

LAND FOR SALE

kw POINTS EAST
KELLERWILLIAMS. REALTY

27-ACRES DEVELOPMENT SITE IN MAXTON, NC

2641 NORTH CAROLINA 71, MAXTON, NC 28364

N Carolina Highway 71 Maxton



FOR SALE

KW COMMERCIAL | KELLER WILLIAMS

1708 East Arlington Boulevard Ste.100
Greenville, NC 27858



Each Office Independently Owned and Operated

PRESENTED BY:

TIM FERRUZZI, CRE

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timferruzzi@kw.com

89665, NC

DISCLAIMER

2641 NORTH CAROLINA 71



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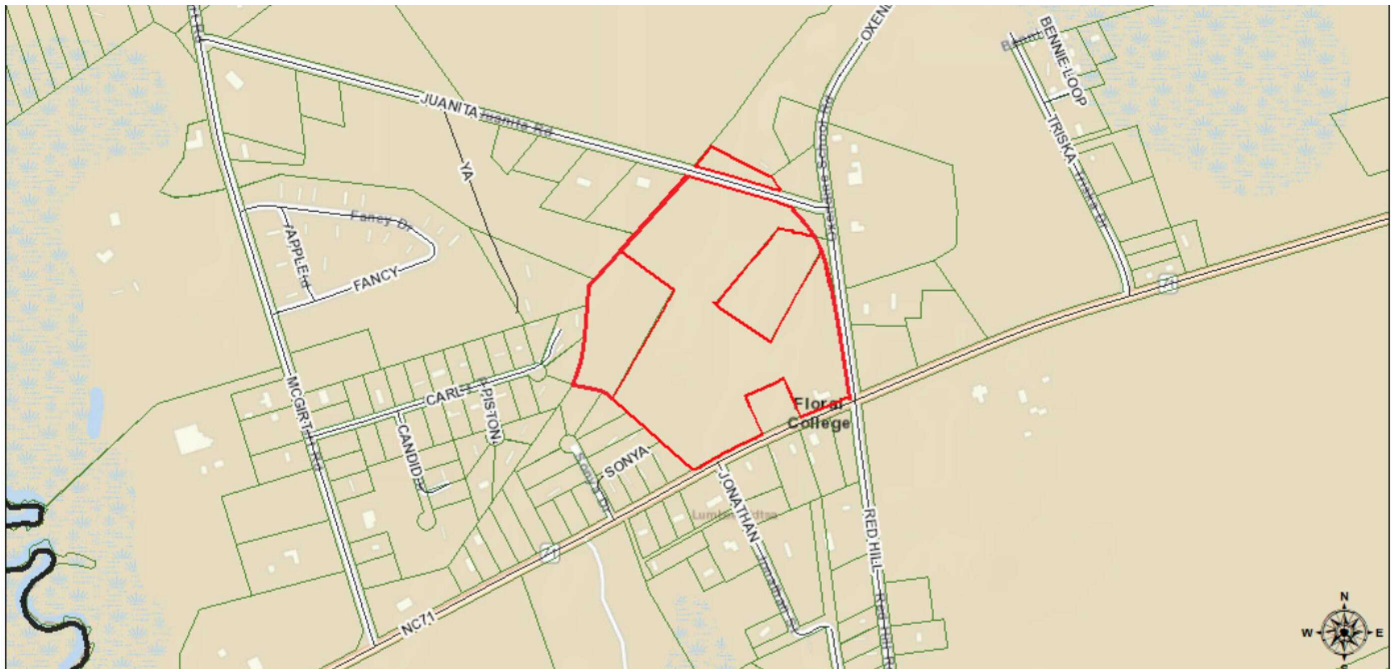
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EXECUTIVE SUMMARY

2641 NORTH CAROLINA 71



OFFERING SUMMARY

| | |
|------------------------|--|
| PRICE: | \$675,000 |
| LOT SIZE: | 27.0 Acres |
| ZONING: | RA20 |
| PERMITTED USES: | RETAIL/RESTURANT |
| TRAFFIC COUNT: | AADT: 5300 |
| APN: | 930734280600, 930734784914, 930735917000 |

PROPERTY OVERVIEW

27± Acres Development Site off NC Highway 71, Maxton, NC, consists of 3 parcels totaling (±27 acres): Lot 930734784914 (±18.98 acres), Lot: 930734280600 (±4.54 acres), Lot: 930735917000 (±3.49 acres). The property lies in Robeson County, near the crossroads of NC Hwy 71, State Road 1312, Oxedine School Rd., and Juanita Rd. Robeson County is situated in North Carolina's Coastal Plain area. It is the state's largest county by land area.



