

ATLAS  STARK

# LAND FOR SALE OR GROUND LEASE

39.89 ACRES  
HENDERSON, VANCE COUNTY



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# SALE INFORMATION

## PROPERTY OVERVIEW

Address	Bear Pond Rd, Henderson, NC 27537
County	Vance County
Price	\$800,000
Price Per Acre	\$20,000
Acreage	39.89 acres
PIN	0546 04041
Zoning	Agricultural Residential
Utilities	Henderson Water & Sewer

For Sale: 38.89 acres located on Bear Pond Road in Henderson, Vance County, North Carolina. The Property is conveniently located 1/2 mile from US 1.

The Property is zoned Agricultural Residential (AR), and was recently cleared. Adjacent parcels are zoned Industrial (I2) and General Commercial (GC1).

Utilities (Water & Sewer) border the Property and are readily available.

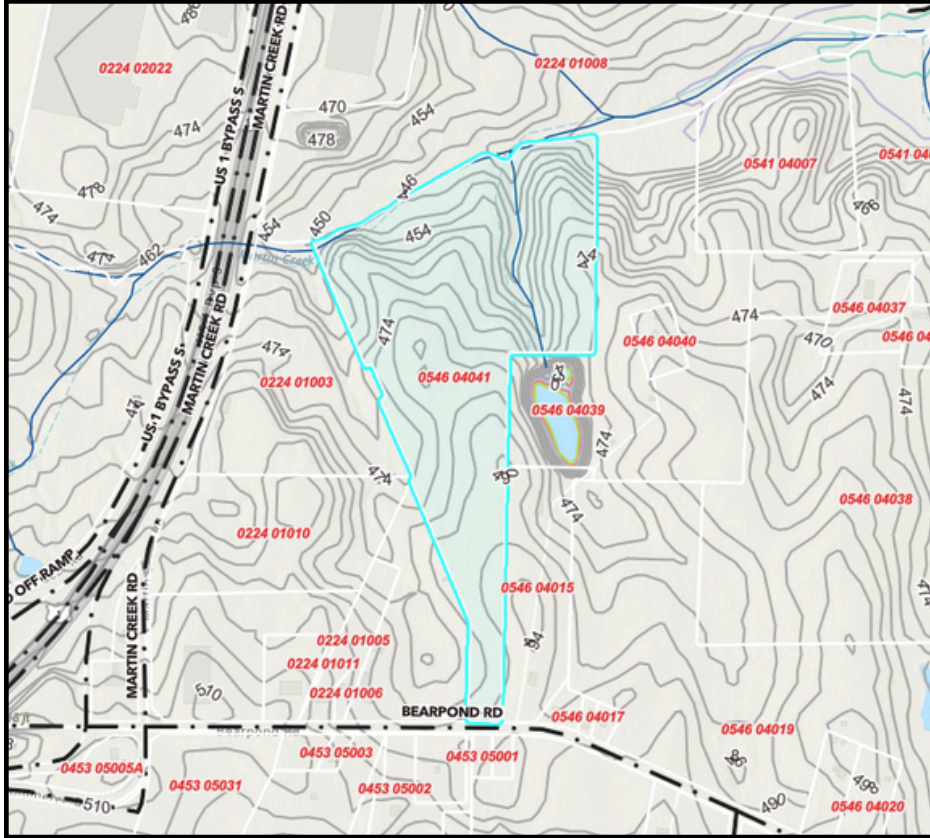
**PURCHASE PRICE: \$800,000 (\$20,000/acre)**

