

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	\$720,000
Price Per Acre	\$18,000
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.

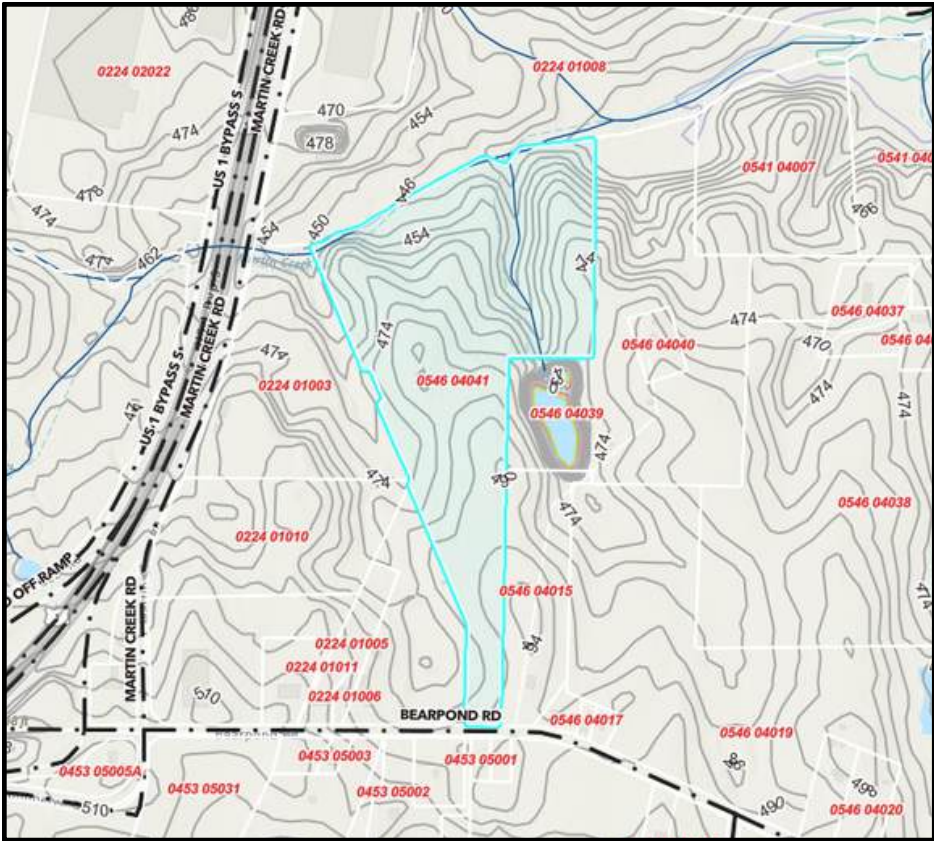
PURCHASE PRICE: \$720,000 (\$20,000/acre)