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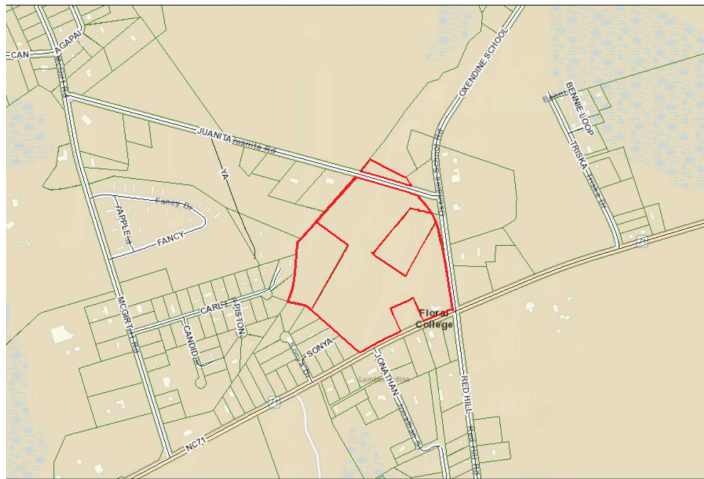
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LOCATION & HIGHLIGHTS

2641 NORTH CAROLINA 71



N Carolina Highway 71 Maxton



LOCATION INFORMATION

| | |
|------------------|---|
| Building Name: | 27 Acres Development Site off NC Highway 71, Maxton, NC |
| Street Address: | 2740 North Carolina 71 |
| City, State, Zip | Maxton, NC 28364 |
| County: | NC - Robeson |
| Market: | Maxton, NC |

LOCATION OVERVIEW

The property is located at the intersection of NC Hwy 71, State Road 1312, Oxedine School Rd., and Juanita Rd. in Robeson County. Robeson County is situated in the Coastal Plain region of North Carolina. It is the largest county in the state by land area. Maxton, NC, is surrounded by Cumberland County, which is home to Fort Liberty and St. Andrews University, a private liberal arts school in Scotland County. Fort Liberty, one of the largest military stations near Robeson County. In recent years, Robertson County has made efforts to diversify the local economy, with industries such as manufacturing, healthcare, and education playing important roles. Robeson County offers various recreational opportunities, including parks, rivers, and outdoor activities such as fishing, boating, and hiking.

PROPERTY HIGHLIGHTS

- Property consists of 3 parcels
- Highway NC-71 has an average daily traffic count of 8,800.
- The Campbell Soup manufacturing plant is near by and employs approximately 800 people at Maxton.
- Robeson County is served by Interstate 95, which travels north-south through the county, and Interstate 74, which travels east-west.
- Maxton is situated in the southeastern part of North Carolina, near the border with South Carolina. It is approximately 15 miles south of Laurinburg and about 25 miles north of Lumberton.



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PROPERTY PHOTOS

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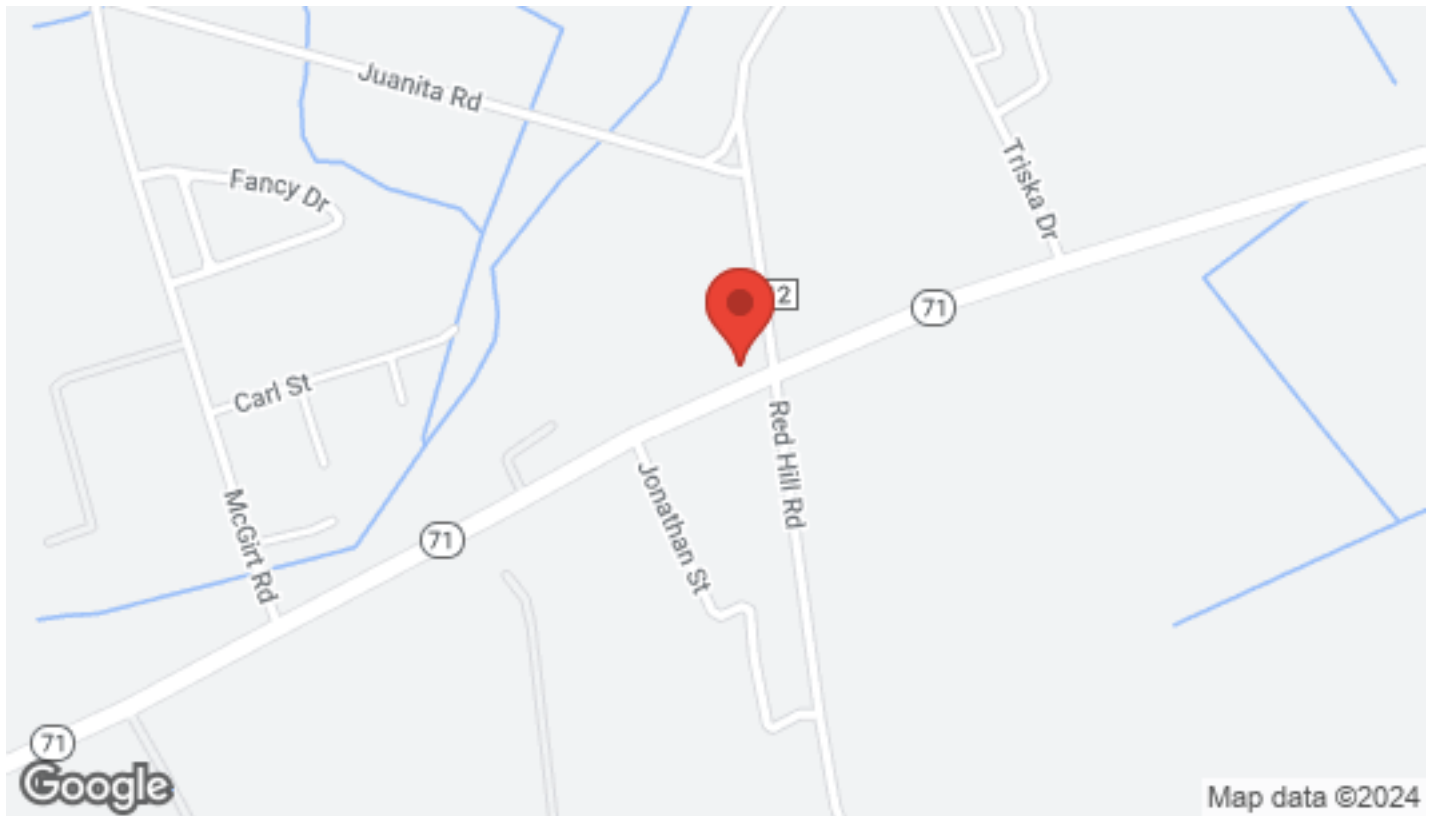


