

# LAND FOR SALE OR GROUND LEASE

39.89 ACRES  
HENDERSON, VANCE COUNTY



# SALE INFORMATION

## PROPERTY OVERVIEW

Address	Bear Pond Rd, Henderson, NC 27537
County	Vance County
Price	\$720,000
Price Per Acre	\$18,000
Acreage	39.89 acres
PIN	0546 04041
Zoning	Agricultural Residential
Utilities	Henderson Water & Sewer

For Sale: 39.89 acres located on Bear Pond Road in Henderson, Vance County, North Carolina. The Property is conveniently located 1/2 mile from US 1.

The Property is zoned Agricultural Residential (AR), and was recently cleared. Adjacent parcels are zoned Industrial (I2) and General Commercial (GC1).

Utilities (Water & Sewer) border the Property and are readily available.

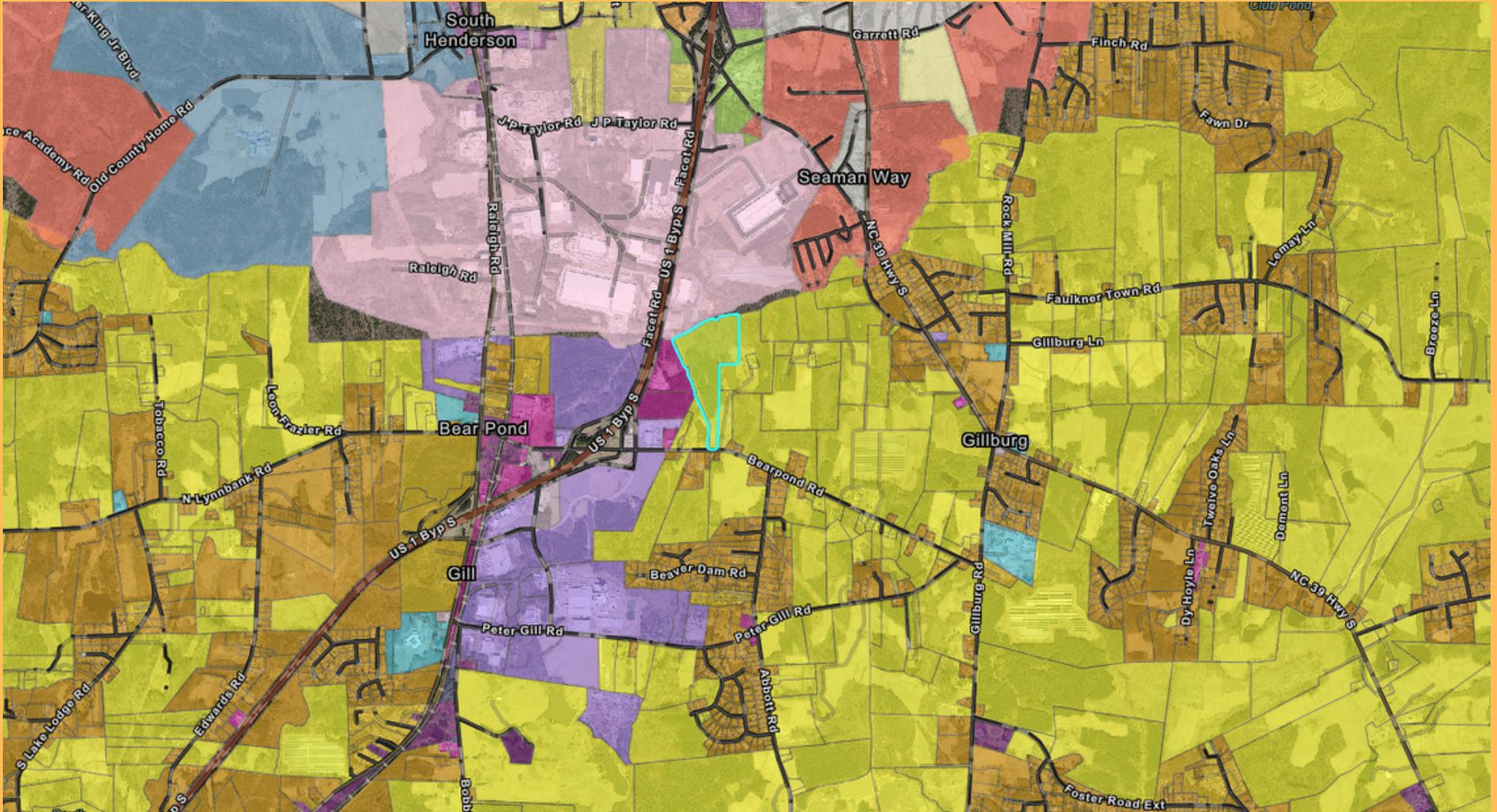
**PURCHASE PRICE: \$720,000 (\$20,000/acre)**

