

LAND FOR SALE | UP TO \pm 17.64 ACRES

1376 RUIN CREEK ROAD

HENDERSON, NC 27537 | DEVELOPMENT OPPORTUNITY



PROPERTY OVERVIEW

Incredible development opportunity approximately \pm 17.64 acres.
Great Henderson location with frontage along I-85.

ADDRESS 1376 Ruin Creek Road
Henderson, NC 27537

LOT SIZE \pm 17.64 acres
Parcel A: 13.96 acres
Parcel B: 3.68 acres

ZONING OI - Office Institutional

FUTURE LAND USE R2R - Rural Density

PIN # 0413 02013

TRAFFIC COUNT Interstate 85 - 40,000 AADT

TAX [Vance County Tax Records](#)

PRICE Parcel A: \$990,000.00 (\$70,916.91/AC)
Parcel B: \$110,000.00 (\$29,891.30/AC)

FEATURES Frontage on I-85
Potential to rezone to B2
Site suitable for a variety of commercial uses
Parcel A - deeded access easement to Toyota Lane

HUNT WYCHE
919.740.4406
hwyche@triprop.com

ROB GRIFFIN
919.281.2318
rgriffin@triprop.com

AHMED MARTIN
617.697.9008
ahmedmartin@gmail.com



AERIAL

158

BYP

158

CHARLES BOYD
CHEVROLET



HENDERSON
FAMILY YMCA



MARIA PARHAM
HEALTH



PARCEL A
3.68 AC

PARCEL B
13.96 AC



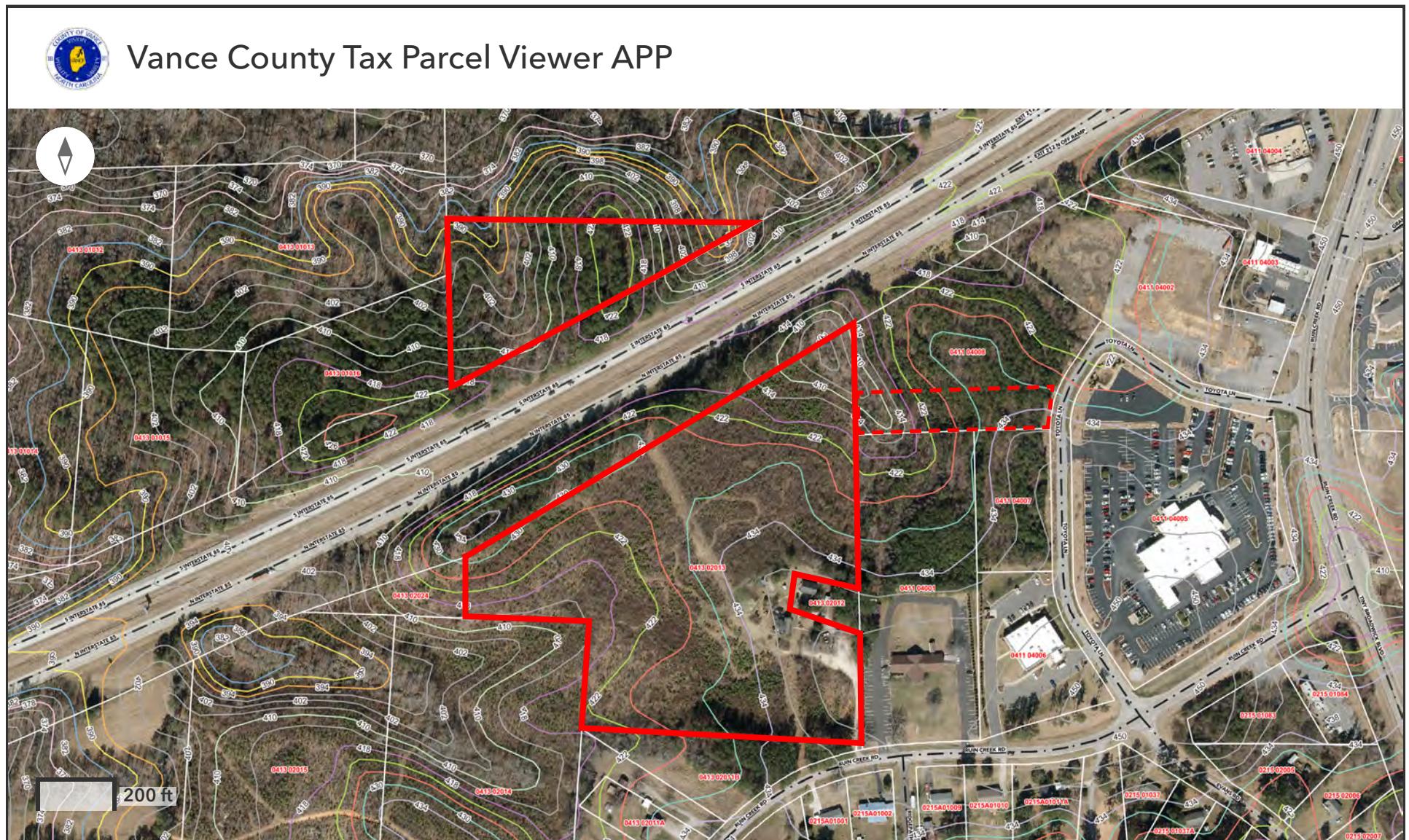
CLASSIC TOYOTA
HENDERSON

Ruin Creek Road

