

+/- 10.00 ACRES FOR SALE

Hwy 117 and Old Blossom Ferry Road, Rocky Point, NC 28457

PROPERTY HIGHLIGHTS

- ◆ Great development opportunity minutes from Wilmington across from Paul's Place Famous Hot Dogs.
- ◆ Designated Opportunity Zone
- ◆ Located in Pender County at the signalized intersection of Hwy 117 & Hwy 133.
- ◆ 10.00+/- acre tract is zoned (GB) General Business and can accommodate a variety of commercial users.
- ◆ Public water and sewer are available to the site.
 - * 6" Force Main Sewer Line located directly in front of property
- ◆ This area has been identified by the Pender County Planning Department as a major corridor for future commercial development in the Rocky Point area.
- ◆ Property consists of 1,238 feet of frontage on Hwy 117

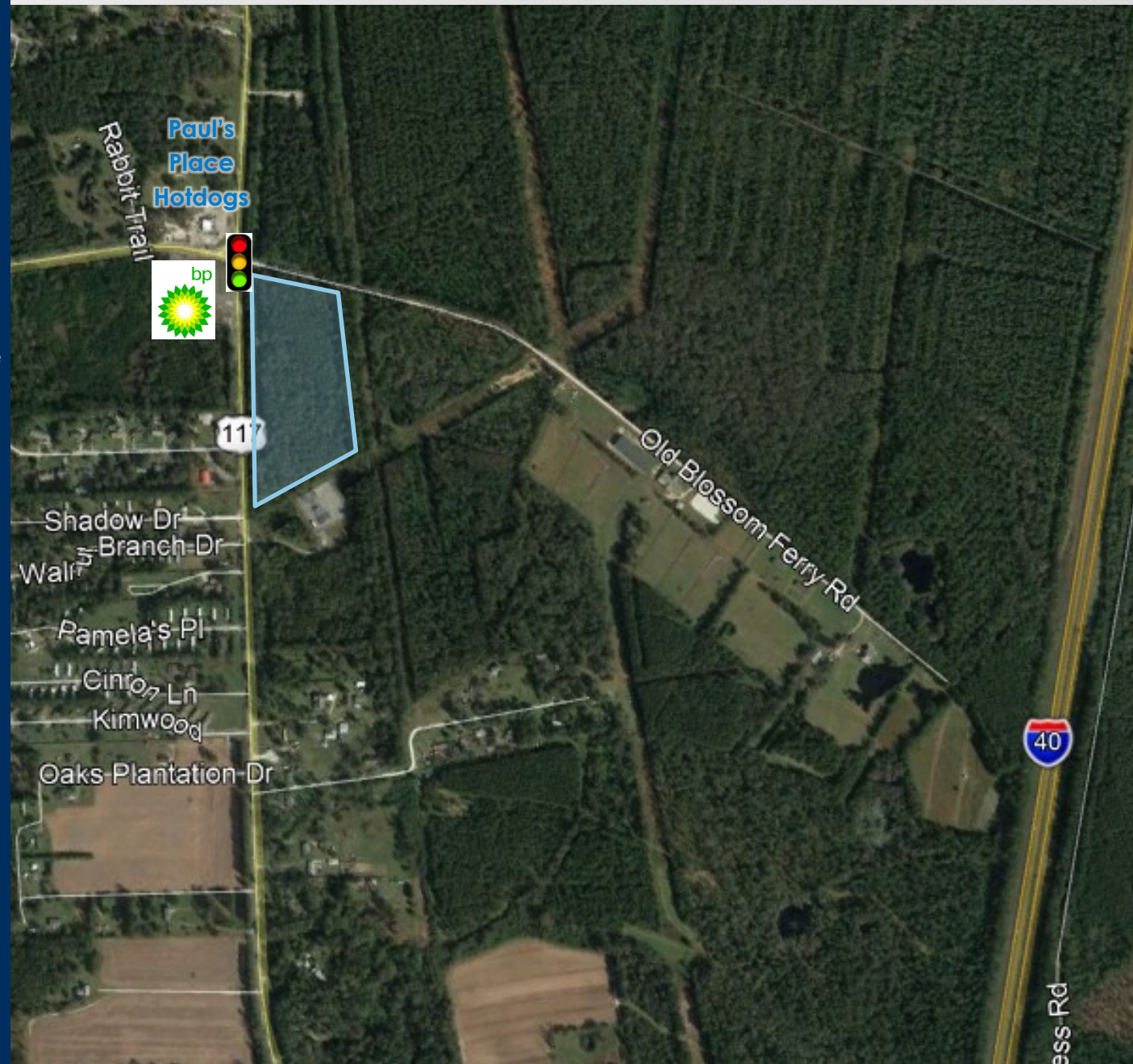
NCDOT TRAFFIC COUNTS:

+/- 16,000 VPD on Hwy 117 (2018 NCDOT)

SALES PRICE

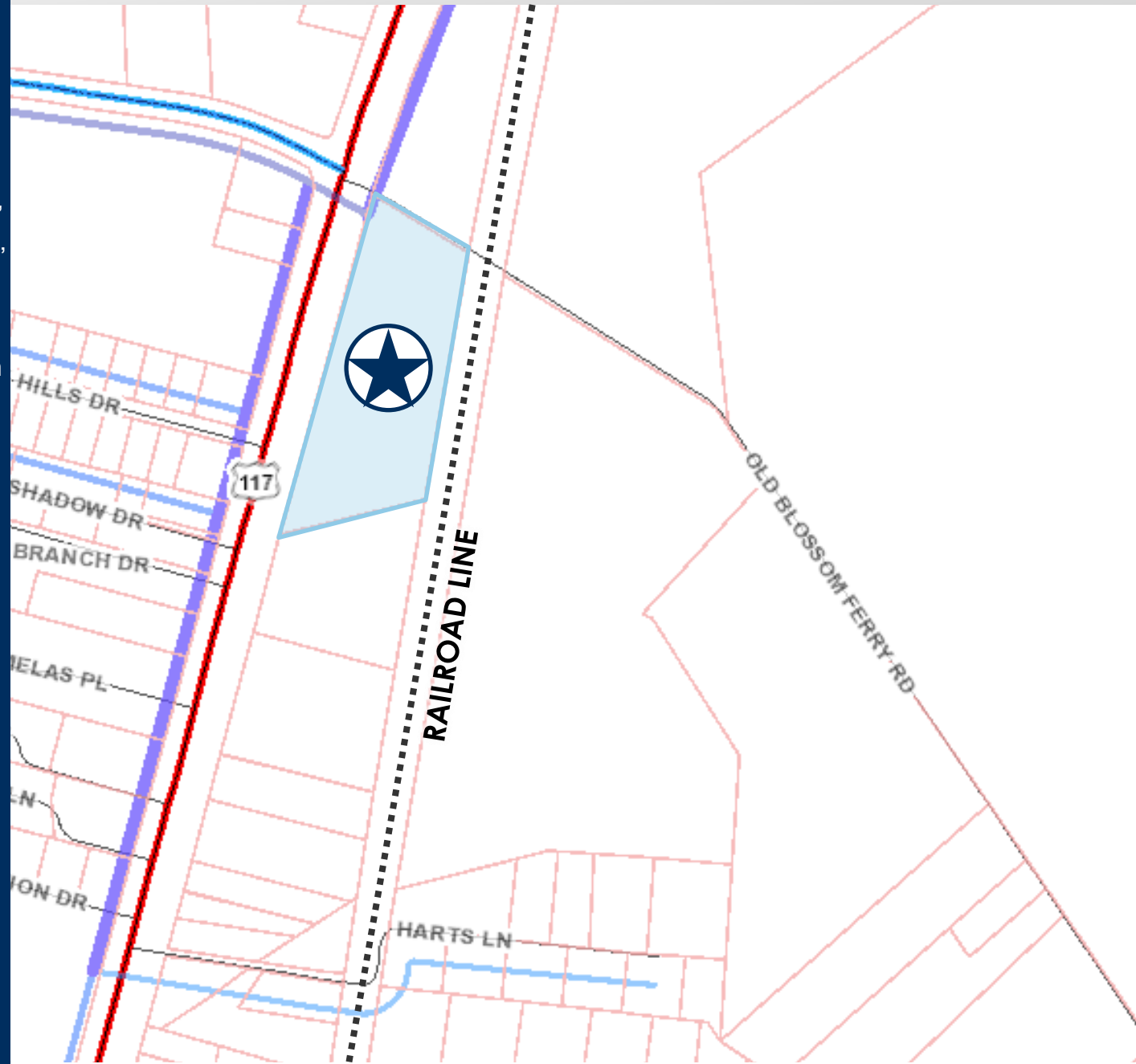
\$3,000,000