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LOCATION MAPS

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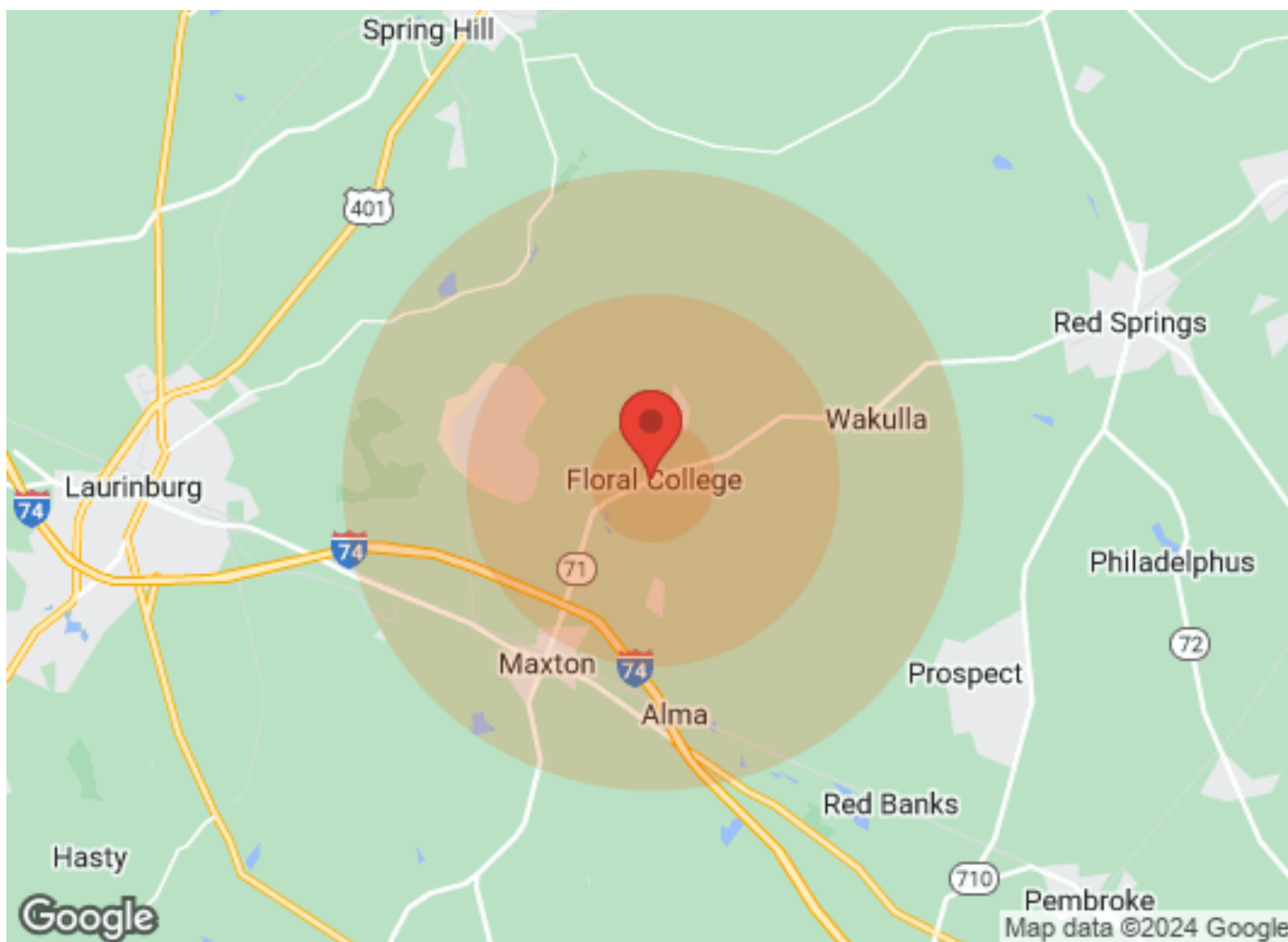


