

LAND FOR SALE POPLAR CREEK RD. & TECHNOLOGY LANE

Henderson, NC 27536



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



PROPERTY HIGHLIGHTS

- ±2.05 acres zoned EIA, Vance County
- Water, sewer and high-speed data serve the site
- Excellent location for services to I-85 travelers, Vance-Granville Community College and Select Products Holdings Tissue Plant
- Direct access to I-85 at Exit 209
- Excellent location for convenience store, fast food or combination of a fuel and restaurant operation
- Adjacent to Triangle North Vance Industrial Park, a 422 acre industrial development
- Traffic Counts: 44,500 cars per day north of the site on I-85 and 45,500 cars per day south of the site
- Sale Price: \$325,000/acre

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY DESCRIPTION

The property is ±2.05 acres and has water, sewer, and high-speed data access. It is zoned EIA (Employment and Institutional Area) which allows office, manufacturing, restaurants, convenience stores, etc.

LOCATION DESCRIPTION

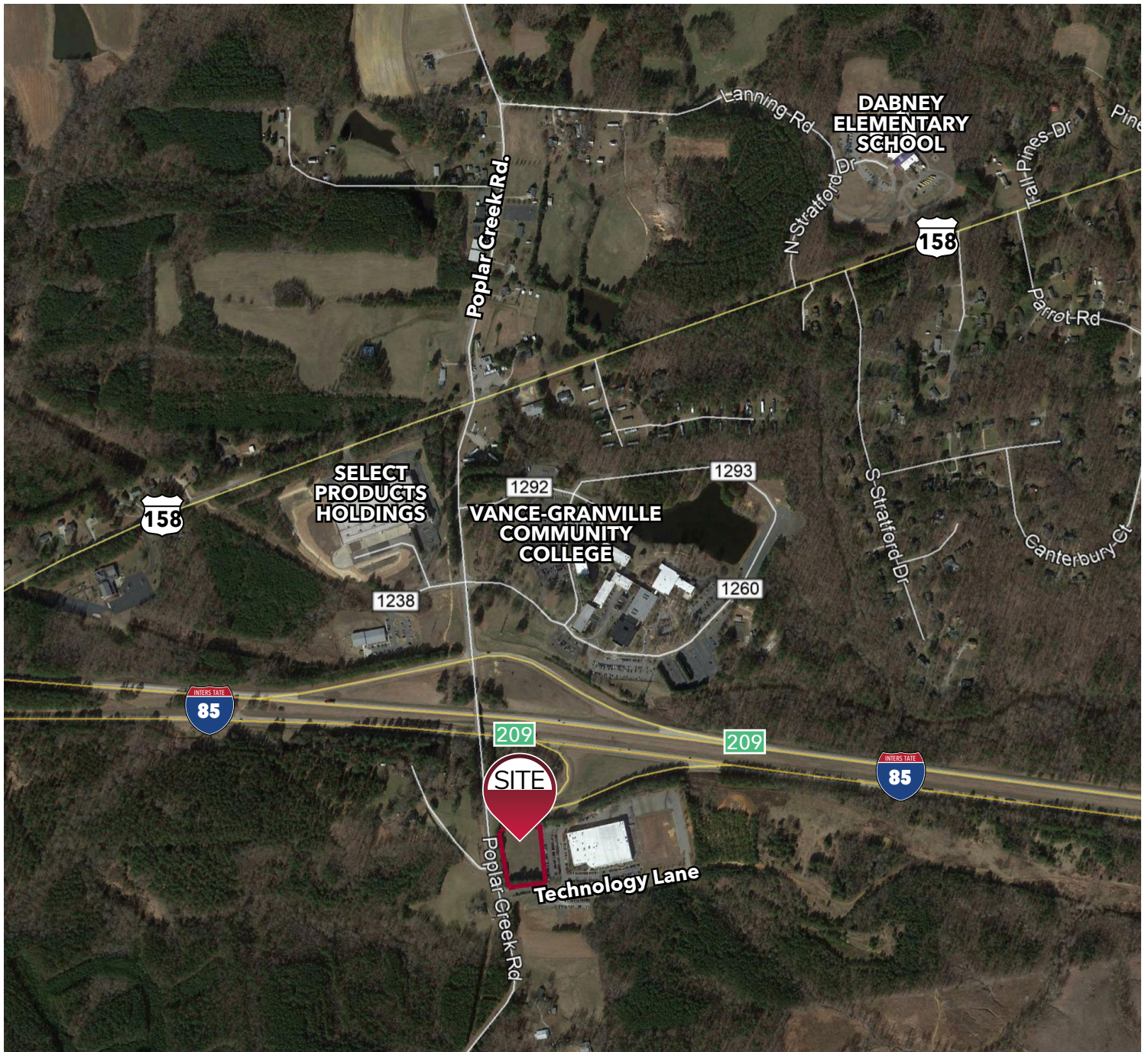
The site is ±2.05 acres at the interchange of I-85 and Poplar Creek Road, in front of a 77,000 SF facility and directly across the interchange from Vance-Granville Community College.

