

LAND FOR SALE | UP TO \pm 17.64 ACRES

1376 RUIN CREEK ROAD

HENDERSON, NC 27537 | DEVELOPMENT OPPORTUNITY



PARCEL B
3.68 AC

PARCEL A
13.96 AC

Easement

Toyota Lane

Ruin Creek Road

PROPERTY OVERVIEW

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

ADDRESS 1376 Ruin Creek Road
Henderson, NC 27537

LOT SIZE ± 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
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NAITRI PROPERTIES



AERIAL

158

BYP
158

CHARLES BOYD
CHEVROLET

Walmart

DOWNTOWN
HENDERSON

HENDERSON
FAMILY YMCA

belk

Marshalls

MARIA PARHAM
HEALTH

BAYMONT
BY WYNDHAM

SHEETZ

TACO BELL	KFC	Red Roof Inn	McDonald's	Pizza Hut
Bojangles	Ruby Tuesday	Ollie's		
Chick-fil-A	Advance Auto Parts	Walgreens		
Smithfield's	Wendy's	Shell		
Waffle House	Disc Golf	TSC	TRACTOR SUPPLY CO.	

Sleep

85

CRACKER
BARREL
Old Country Store

PARCEL A
3.68 AC

PARCEL B
13.96 AC

CLASSIC TOYOTA
HENDERSON

Toyota lane

HENDERSON
COUNTRY CLUB

Ruin Creek Road

