

## PROPERTY OVERVIEW

- ±10 acres of land fronting Hwy 158 Business in Warrenton
- Parcel is a portion of PIN# 2947200561
- Located at the entrance to Warrenton on Hwy. 158 Business and is an ideal location for commercial development with its LI zoning
- Water and Sewer (force main) are on Hwy. 158 Business
- Triangle growth is moving north along I-85 and impacting the entire county from I-85 to Lake Gaston
- Tremendous investment opportunity for future development
- Warren County is actively working on Economic Development having recently completed an expansion of Glen Raven Mills (Sunbrella Mfg) and International Paper has an operation on US 1
- Property Priced at \$20,000/acre

## PROPERTY DESCRIPTION

±10 acres of land fronting Hwy. 158 Business in Warrenton, NC. Site is a portion of PIN#: 2947200561.

## LOCATION DESCRIPTION

The site is on Hwy. 158 Business between Warrenton and Norlina. The location is close to the NC SECU, Warren County administrative offices, and downtown Warrenton making it an ideal location for commercial development.

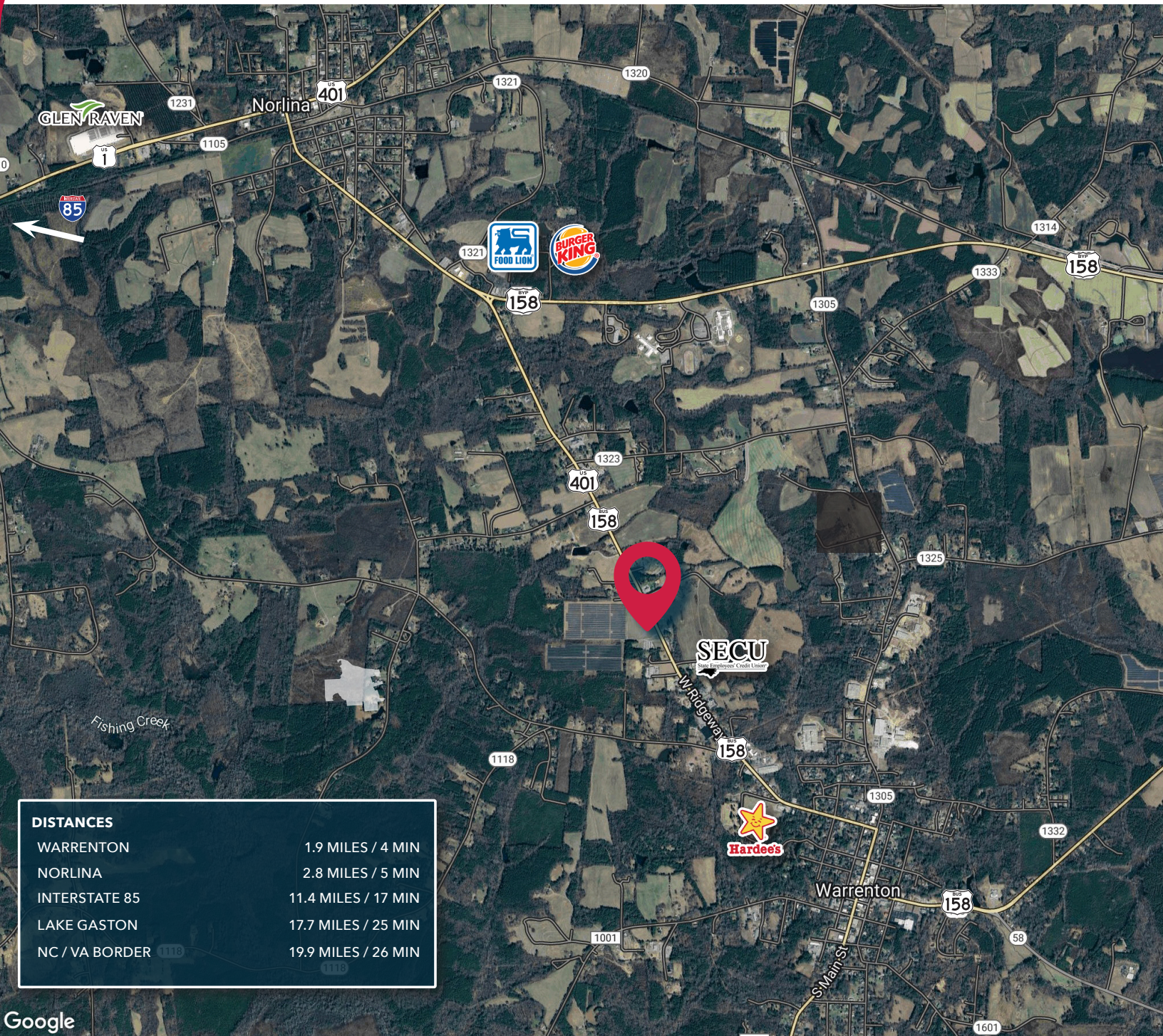
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	659	4,081	6,435
Daytime Population	1,038	4,709	6,717
Median HH Income	\$40,884	\$39,965	\$40,054
Median Age	42.0	43.8	44.8
Median Home Value	\$99,468	\$94,070	\$98,262

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