



LAND | 4849 NC HIGHWAY 11, KELLY, NC 28448

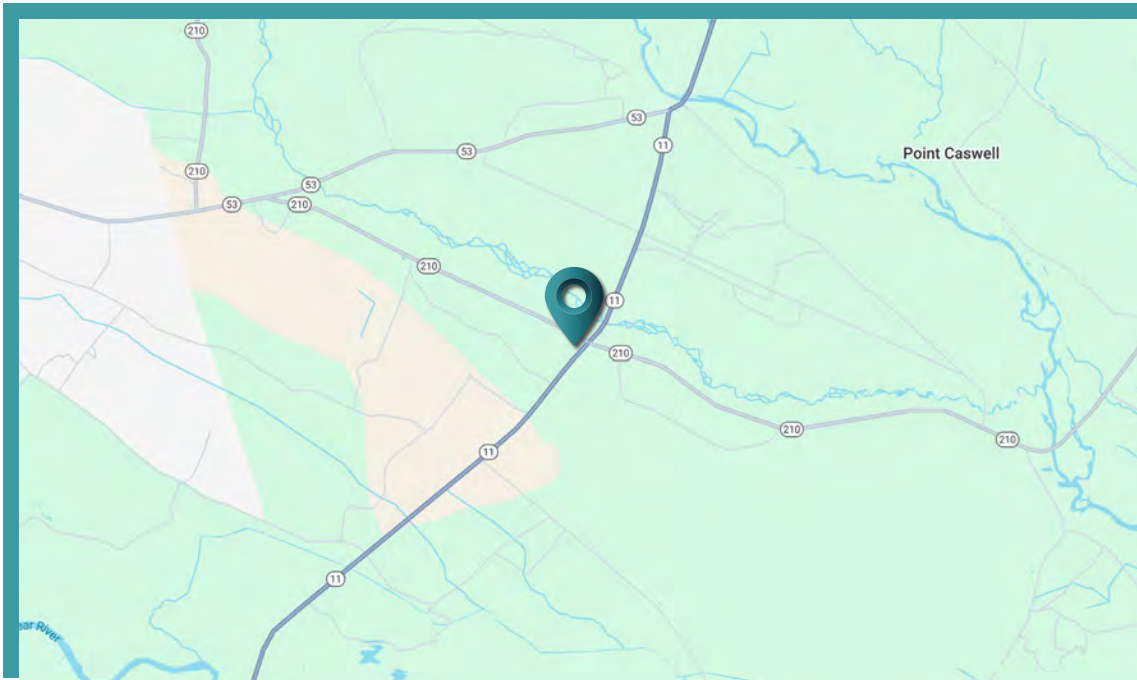
ROBBIE HARLEY
910 777 9298
robbie.harley@scpccommercial.com

FOR SALE

SUN COAST PARTNERS COMMERCIAL
1430 Commonwealth Drive, Suite 102
Wilmington, NC 28403
910 350 1200 | scpccommercial.com



Sun Coast
Partners
COMMERCIAL



4849 NC Highway 11 Kelly, NC 28448

ACREAGE*	6.62 Acres
LIST PRICE	\$335,000
ZONED	RA
PARCEL ID	Bladen County 0024275
PRIMARY USE	Gas Station/Convenience Store

Former rural convenience store site located along NC Highway 11 in Kelly, Bladen County. Property includes an older, non-operational commercial structure on a flat parcel with existing paved areas and good road frontage. The site previously operated as a small gas station/convenience store but has been closed for many years. All above ground fuel pumps have been removed.

Property offers excellent ingress/egress, visibility from NC-11, and flexibility for future use. Surrounding area is rural in nature with agricultural and low-density residential uses, ideal for a local-serving convenience store, small restaurant, and/or gas station.

Zoned RA. An existing well and septic system are on site but will require servicing or replacement. Power is currently connected to the building. Improvements on the property are obsolete and contribute little to no value, making this primarily a land-value opportunity suitable for redevelopment.