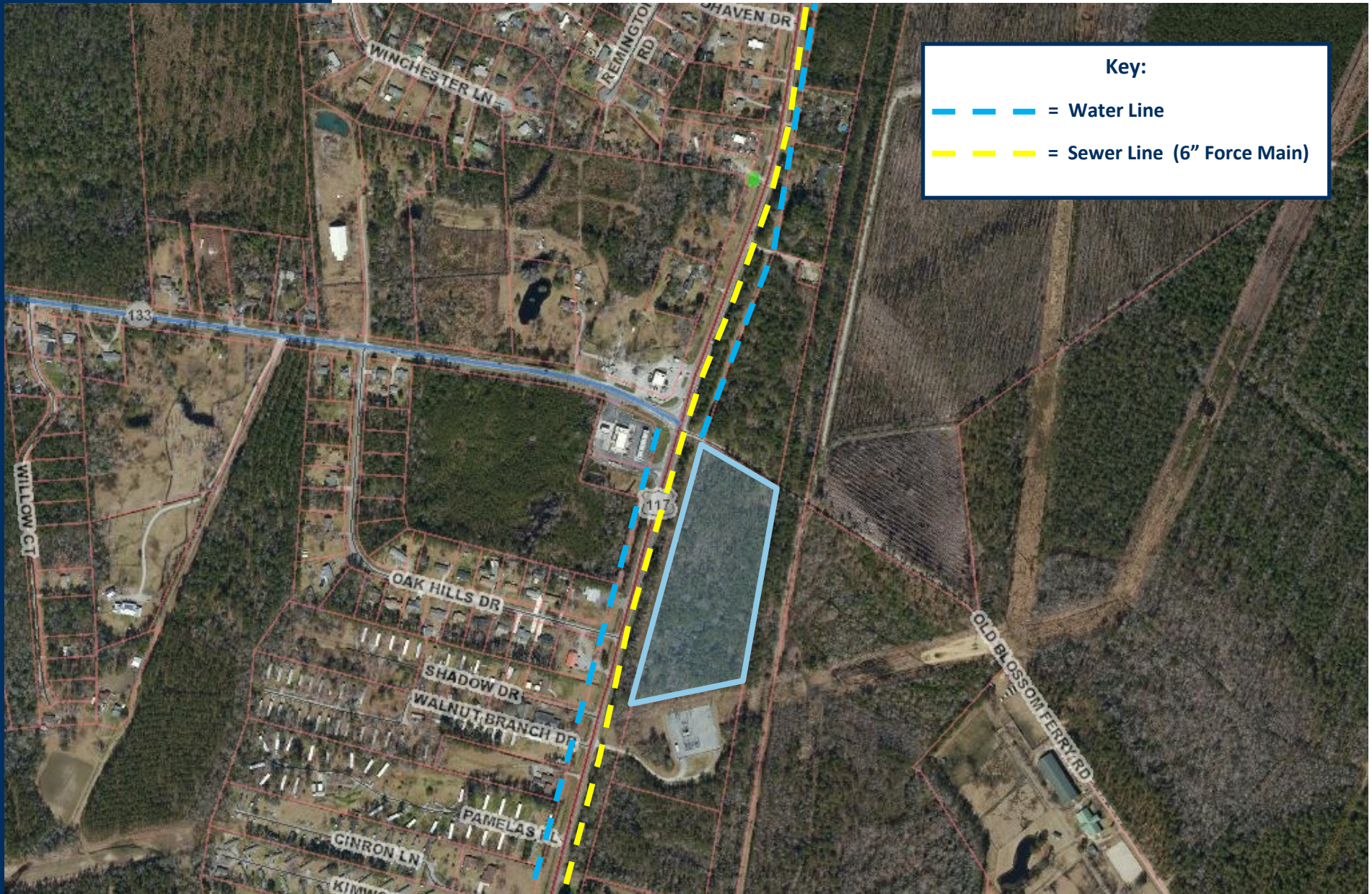
(If anyone seeks to purchase 2 acres or less of this property, the price is \$500,000 per acre)