Toyota Lane

HENDERSON
COUNTRY CLUB

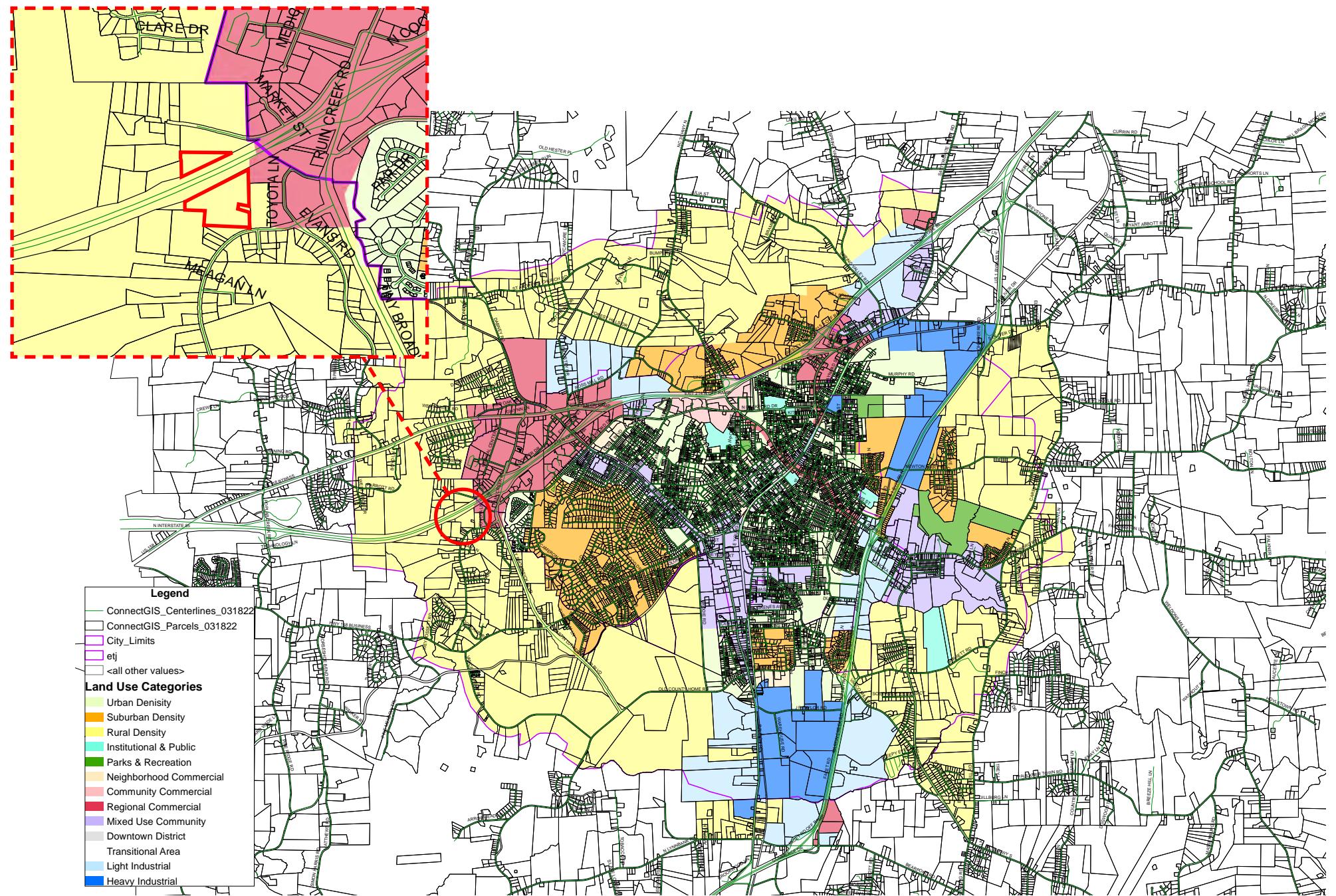
CONTOUR MAP



VC Contours 2ft

426 386 422 418 394 390 434 378
430 410 Other

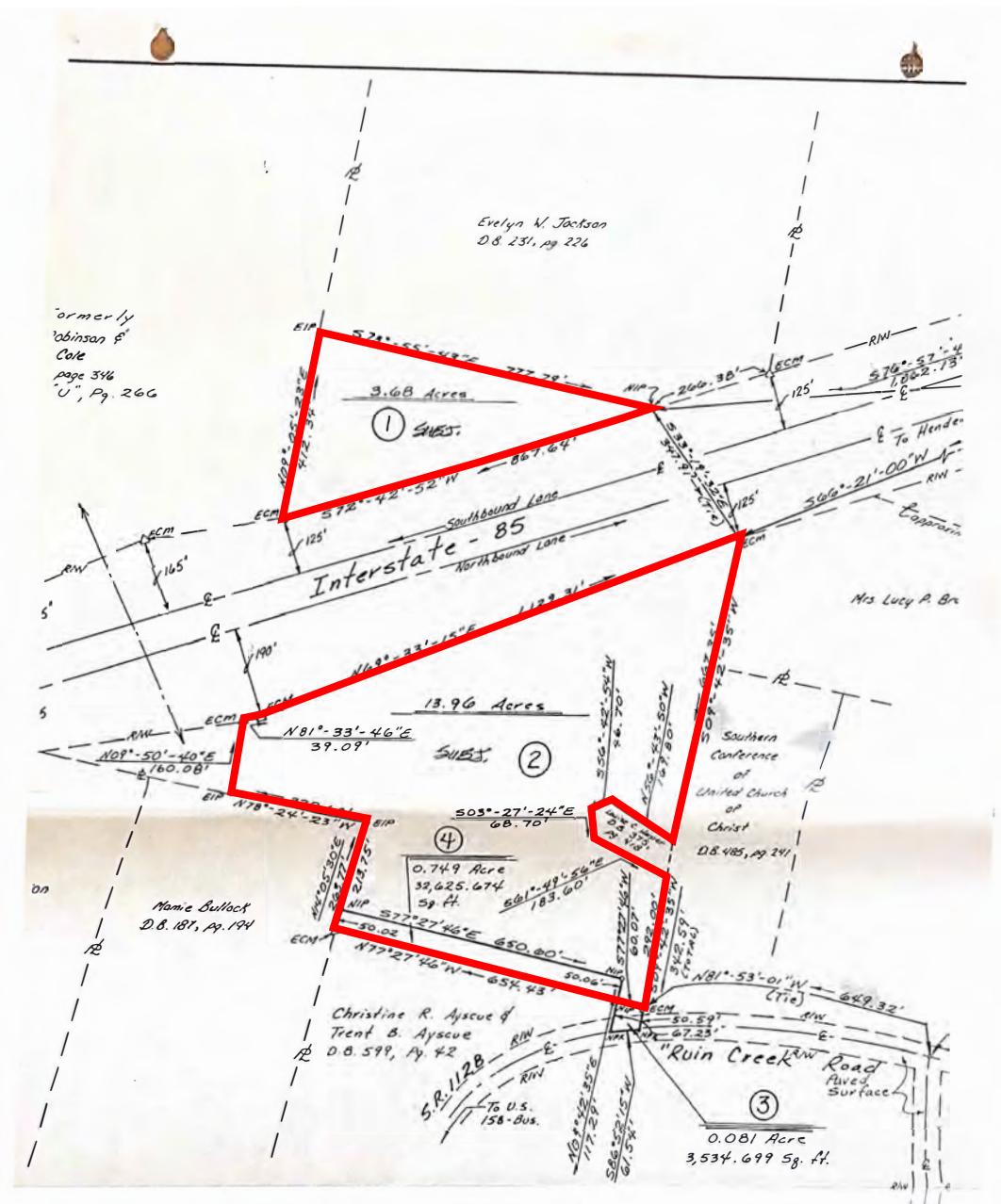
FUTURE LAND USE MAP



UTILITIES MAP



SITE SURVEY



Final acreage to be determined by Buyer survey

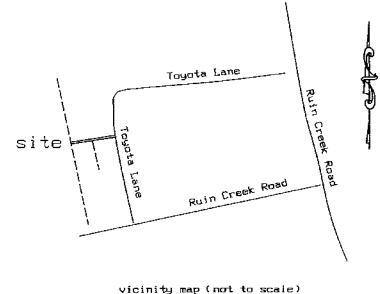
SITE ACCESS EASEMENT

N.C. Grid North N.A.D.83
per P.B. "X" Pg. 545



Notwithstanding the concurrence by the City of Henderson, North Carolina with the establishment of an easement, the City retains its ability to exercise all authorities granted to it regarding development of its extraterritorial jurisdiction.

Carol Williams 1-21-2016
Planning Director/Date

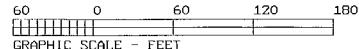


vicinity map (not to scale)

FILED Jan 21, 2016 12:13 pm
BOOK 0000Y
PAGE 0005
INSTRUMENT # 00219
FILED FOR RECORD - VANCE COUNTY NC
CAROLYN R. PECORA, REGISTER OF DEEDS

SYMBOLS :

EIP(R)	EXISTING IRON PIPE (ROD)
NIP	NEW IRON PIPE (1/2")
(N)(E)PK	NEW OR EXISTING PK NAIL
NL(ENL)	NAIL (EXISTING NAIL)
P/L	PROPERTY LINE
ECPS	EX. COTTON SPINDLE SPIKE
CM	CONCRETE MONUMENT
ERRS	EXISTING RAILROAD SPIKE
