

DEVELOPMENT OPPORTUNITY

Bosco Road
New Hill, NC

GREENVALE

CONTACT FOR PRICE



CRIMSON CAROLINA LLC
COMMERCIAL REAL ESTATE SERVICES

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LOCAL AERIAL

540

New Hill Olive Chapel Rd



1 Hwy



SITE FEATURES

ADDRESS

0 & 3429 Bosco Road
New Hill, NC

PARCEL ID

0720452199000
0720556175000

SIZE

± 96 acres

ZONING

R-30 - Residential (Low Density)

UTILITIES

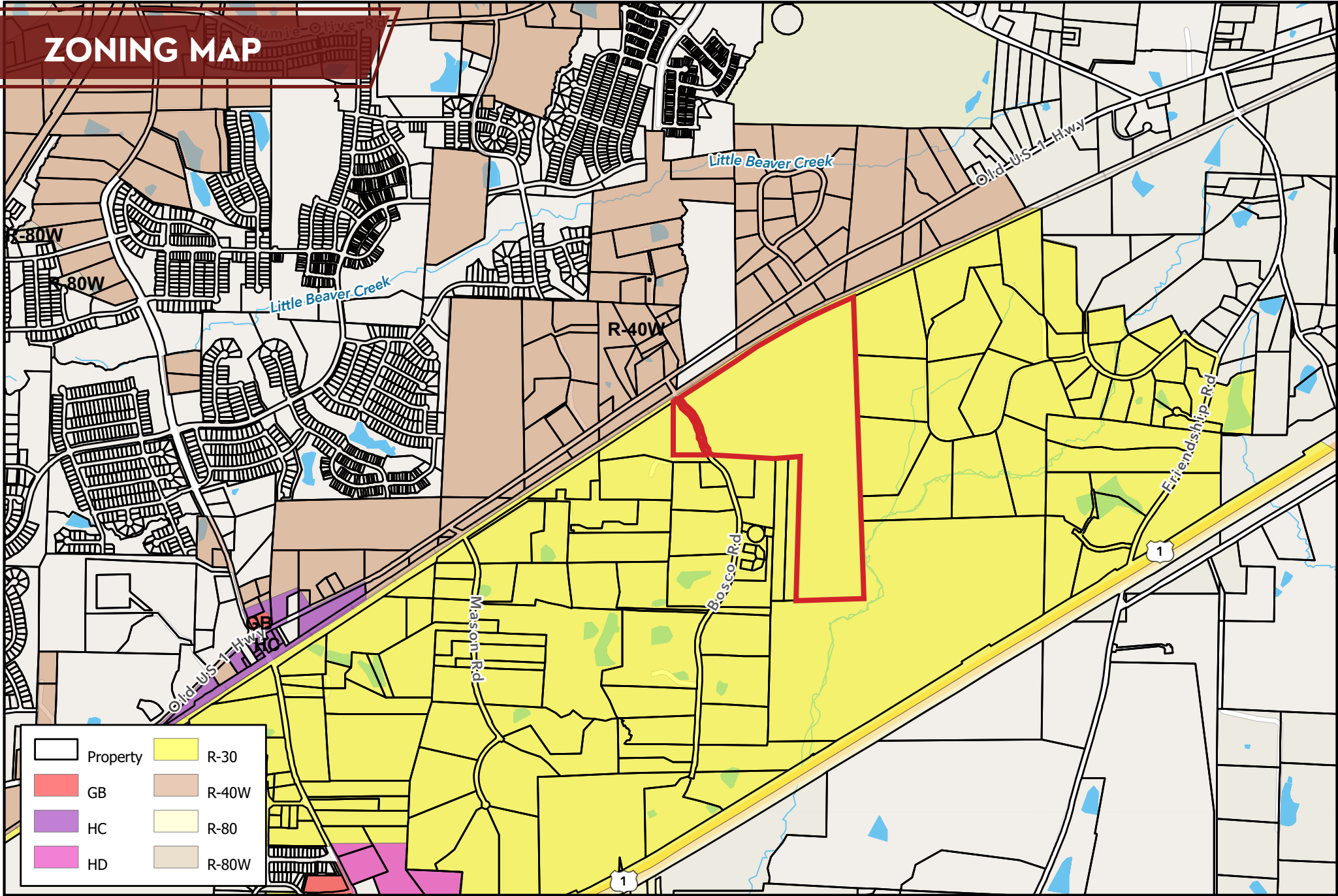
Wake County - currently none nearby
Utility Easement towards southern end
of site