NEARBY TRANSPORTATION

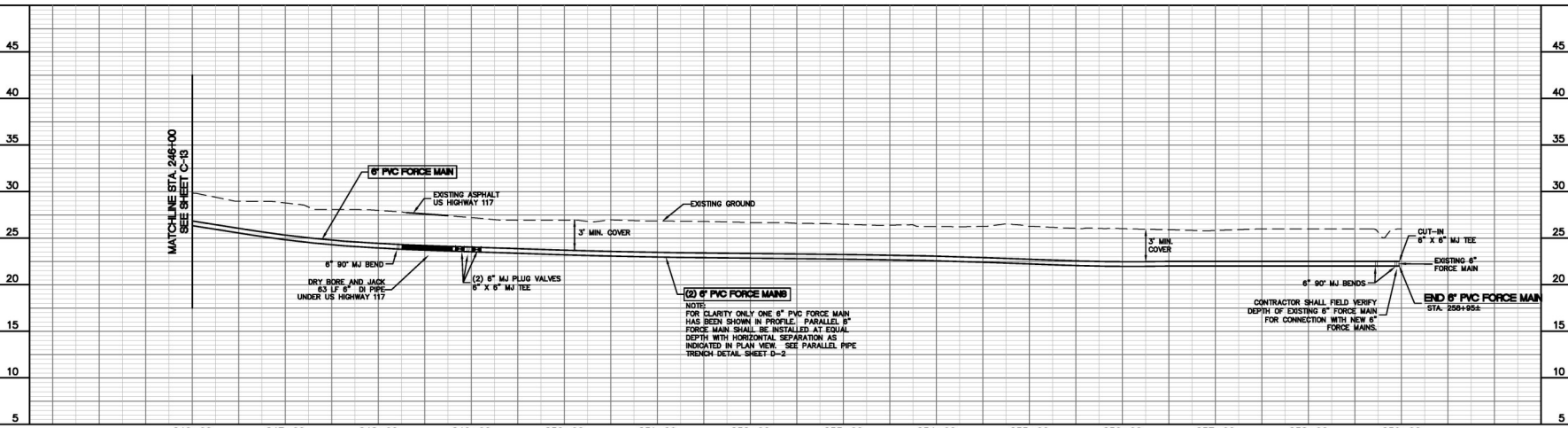
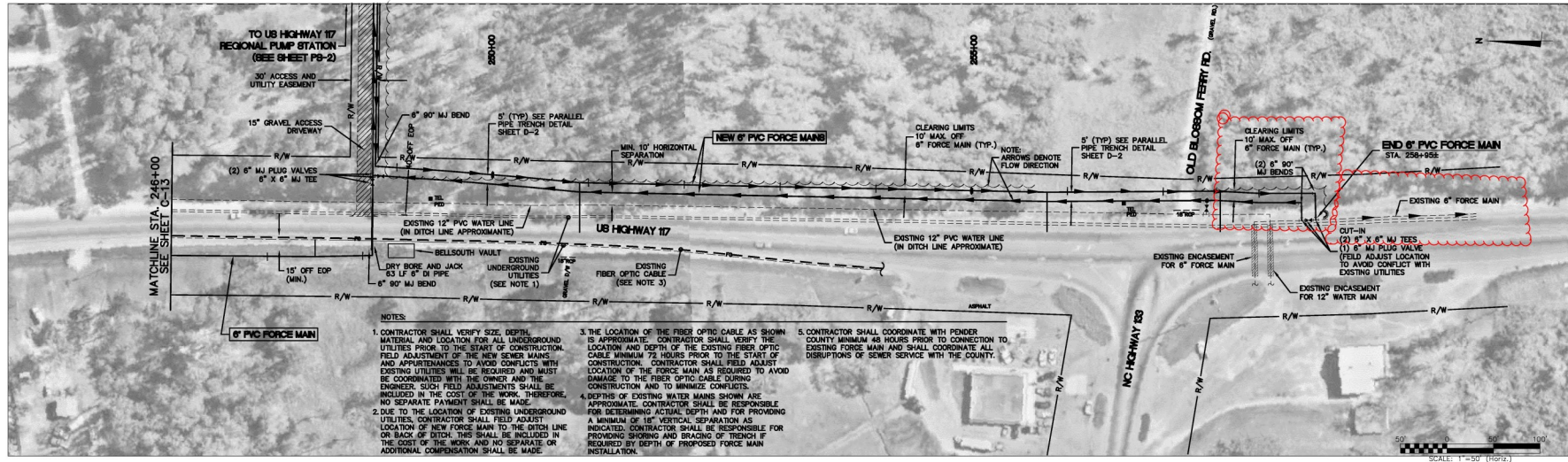
- ◆ I-40 Exit 408 Rocky Point = 4 Miles
- ◆ Port of Wilmington = 17 Miles
- ◆ Wilmington International Airport (ILM) = 10 Miles
 - ◆ Non-stop flights to Atlanta, Baltimore, Charlotte, Chicago, Dallas/Fort Worth, New Haven, NYC, Newark, Tampa, Orlando, Philadelphia, West Palm Beach, Wilmington (ILG), Washington D.C., and Boston (on a seasonal schedule)
- ◆ Raleigh-Durham International Airport = 130 Miles
- ◆ Railroad Corridor = Located directly behind Subject property