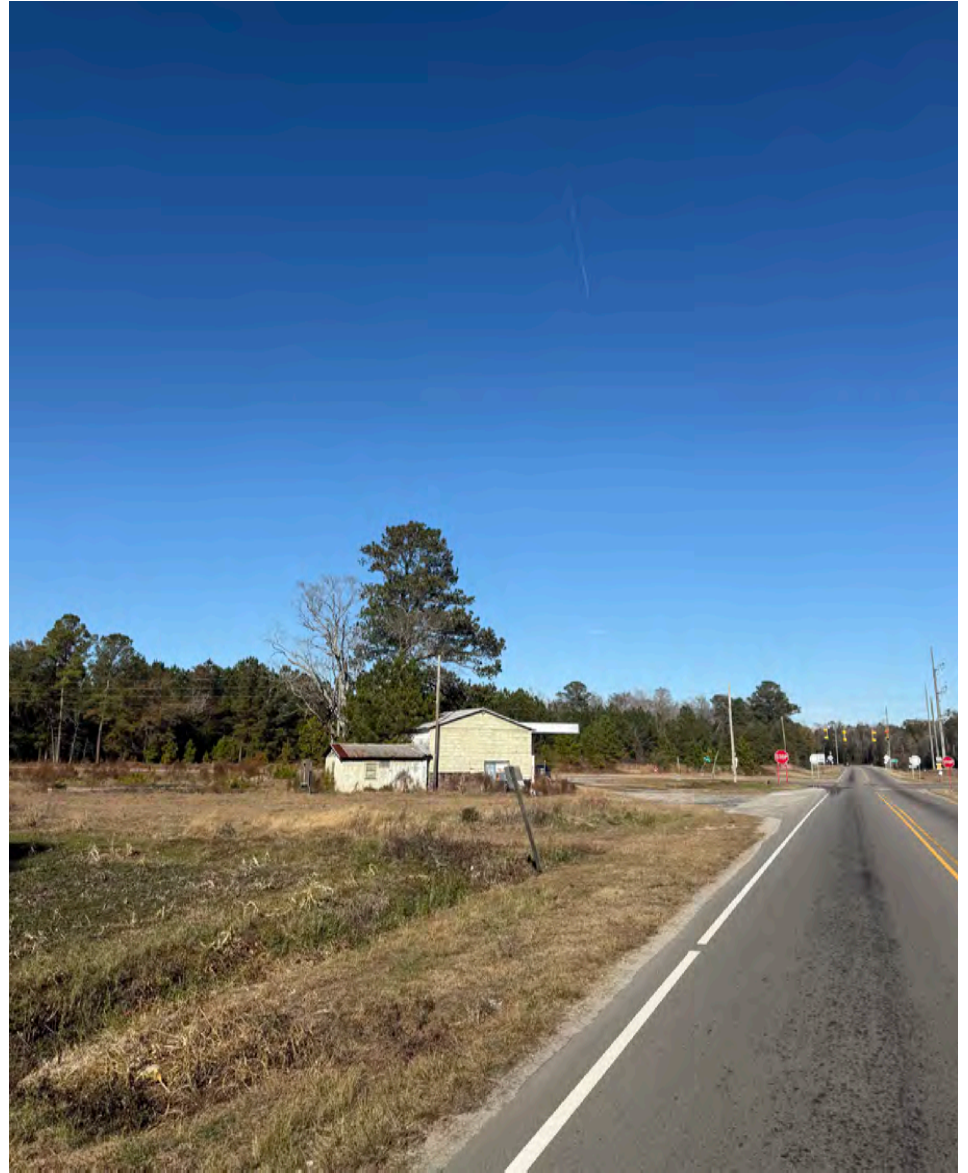
*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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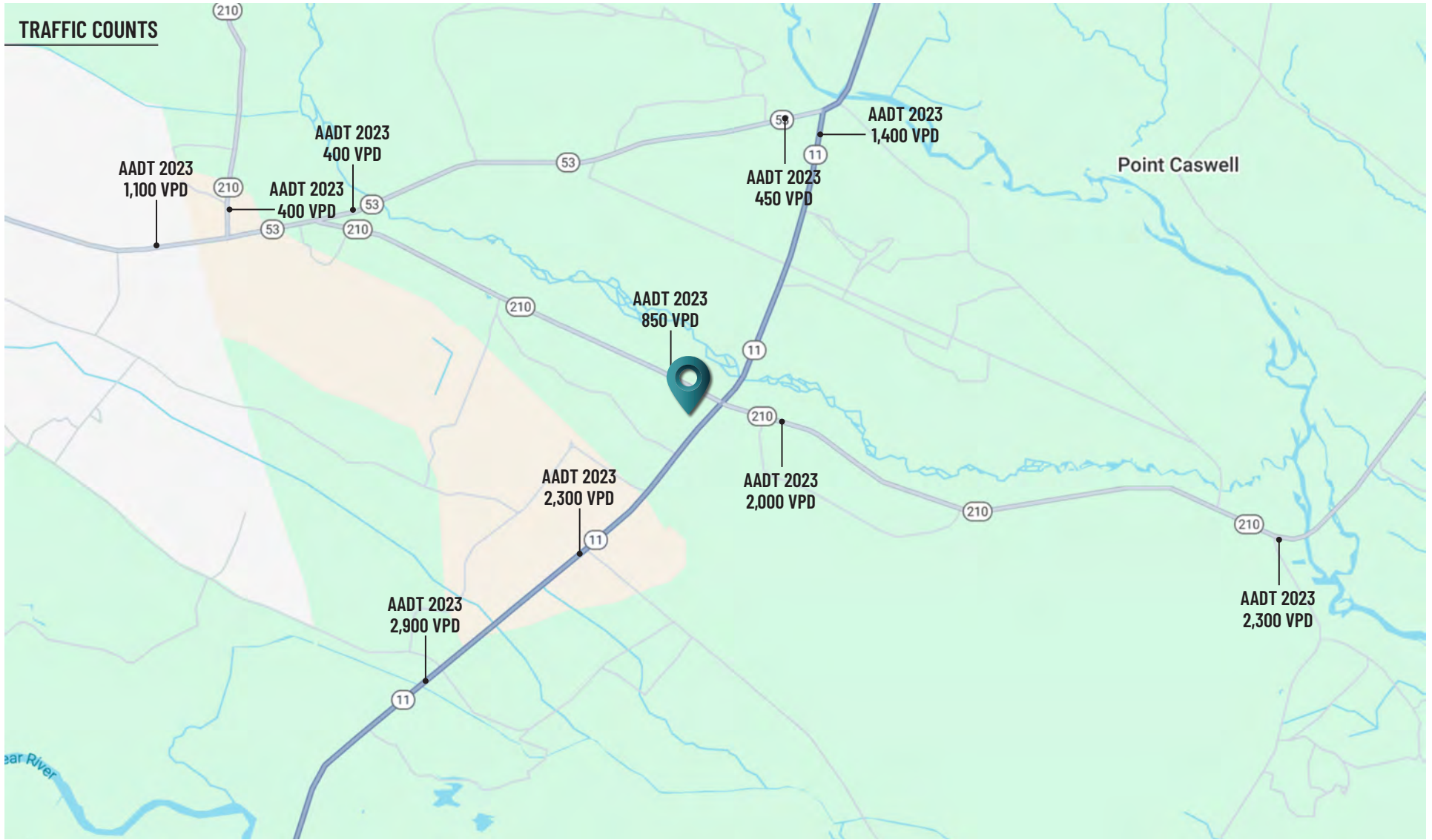