FEATURES

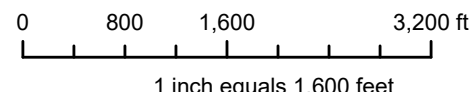
- Excellent commercial/industrial site (subject to rezoning)
- Rail access (CSX)
- Direct access to US-1



ZONING MAP

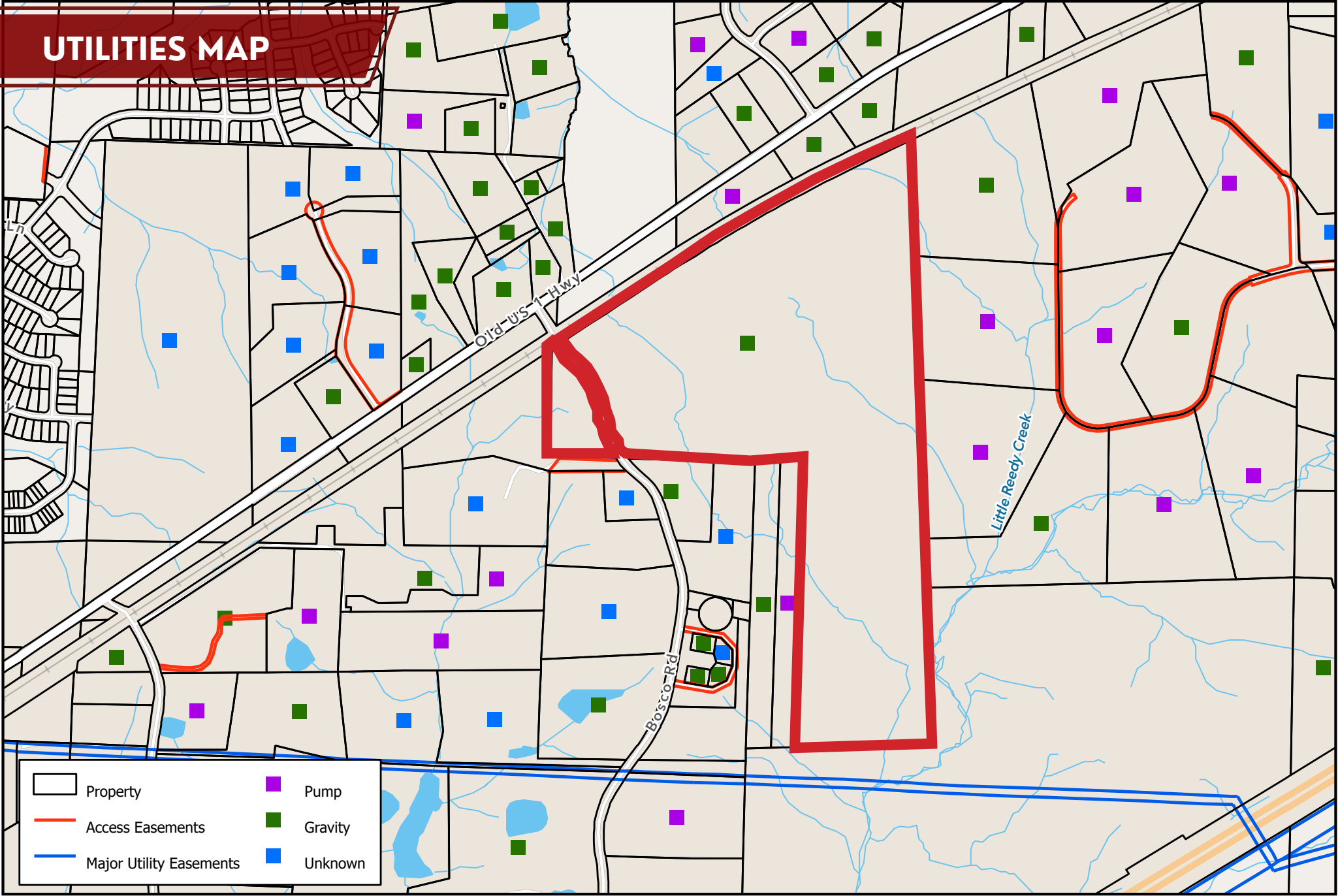








Zoning map

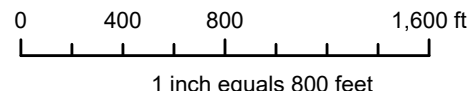


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UTILITIES MAP



	Property		Pump