**GROUND LEASE INFORMATION: Contact Broker**



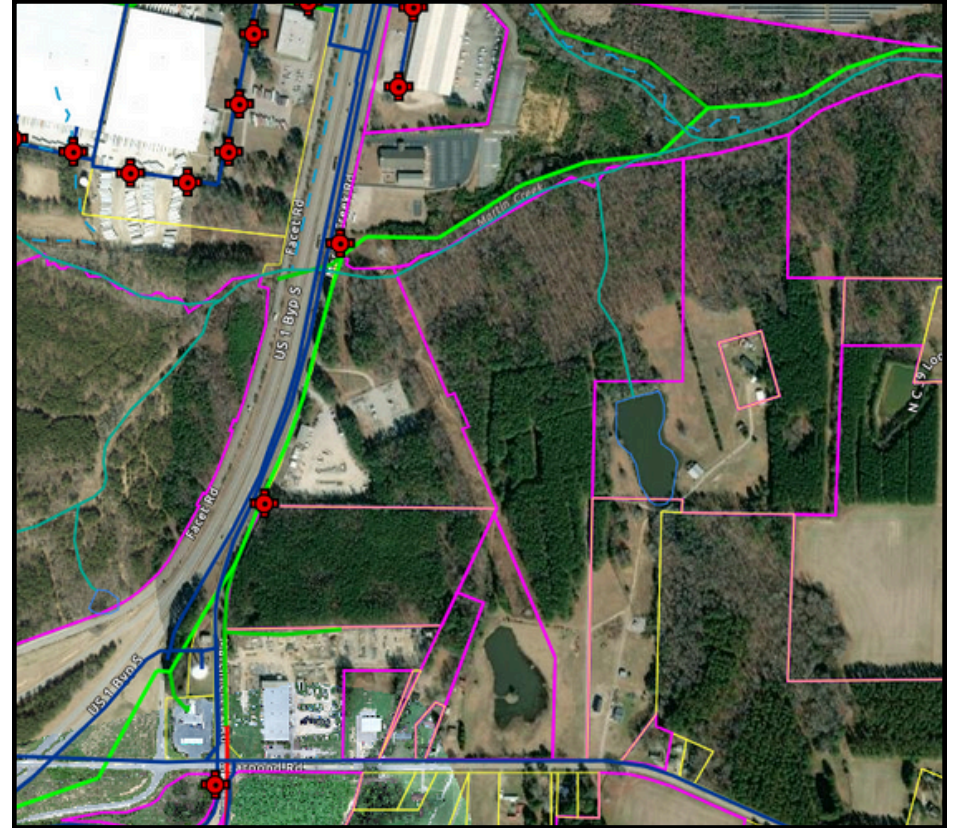
# MAPS

## TOPOGRAPHY MAP

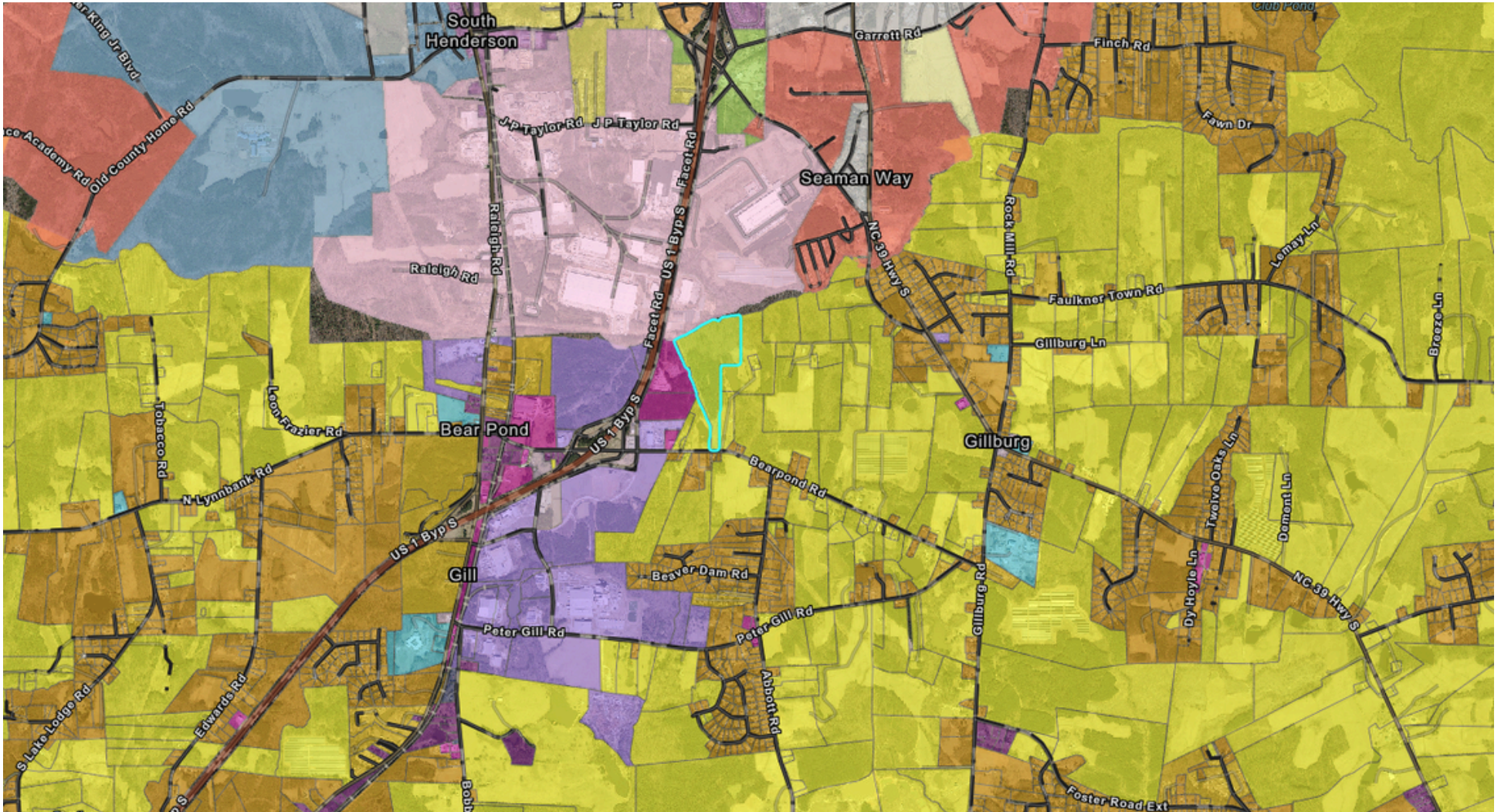






## UTILITIES MAP

— Sewer Line      — Water Line



# ZONING MAP



	Zoning
	AR - Agricultural Residential
	LI - Light Industrial
	GC1 - General Commercial
	I2 - Industrial Non-Park District