BEIP(R)	BENT IRON PIPE OR ROD
R/W	RIGHT OF WAY
PP	POWER POLE
—E—	ELECTRIC POWER LINE
LP	AREA LIGHT ON A POLE
B.S.L.	BUILDING SETBACK LINE
C/L	CENTER LINE
ECM	EXISTING CONCRETE MONUMENT



REVIEW OFFICER'S CERTIFICATION

Cathy E. Brown **REVIEW OFFICER FOR** Vance County
CERTIFY THAT THE PLAT IS A SURVEY MADE UNDER
MY SUPERVISION, AND THAT THE CERTIFICATION
IS APPROVED AND MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Whitney **REVIEW OFFICER** **DATE** 1-21-16

I, C. EUGENE BOBBITT, III, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION:

C. Eugene Bobbitt, III

NOTES :

ONLY THE NOTES MARKED WITH AN (X) APPLY TO THIS PLAT, AND THE SUBJECT PROPERTY SHOWN.

() 1.) TO THE BEST OF MY KNOWLEDGE, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN 2000 FEET OF A STATE GRID STATION.

() 2.) THE COORDINATE METHOD WAS USED TO COMPUTE THE AREA(S) SHOWN.

() 3.) THERE IS A NEW 1/2" IRON PIPE ON ALL PROPERTY CORNERS THAT ARE NOT LABELLED, UNLESS OTHERWISE NOTED, SEE SYMBOL LEGEND.

() 4.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

() 5.) THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD PRIOR TO DATE OF THIS PLAT.