	Access Easements		Gravity
	Major Utility Easements		Unknown



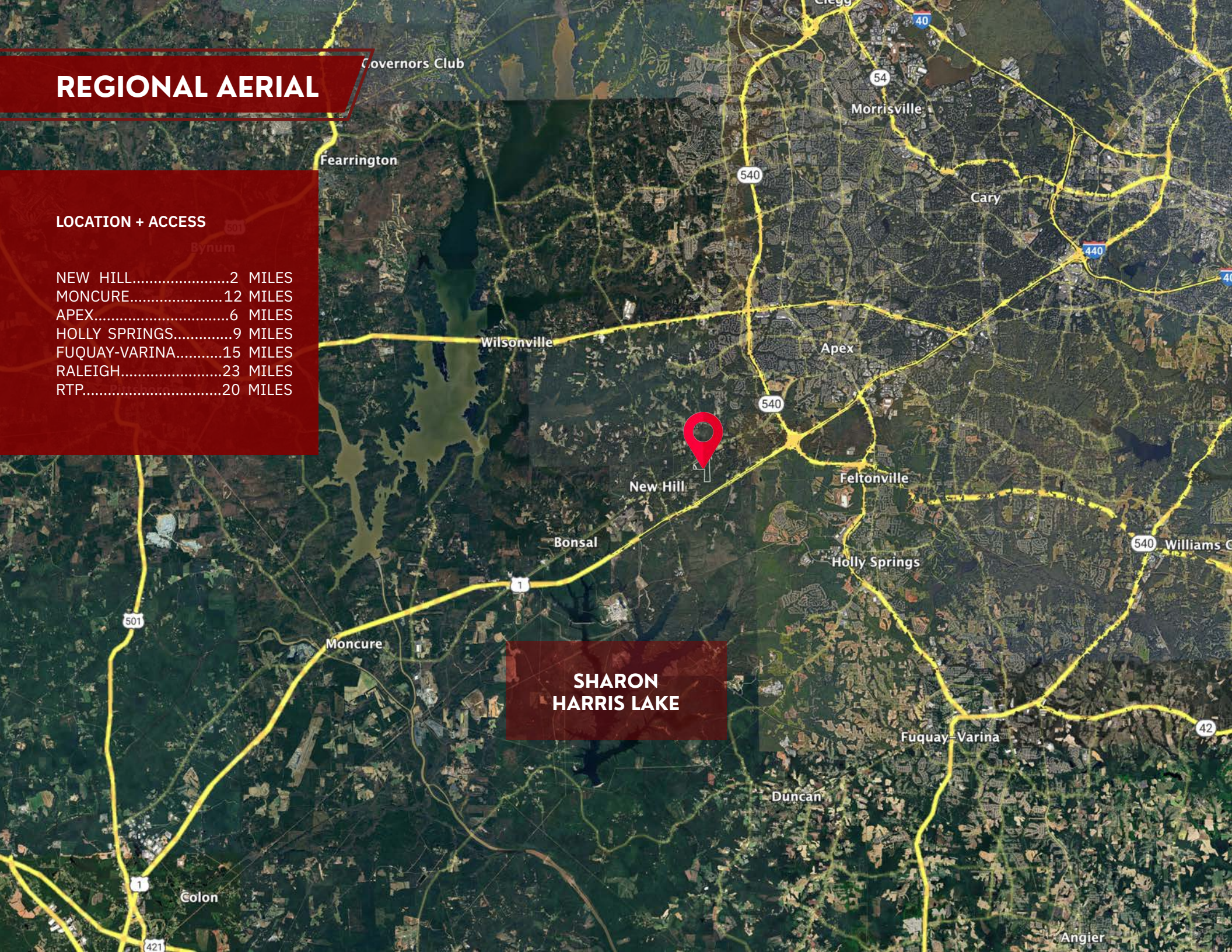
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REGIONAL AERIAL

LOCATION + ACCESS

NEW HILL.....	2 MILES
MONCURE.....	12 MILES
APEX.....	6 MILES
HOLLY SPRINGS.....	9 MILES
FUQUAY-VARINA.....	15 MILES
RALEIGH.....	23 MILES
RTP.....	20 MILES