# NEIGHBORHOOD MAP

- Future Development
- 750-single family homes
- 275-townhomes
- 123 acres

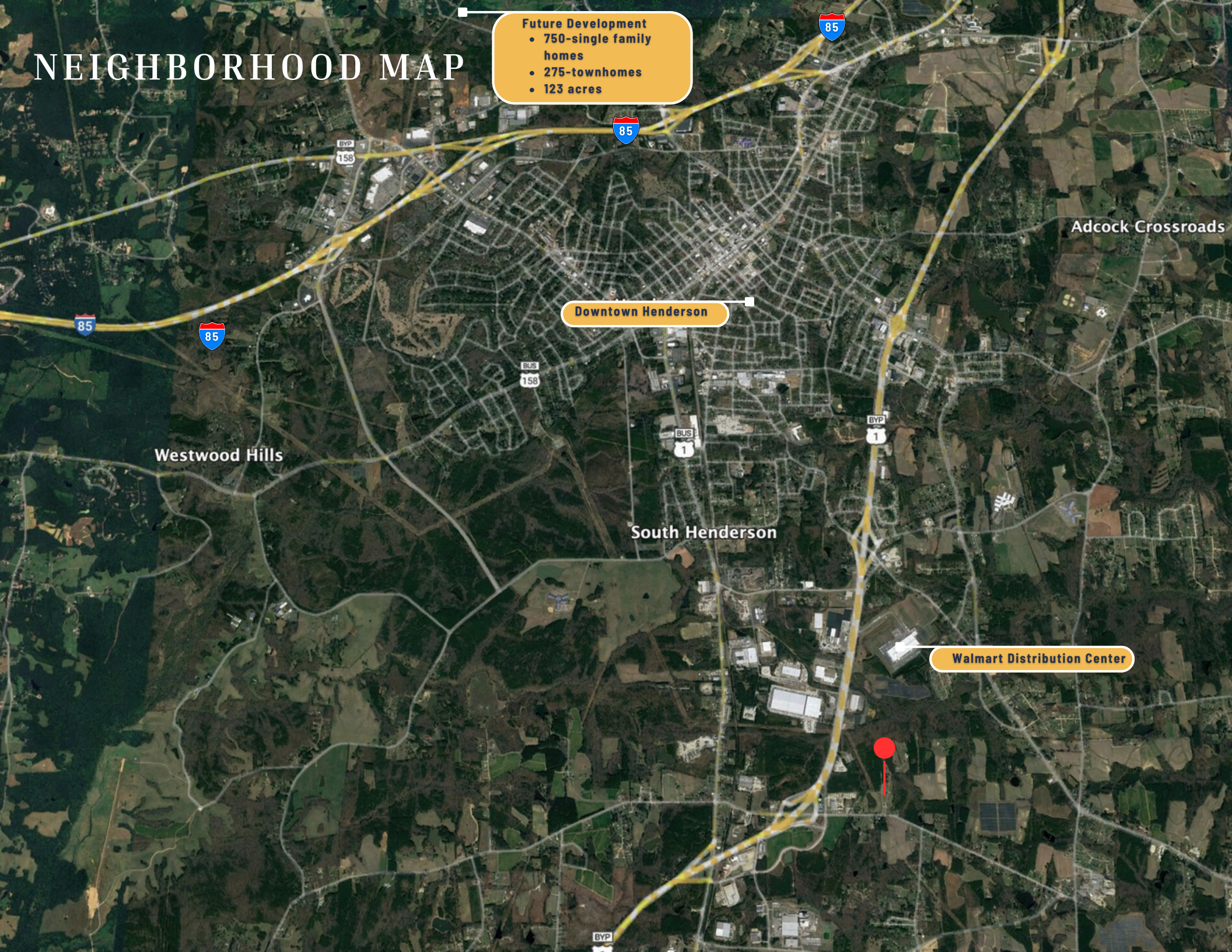
Downtown Henderson

South Henderson

Walmart Distribution Center

Adcock Crossroads

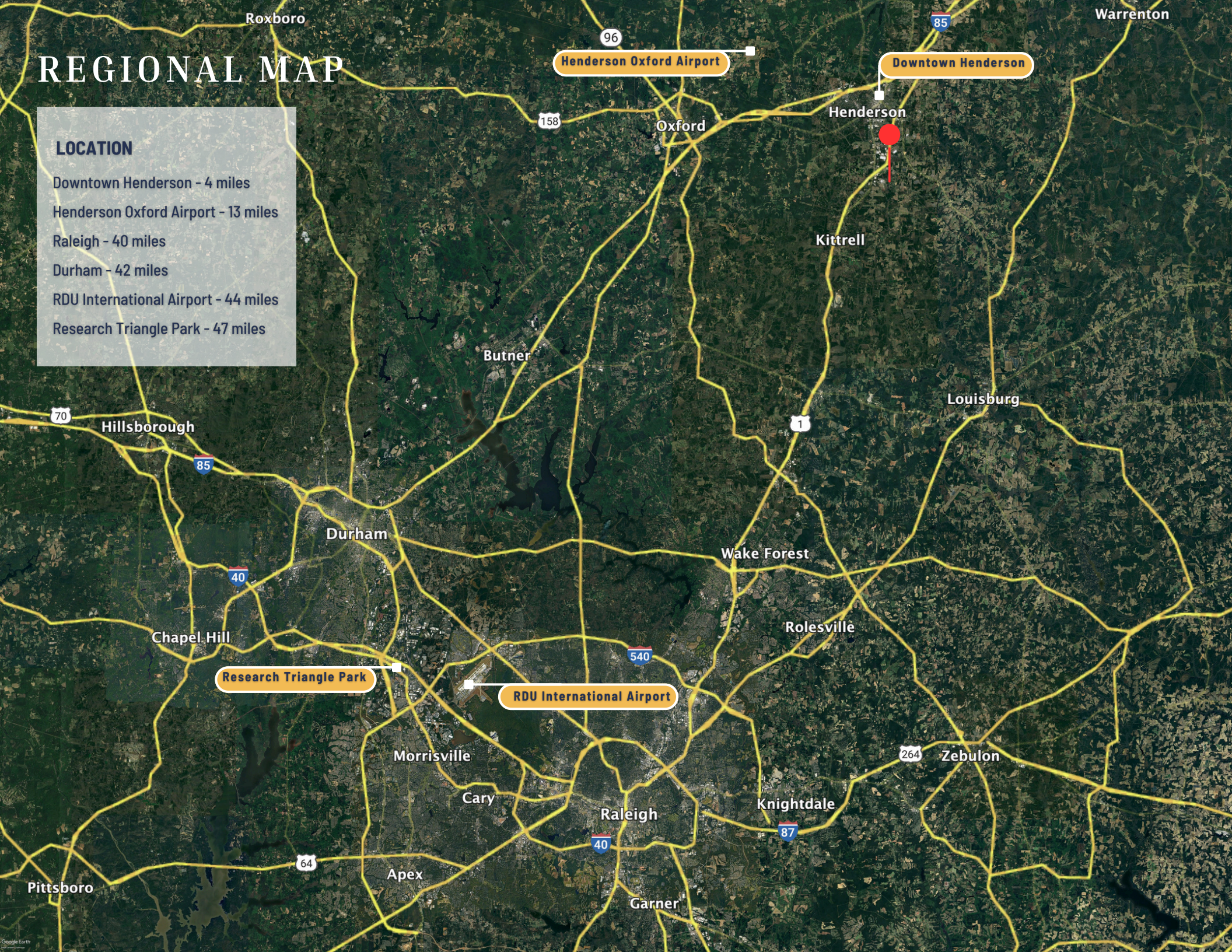
Westwood Hills



# REGIONAL MAP

## LOCATION

- Downtown Henderson - 4 miles
- Henderson Oxford Airport - 13 miles
- Raleigh - 40 miles
- Durham - 42 miles
- RDU International Airport - 44 miles
- Research Triangle Park - 47 miles



# BEAR POND RD, HENDERSON, NC 27537

## CONTACT

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