() 6.) SUBJECT PROPERTY SHOWN IS LOCATED WITHIN 2000 FEET OF A STATE GRID STATION, BUT DUE TO THE LACK OF DESCRIPTIVE, AND PHYSICAL EVIDENCE, GRID STATION(S) COULD NOT BE LOCATED.

() 7.) ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES, IN U.S. FEET.

I, C. EUGENE BOBBITT, III, P.L.S., L-2664, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, RECORDED IN REED BOOK **see, PAGE **ref**, ETC., THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK **see**, PAGE **ref**; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED.**

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL
THIS THE 08 DAY OF October, A.D. 2015

C. Eugene Bobbitt, III

C. EUGENE BOBBITT, III, P.L.S.

LICENSE NUMBER - L-2664



revised 1-20-2016

BOBBITT SURVEYING, P.A.
CERTIFICATE No. - C-595
P.O. BOX 952/443 DABNEY DRIVE, HENDERSON, N.C., 27536
(Office) 252 - 438 - 5162 (Fax) 252 - 438 - 7494

property of and easement survey for
Ruin Creek Investments LLC
Henderson Township
Vance County, North Carolina
Scale 1": 60 feet October 09, 2015
Plat File 15 V 13 L

tegaris usb3

DEMOGRAPHICS

10 MILE RADIUS

