Hwy 1 in Norlina and US Hwy 1 in Ridgeway.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	659	4,081	6,435
Daytime Population	1,038	4,709	6,717
Median HH Income	\$40,884	\$39,965	\$40,054
Median Age	42.0	43.8	44.8
Median Home Value	\$99,468	\$94,070	\$98,262

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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES



DISTANCES

WARRENTON	1.9 MILES / 4 MIN
NORLINA	2.8 MILES / 5 MIN
INTERSTATE 85	11.4 MILES / 17 MIN
LAKE GASTON	17.7 MILES / 25 MIN
NC / VA BORDER	19.9 MILES / 26 MIN

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