**GROUND LEASE INFORMATION: Contact Broker**





# ZONING MAP

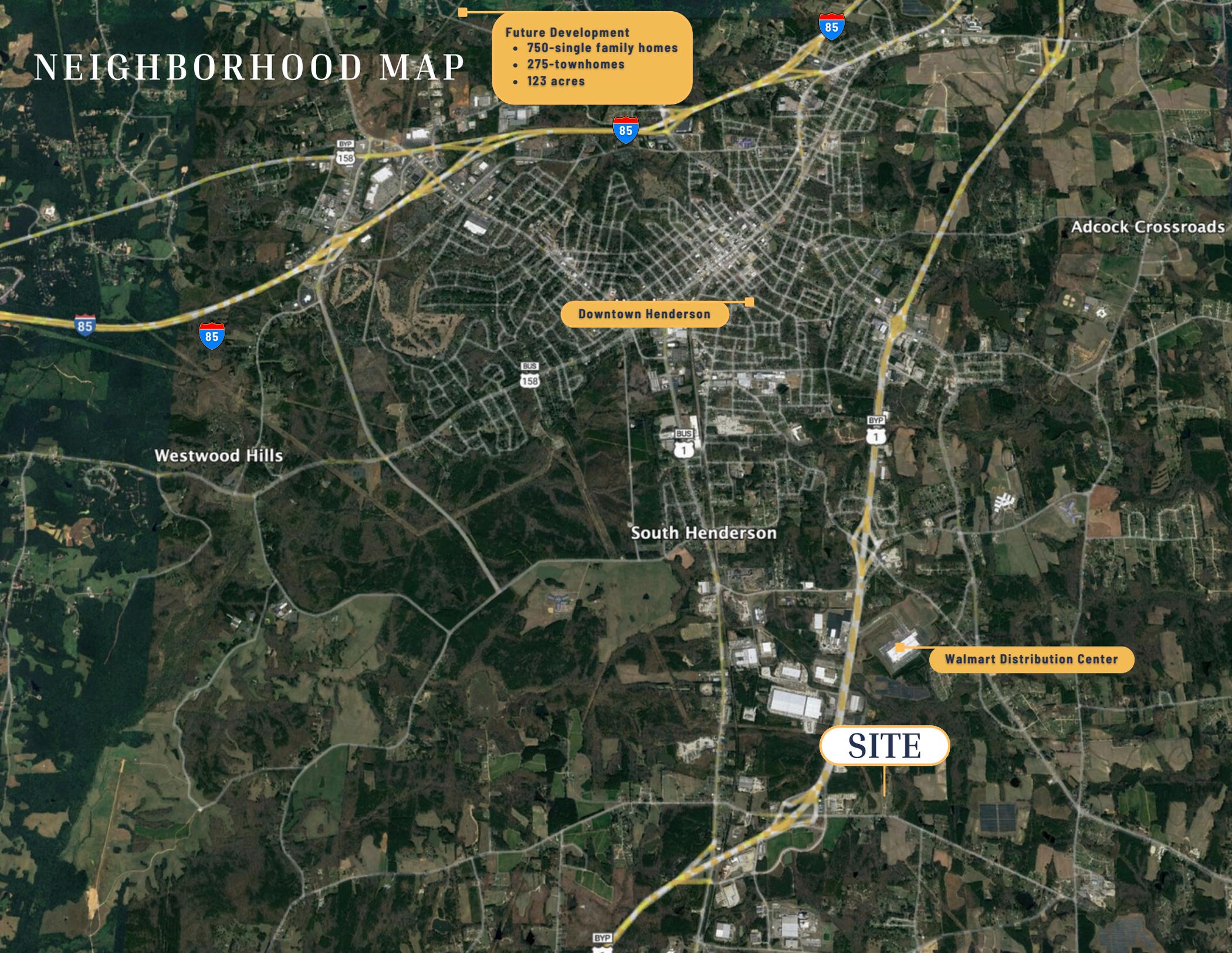


Zoning	
	AR - Agricultural Residential
	LI - Light Industrial
	GC1 - General Commercial
	I2 - Industrial Non-Park District

# NEIGHBORHOOD MAP

## Future Development

- 750-single family homes
- 275-townhomes
- 123 acres



Adcock Crossroads

Downtown Henderson

Westwood Hills

South Henderson

Walmart Distribution Center

**SITE**

# REGIONAL MAP

## LOCATION

Downtown Henderson - 4 miles

Henderson Oxford Airport - 13 miles

Raleigh - 40 miles

Durham - 42 miles

RDU International Airport - 44 miles

Research Triangle Park - 47 miles



# BEAR POND RD. HENDERSON, NC 27537

## CONTACT

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ATLAS  STARK

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