SEWER FORCE MAIN SITE PLAN

HWY 117 AND OLD BLOSSOM FERRY ROAD

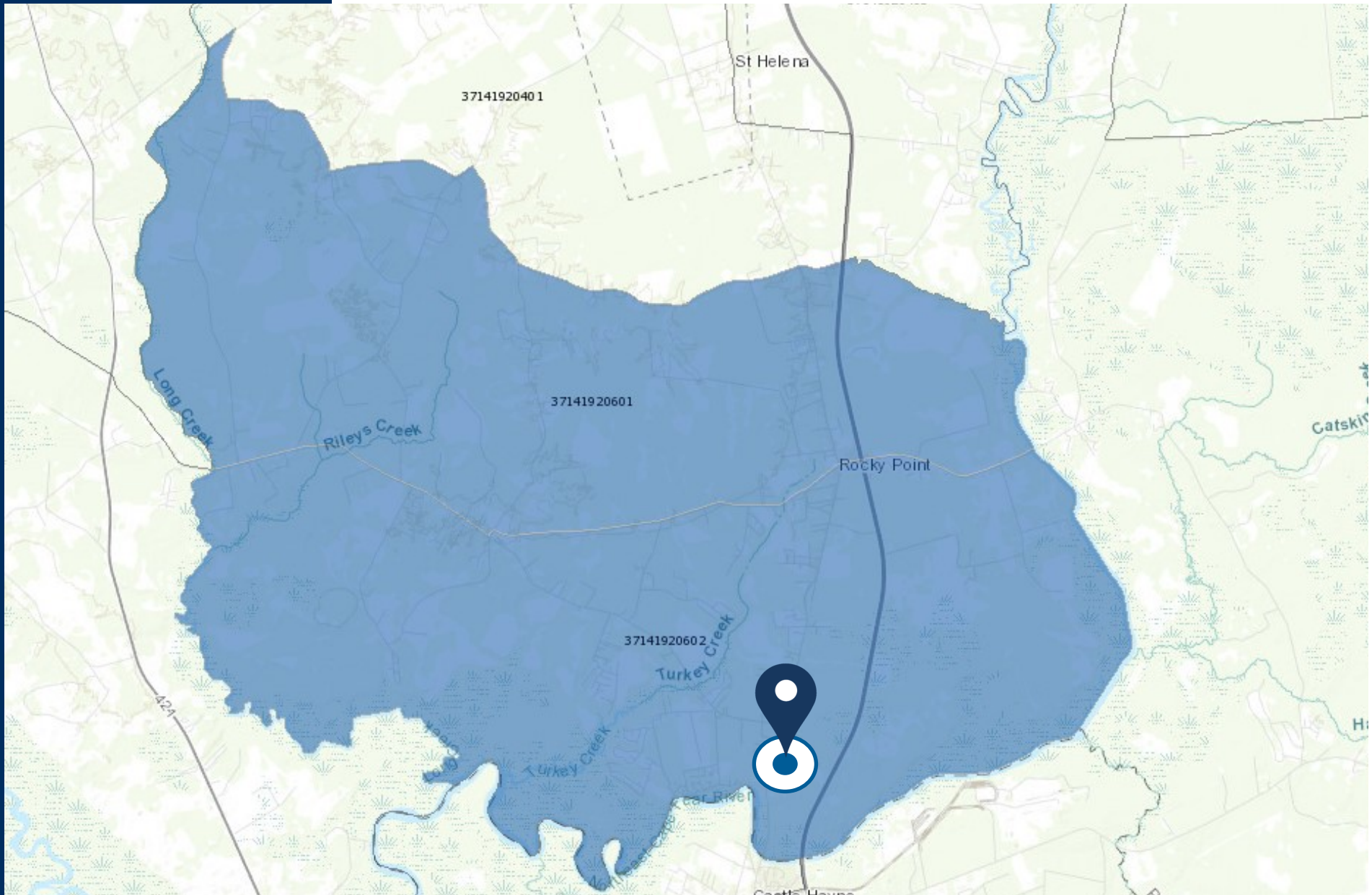


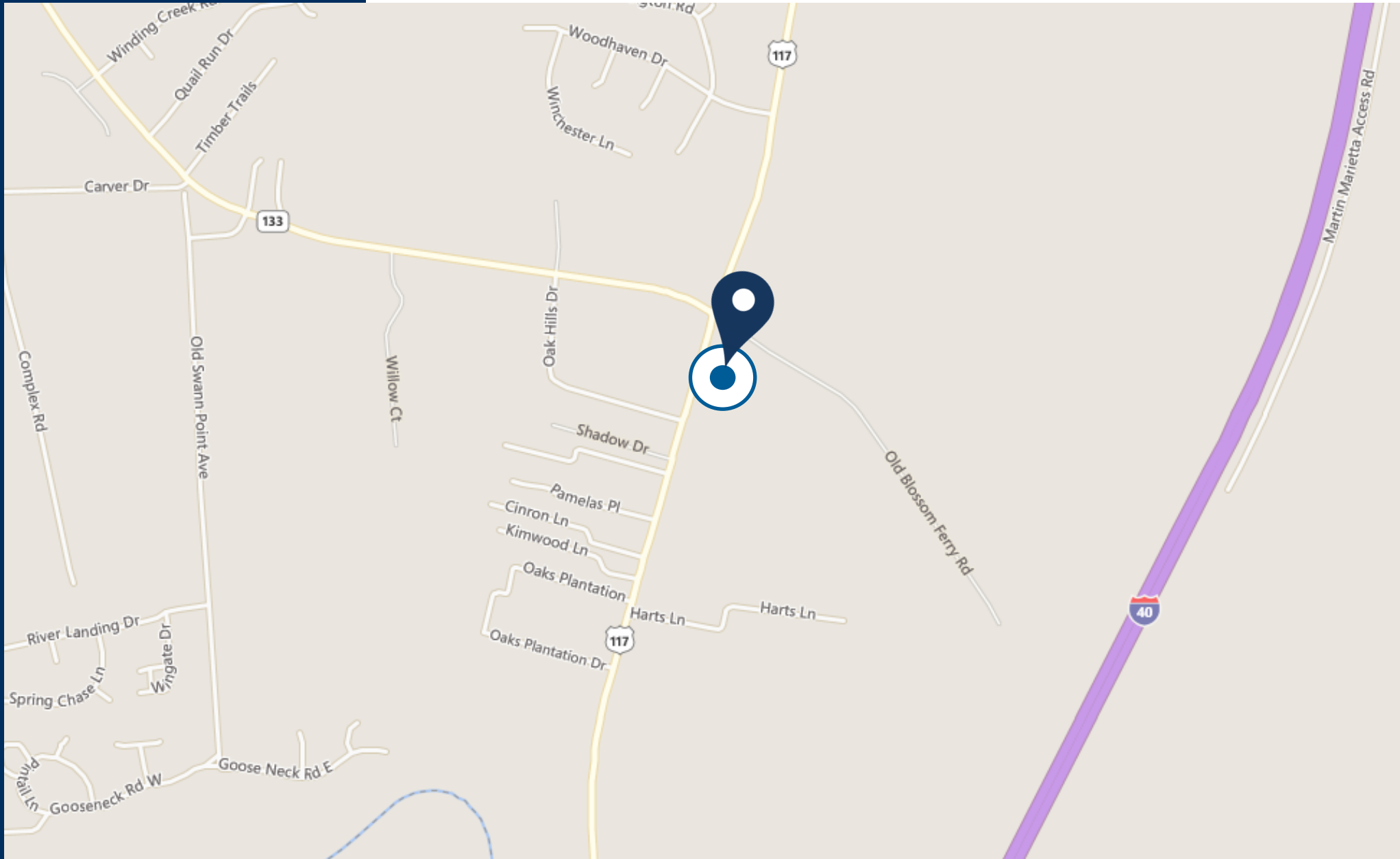
	246+00	247+00	248+00	249+00	250+00	251+00	252+00	253+00	254+00	255+00	256+00	257+00	258+00	259+00
 MKIM & CREED 5625 Dillard Road, Suite 117 Cary, North Carolina 27511 Phone: (919)233-8091, Fax: (919)233-8031 k2002099 1/2006099 www.mkimcreed.com	PENDER COUNTY NC HIGHWAY 210 WASTEWATER TRANSMISSION FACILITIES				US HIGHWAY 117 6" PVC FORCE MAIN STA. 246+00 TO STA. 258+95±				DATE: _____ DEC 09 BASE PROJ. # 0004-0003 DRAWN: _____ JEF DESIGNED: _____ JEF CHECKED: _____ AB PROJ. MGR: _____ AB		SCALE HORIZONTAL: 1"=50' VERTICAL: 1"=5' PROJECT: C-14	DATE: _____ REVISIONS: _____ DATE: _____		

102 Autumn Hall Drive | Suite 210
 Wilmington, NC 28403
 (p) 910.344.1000 (f) 910.344.1020
 www.capefearcommercial.com

For more information, please contact:
 F. Spruill Thompson
 spruill@capefearcommercial.com
 (p) 910.344.1012







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