CONTOUR MAP



Vance County Tax Parcel Viewer APP



VC Contours 2ft



CURRENT ZONING MAP



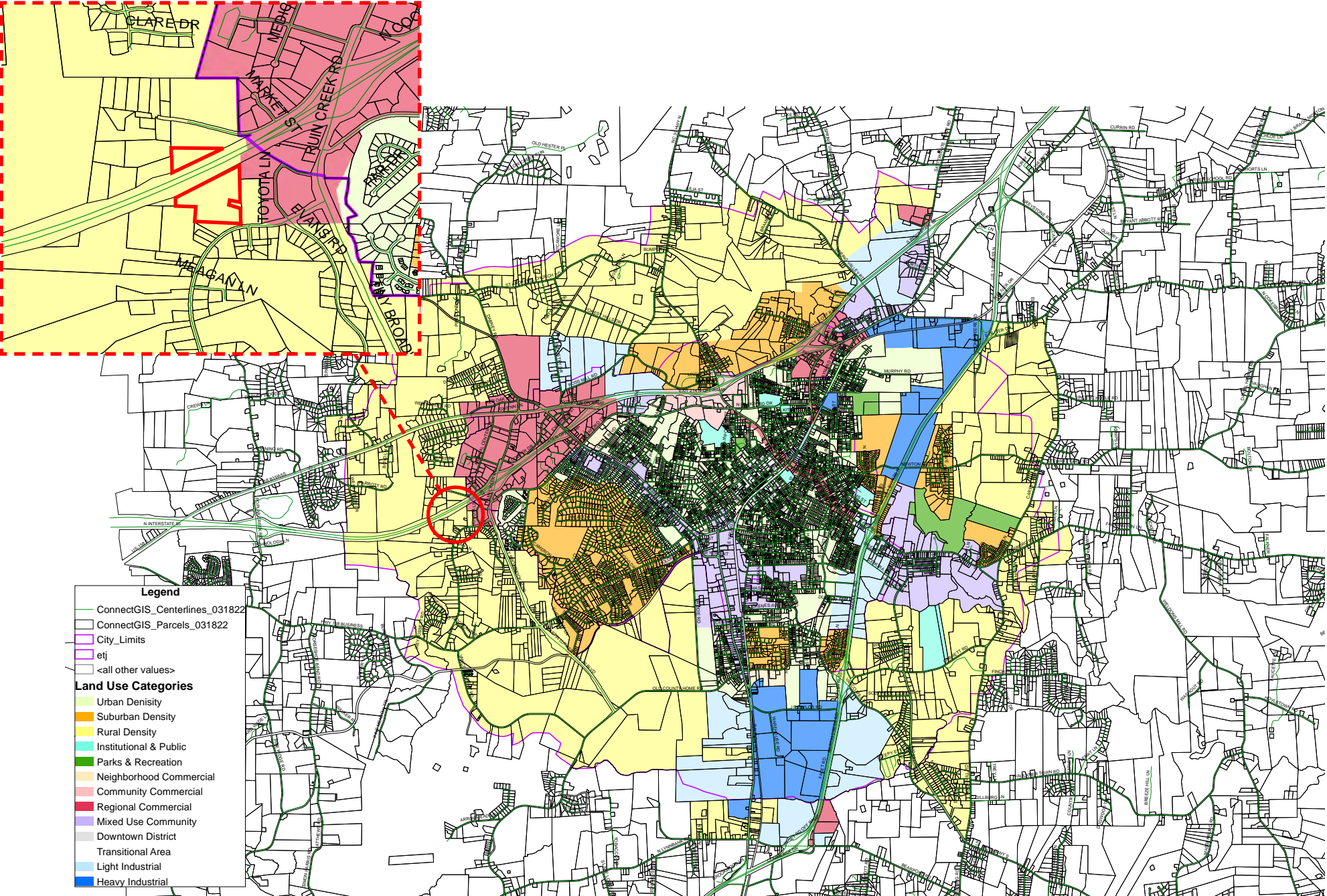
Vance County Tax Parcel Viewer APP



Henderson Zoning

R8	B1	B2	B2A	B3	B4	I1	I2	OI	OIA	R11	R15	R15M	R20
R40	R6	R8	R8M	RA	Other								

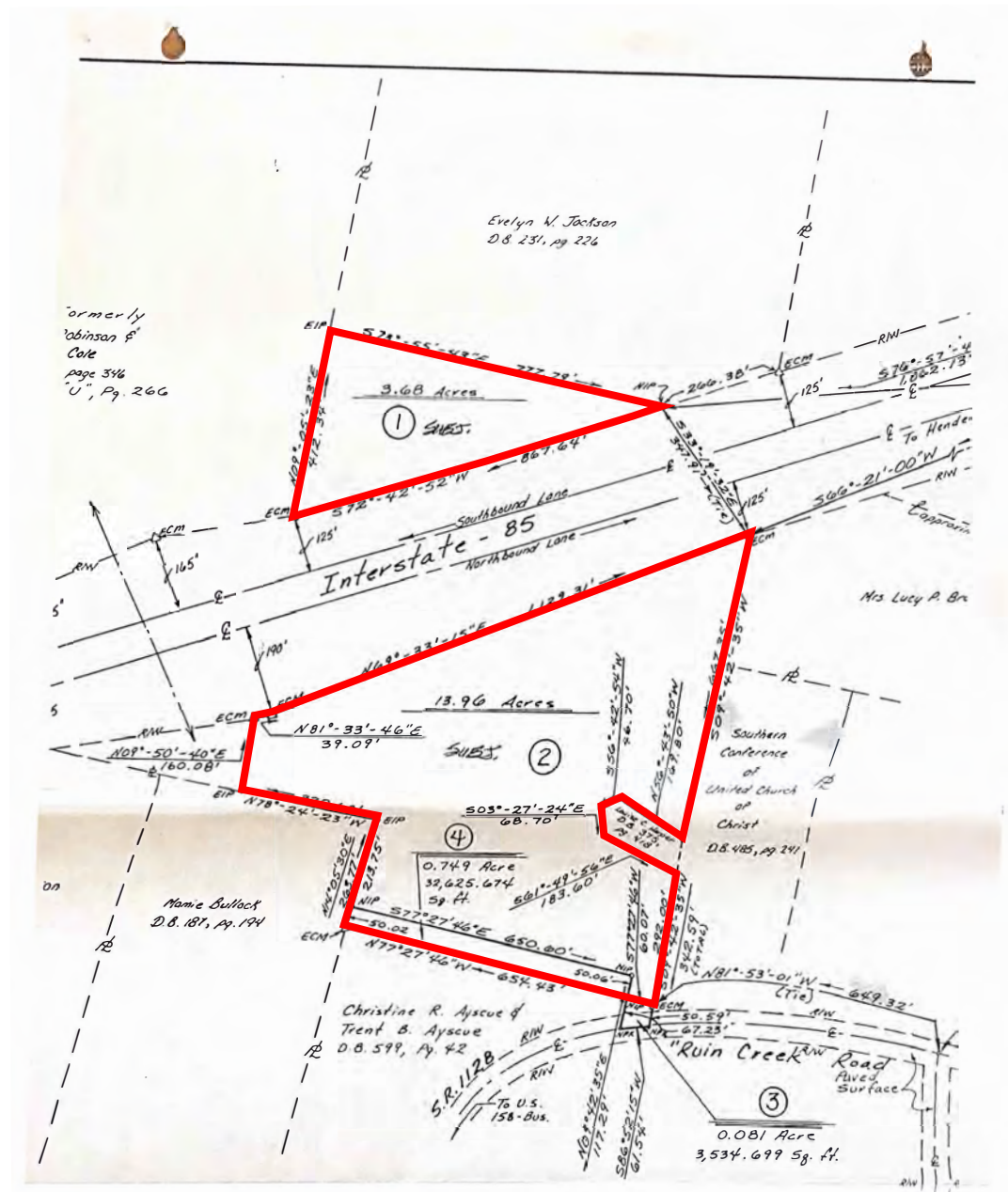
FUTURE LAND USE MAP



UTILITIES MAP



SITE SURVEY



****Final acreage to be determined by Buyer survey****

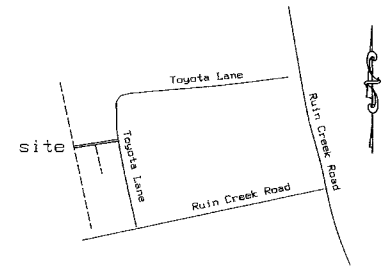
SITE ACCESS EASEMENT

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.

Chris Williams 1-21-2016
Planning Director / Date



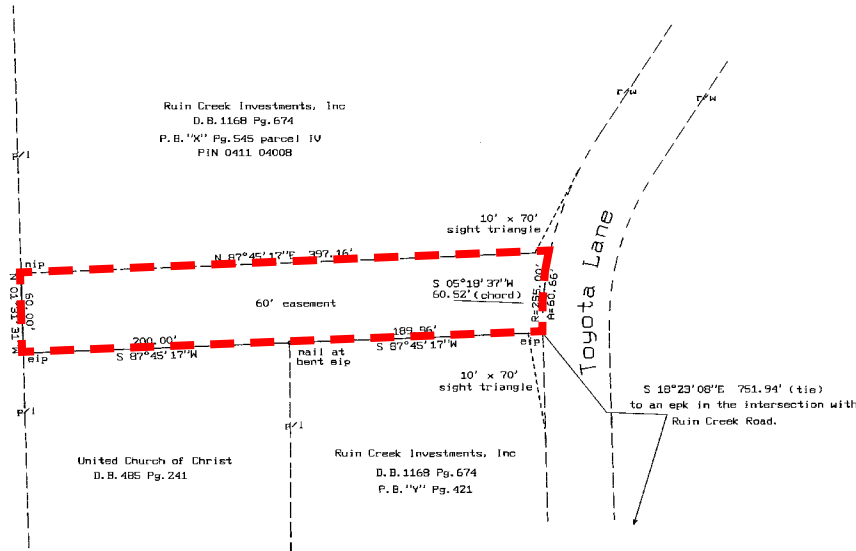
vicinity map (not to scale)

Ruin Creek Investments, Inc.
D.B. 1168 Pg. 674
P.B. "X" Pg. 545 parcel IV
PIN 0411 04008

Isaac Green
D.B. 987 Pg. 437

United Church of Christ
D.B. 485 Pg. 241

Ruin Creek Investments, Inc.
D.B. 1168 Pg. 674
P.B. "Y" Pg. 421



FILED Jan 21, 2016 12:13 pm
BOOK 0000Y
PAGE 0605
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
STATE OF NORTH CAROLINA, COUNTY of Vance
I, *Cathy E. Bobbitt*, REVIEW OFFICER FOR Vance County
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION
IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Cathy E. Bobbitt 1-21-16
REVIEW OFFICER DATE

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

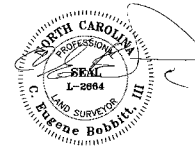
- NOTES :
- ONLY THE NOTES MARKED WITH AN (X) APPLY TO THIS PLAT, AND THE SUBJECT PROPERTY SHOWN.
 - () 1.) TO THE BEST OF MY KNOWLEDGE THE SUBJECT PROPERTY IS NOT LOCATED WITHIN 2000 FEET OF A STATE GRID STATION.
 - () 2.) THE COORDINATE METHOD WAS USED TO COMPUTE THE AREA(S) SHOWN.
 - () 3.) THERE 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, PLS., L-2664, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, RECORDED IN DEED 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, 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 U 13 L

DEMOGRAPHICS

10 MILE RADIUS