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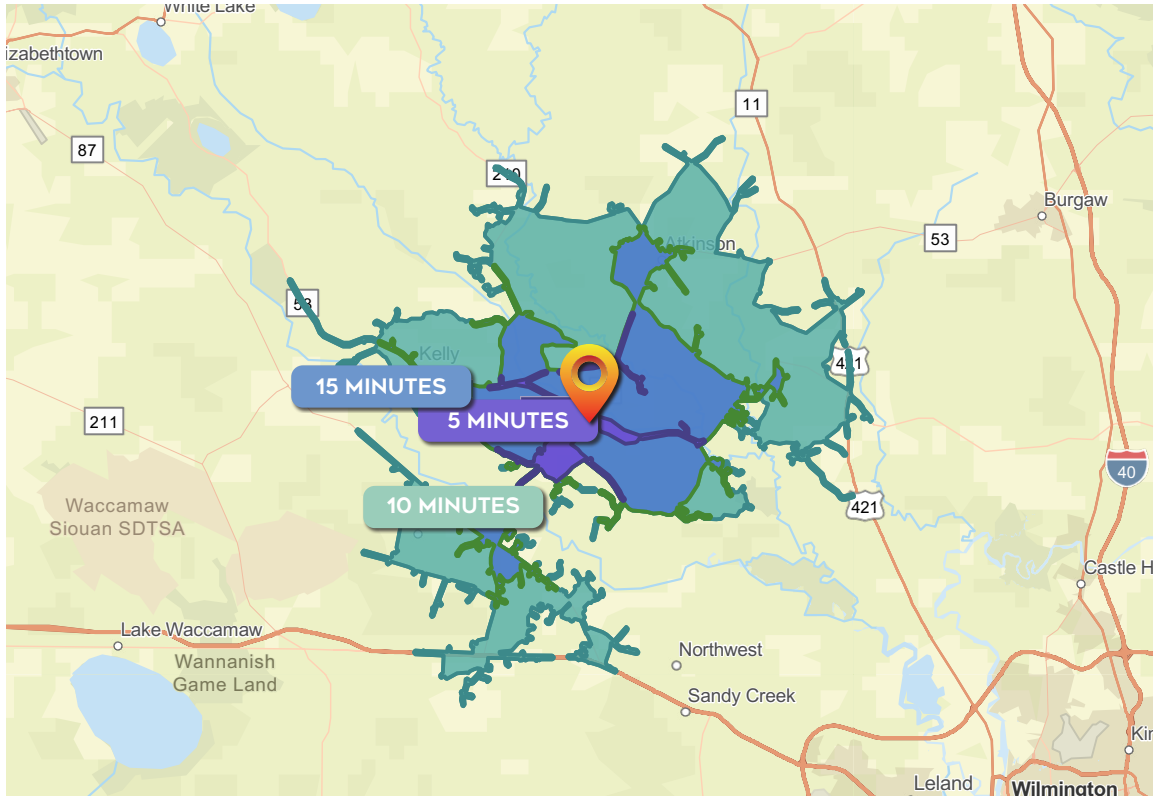


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DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	104	1,768	6,276
Average Age	44.2	44.8	45.2
Households	37	705	2,608
Average HH Size	2.81	2.51	2.41
Median HH Income	\$46,779	\$47,289	\$48,792
Average HH Income	\$65,202	\$66,840	\$65,508
Per Capita Income	\$28,005	\$28,276	\$27,301

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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