OFFERING SUMMARY

Sale Price:	\$325,000 / Acre
Lot Size:	±2.05 Acres

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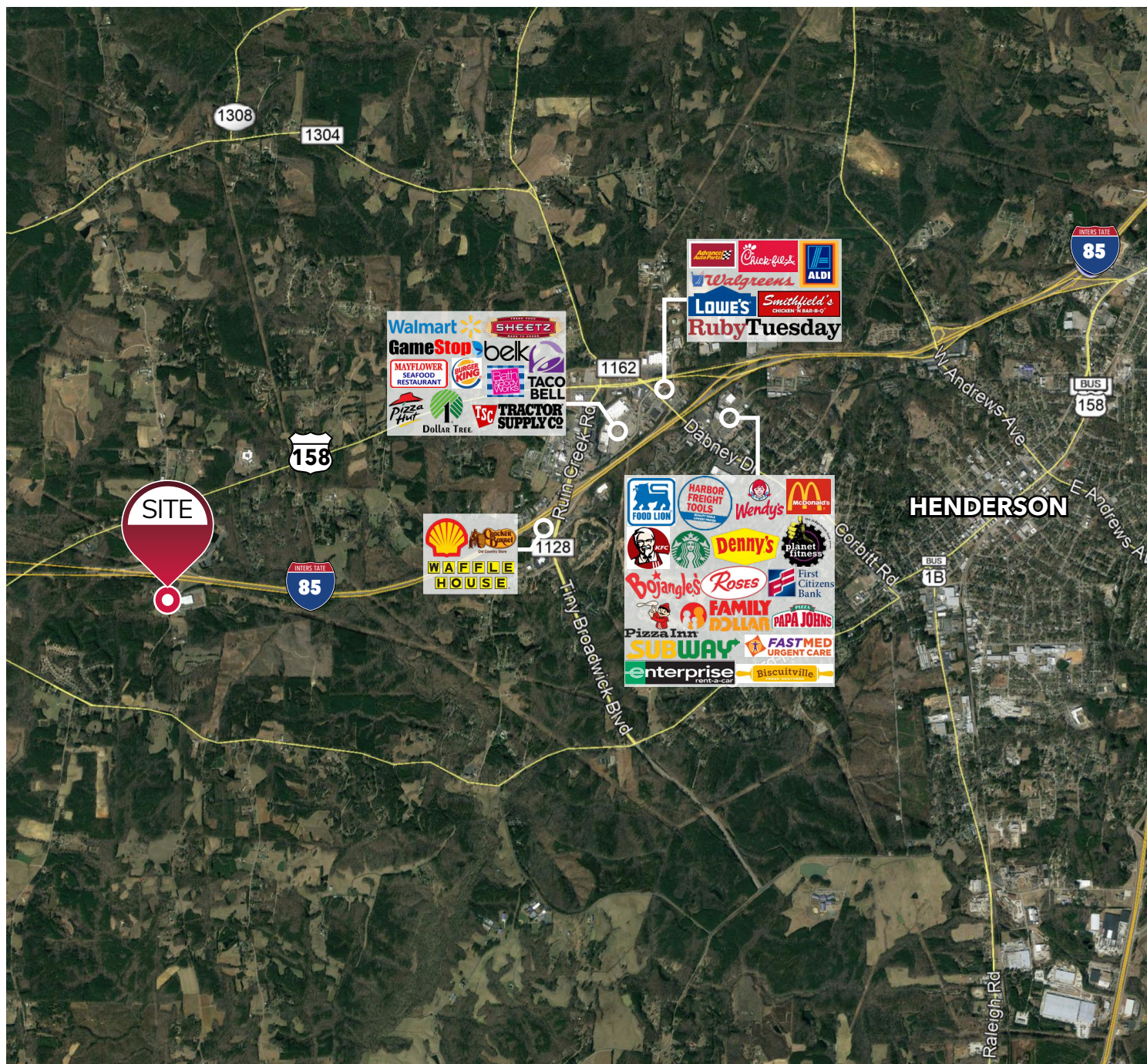