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DEMOGRAPHICS

2641 NORTH CAROLINA 71



| | 1 Mile | 3 Miles | 5 Miles | | 1 Mile | 3 Miles | 5 Miles |
|-------------------|--------|---------|---------|---------------------|--------|----------|----------|
| Population | | | | Income | | | |
| Male | N/A | 1,758 | 5,667 | Median | N/A | \$32,329 | \$32,005 |
| Female | N/A | 1,679 | 5,761 | < \$15,000 | N/A | 241 | 938 |
| Total Population | N/A | 3,437 | 11,428 | \$15,000-\$24,999 | N/A | 263 | 705 |
| | | | | \$25,000-\$34,999 | N/A | 168 | 324 |
| Age | | | | \$35,000-\$49,999 | N/A | 207 | 749 |
| Ages 0-14 | N/A | 912 | 2,657 | \$50,000-\$74,999 | N/A | 158 | 613 |
| Ages 15-24 | N/A | 617 | 1,781 | \$75,000-\$99,999 | N/A | 65 | 200 |
| Ages 25-54 | N/A | 1,356 | 4,389 | \$100,000-\$149,999 | N/A | 63 | 165 |
| Ages 55-64 | N/A | 315 | 1,212 | \$150,000-\$199,999 | N/A | N/A | 11 |
| Ages 65+ | N/A | 237 | 1,389 | > \$200,000 | N/A | N/A | 10 |
| | | | | Housing | | | |
| Race | | | | Total Units | N/A | 1,356 | 4,392 |
| White | N/A | 140 | 972 | Occupied | N/A | 1,259 | 4,000 |
| Black | N/A | 247 | 2,980 | Owner Occupied | N/A | 986 | 2,854 |
| Am In/AK Nat | N/A | 2,992 | 7,341 | Renter Occupied | N/A | 273 | 1,146 |
| Hawaiian | N/A | N/A | N/A | Vacant | N/A | 97 | 392 |
| Hispanic | N/A | 94 | 240 | | | | |
| Multi-Racial | N/A | 116 | 270 | | | | |

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PROFESSIONAL BIO

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Tim Ferruzzi holds an MBA and is also a business and construction consultant. Tim started his journey as an entrepreneur in 1987, during his college years, at the age of 20. It was at this time that he founded Handy Helpers Inc., a reputable remodeling, small jobs, and repair company.

Building on his success, Tim went on to establish Highland Residential & Commercial Roofing in 1994, further solidifying his presence in the construction industry. Later in 2015, Tim expanded his portfolio by acquiring Greenville Seamless Gutters and Greater Triangle Gutter & Gutter Guard Company. Currently, all these enterprises operate under the leadership of Tim Ferruzzi.

In addition to his expertise in construction, Tim's licenses as a NC Licensed Commercial Plumber and Licensed Residential Indoor Fire Sprinkler contractor further augment his value as a commercial real estate broker.

Tim Ferruzzi's diverse skill set, encompassing construction knowledge, roofing expertise, and plumbing qualifications, sets him apart in commercial real estate brokerage. His expertise in identifying improvement opportunities, estimating costs, and managing construction projects provides a unique perspective as a broker.

EDUCATION

East Carolina University

Master in Business Administration (M.B.A.) Master of Business Administration (M.B.A.) 1997–1999

Activities and societies: MBA Society within East Carolina University East Carolina University

Bachelor's Degree, Business Administration and Management, Bachelor's Degree, Business Administration and Management, General

1985–1990

Activities and societies: Rugby Club. Extracurricular classes in Racquetball, Sailing, and Golf

MEMBERSHIPS

Cape Fear REALTORS®

REALTORS® Commercial Alliance of Southeastern North Carolina (RCASENC) BBB Member

NRCA

IBECC

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