

±30.88-Acre Site with Development Potential

# 192 HILLTOP DRIVE

GARYSBURG, NORTH CAROLINA

±19,582 SF FAMILY LIFE CENTER | ±22.42 ACRES OF EXCESS LAND | ZONED AR

±30.88 AC  
AREA SIZE



±19,852 SF  
GROSS BUILDING AREA



75 (6 HANDICAPPED)

SURFACE SPACES



**ADDRESS** 192 Hilltop Dr, Garysburg, NC 27831

**ZONING** AR - Residential Agricultural District

**ACCESS** 0.2 miles to US 301/158

## Interior

Acoustic tile ceilings, painted sheetrock walls, fluorescent lighting, polished concrete floors; central HVAC throughout.

## Exterior

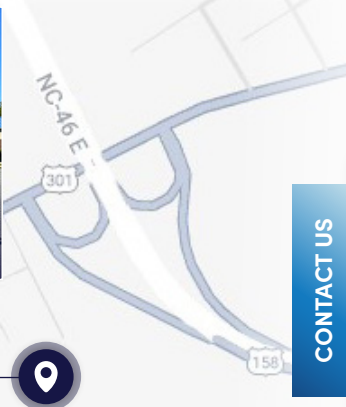
Painted 24-gauge galvanized metal sheets with 6" vinyl-faced insulation and brick veneer in good condition; insulated vinyl casement windows and aluminum/glass entry doors.

## Building Features

Classrooms, meeting rooms, and gymnasium with upper-level running track.



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## Significant Land Offering

The property, spanning 30.88 acres, offers potential for immediate use and future development, with 22.42 acres designated for excess land, allowing for subdivision, expansion, or redevelopment strategies.

## Institutional-Quality Facility

The property features a Family Life Center, built in 2005, spanning 19,582 square feet, featuring a flexible layout for various adaptive uses.

## Flexible Zoning

The property, Zoned AR, is a permissive classification in the Town of Garysburg, allowing for diverse residential, community, and institutional uses, ensuring adaptability for various investment scenarios.

## Strategic Location on Major Corridors

The property, located near U.S. Highways 301/158 and Interstate 95, offers exceptional regional connectivity, visibility, and accessibility within the Mid-Atlantic transportation network.

## Nearby Industry & Innovation Hub

The North Carolina Center for Automotive Research (NCCAR), located five miles away, is the state's first automotive testing facility and the only one on the East Coast. It attracts industry partners and research, boosting the region's innovation growth.

## Proximity to Key Institutions

The property is located near Halifax Community College, serving about 65,000 people, and is within a 20-minute drive of Halifax-Northampton Regional Airport, which has a 5,500-foot runway and corporate aviation services.

## Rob Tramantano

(516) 902-9568  
rtramantano@greatneckrealtyco.com