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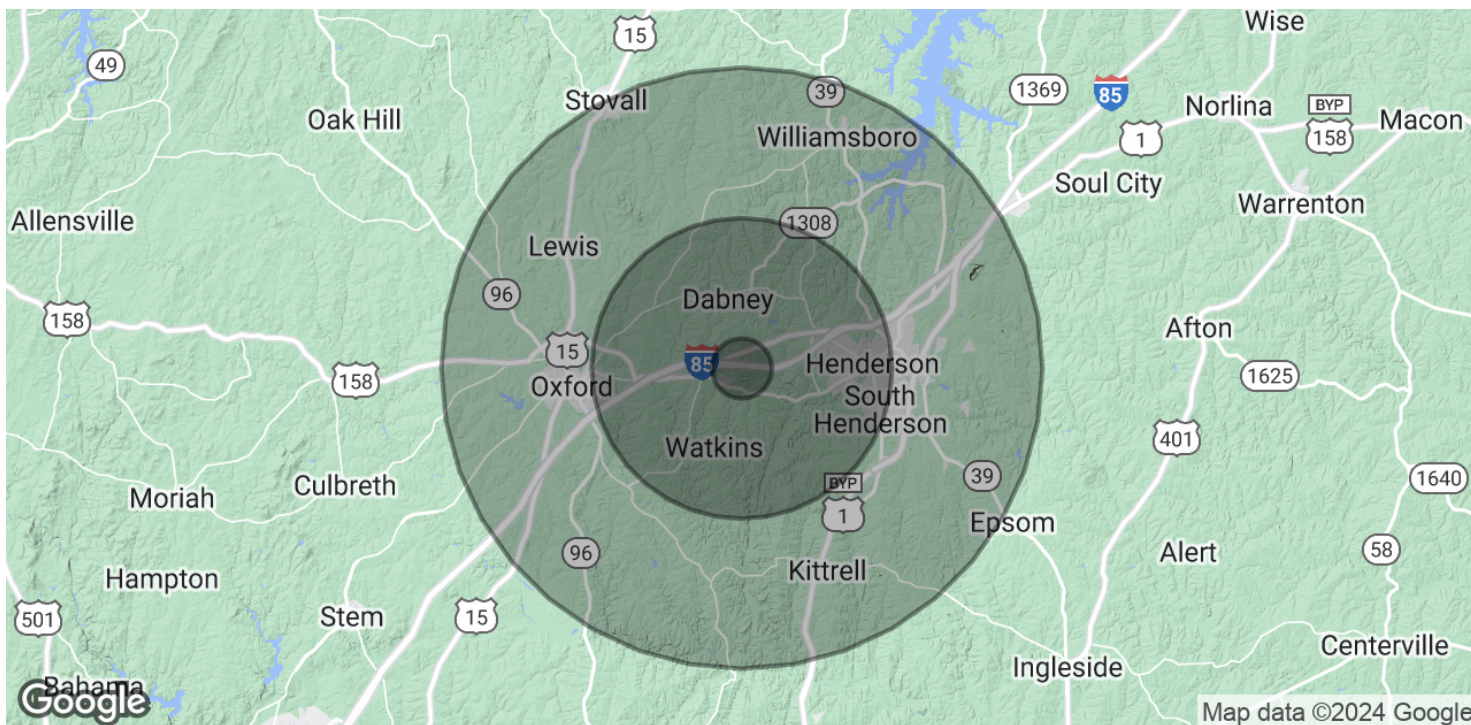


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POPULATION

1 MILE

5 MILES

10 MILES

	606	19,336	58,186
Median Age	47.4	44.5	41.1
Median Age (Male)	44.0	41.1	38.5
Median Age (Female)	50.2	47.2	43.5

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total Households	253	7,935	22,492
Average HH Size	2.39	2.36	2.53
Average HH Income	\$73,554	\$62,211	\$56,965
Average House Value	\$215,217	\$178,150	\$156,284

* Demographic data derived from 2020 ESRI

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