**SHARON
HARRIS LAKE**

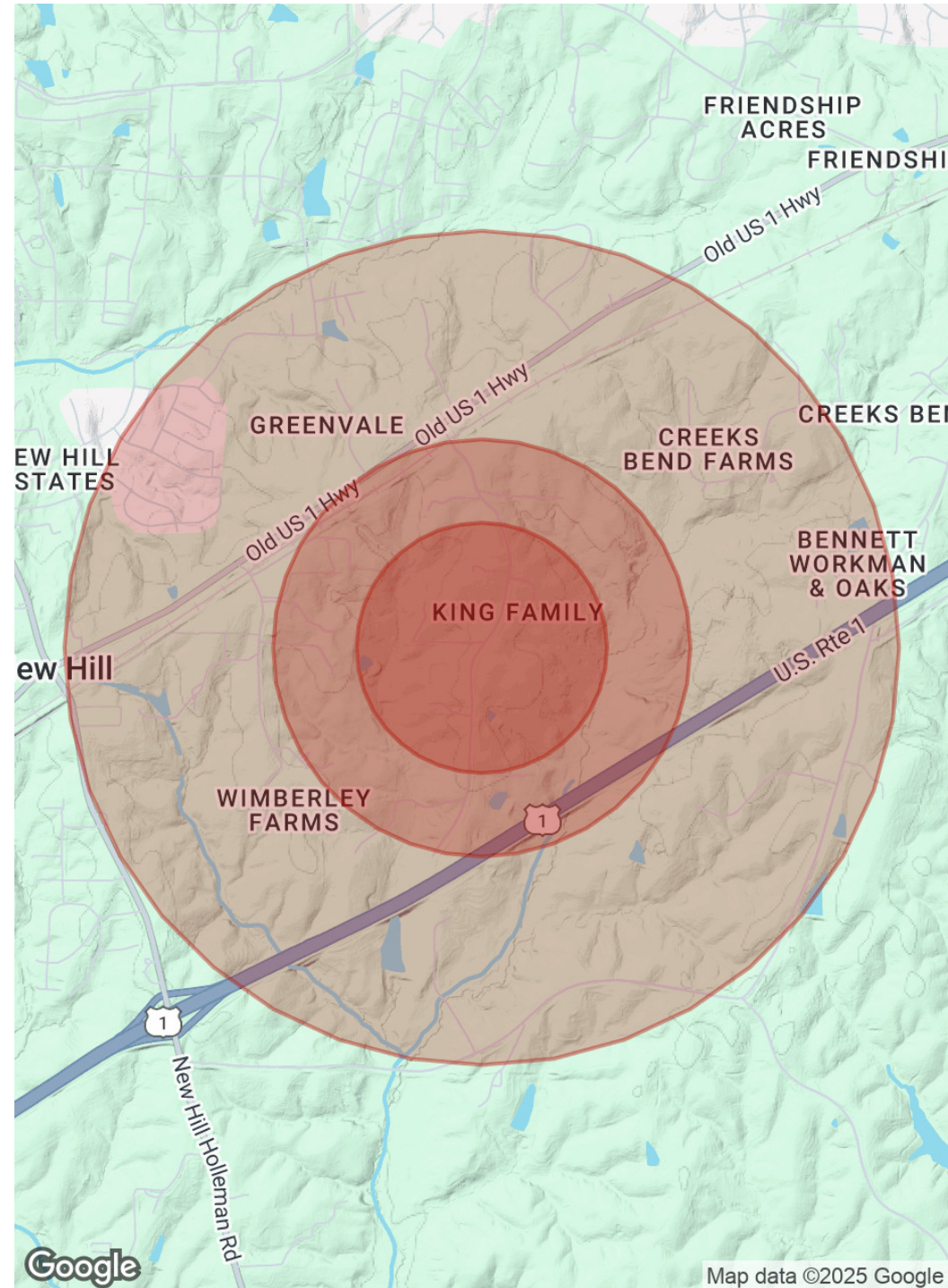


DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	43	106	704
Average Age	36	36	36
Average Age (Male)	36	36	35
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	15	37	243
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$182,747	\$182,872	\$183,214
Average House Value	\$719,955	\$719,533	\$723,826

Demographics data derived from AlphaMap





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