GROUND LEASE INFORMATION: Contact Broker

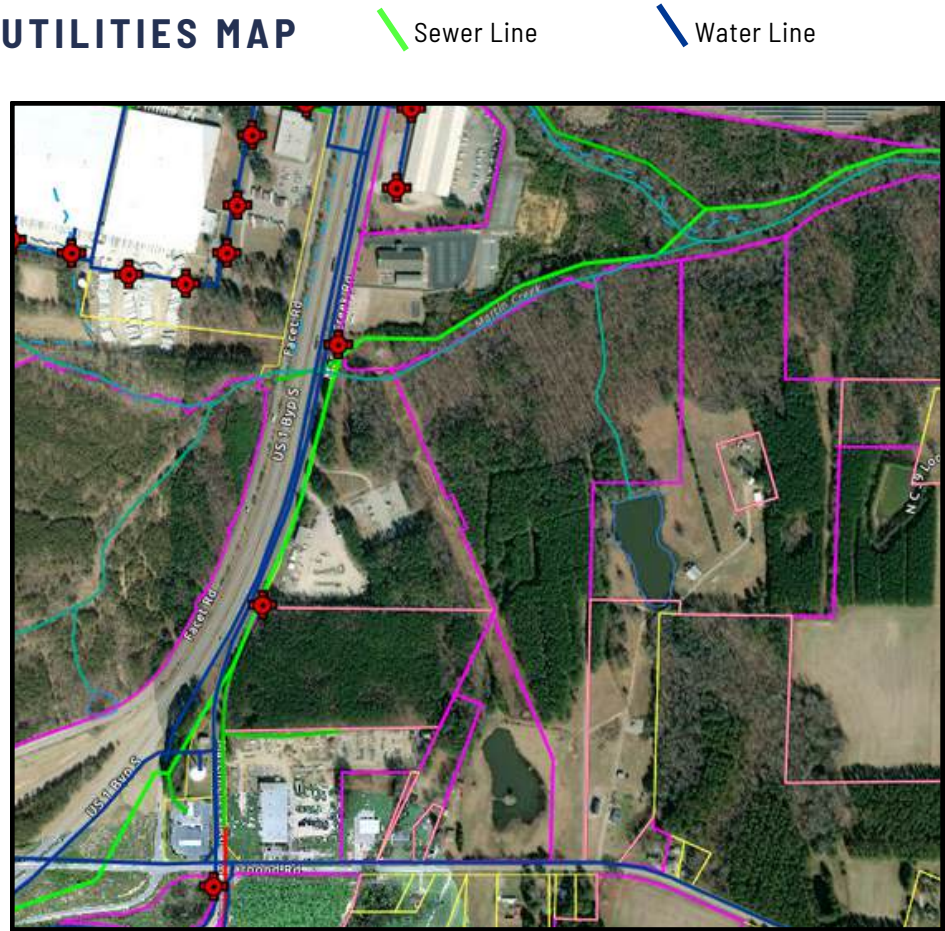


MAPS

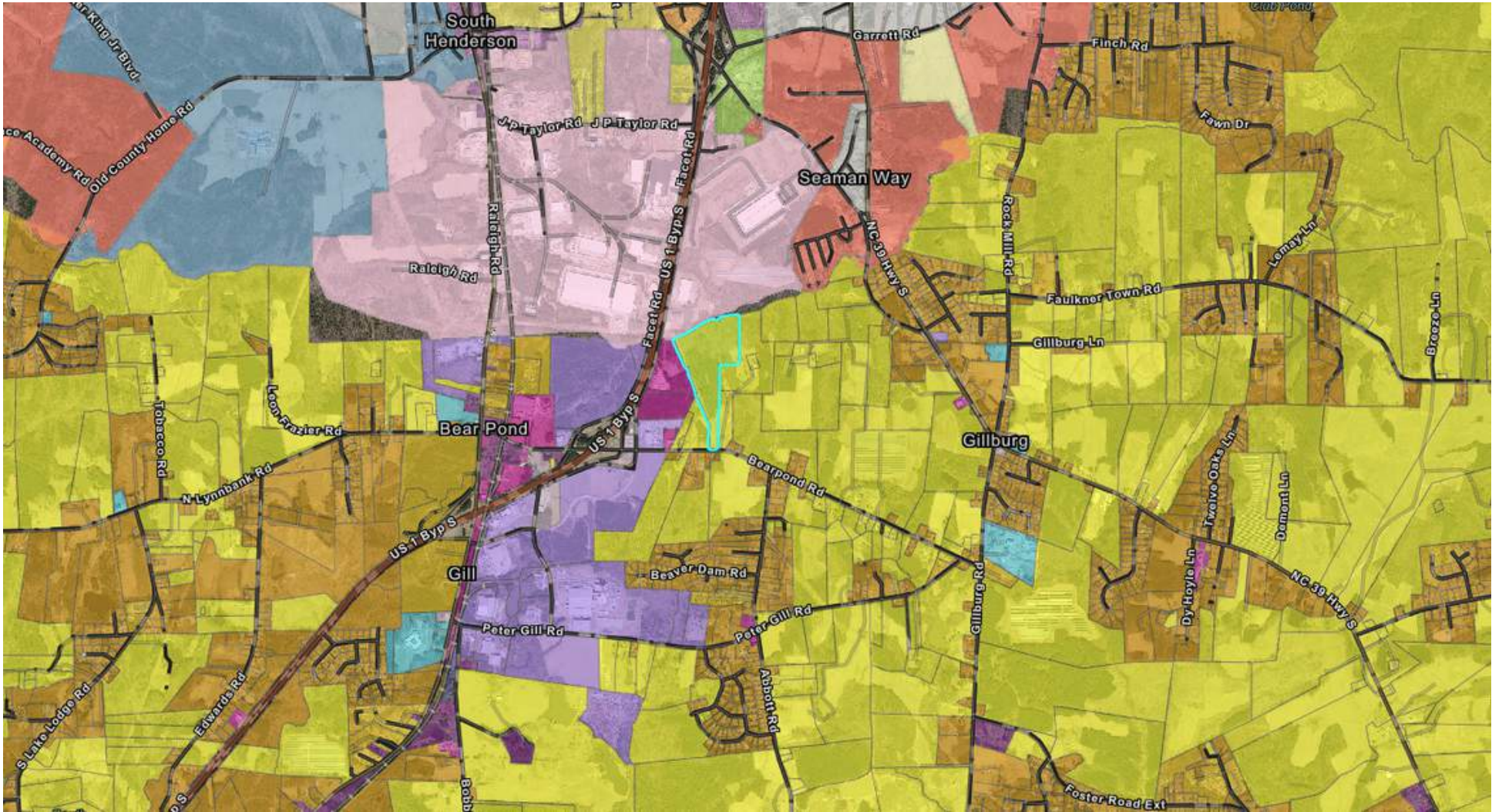
TOPOGRAPHY MAP



UTILITIES MAP



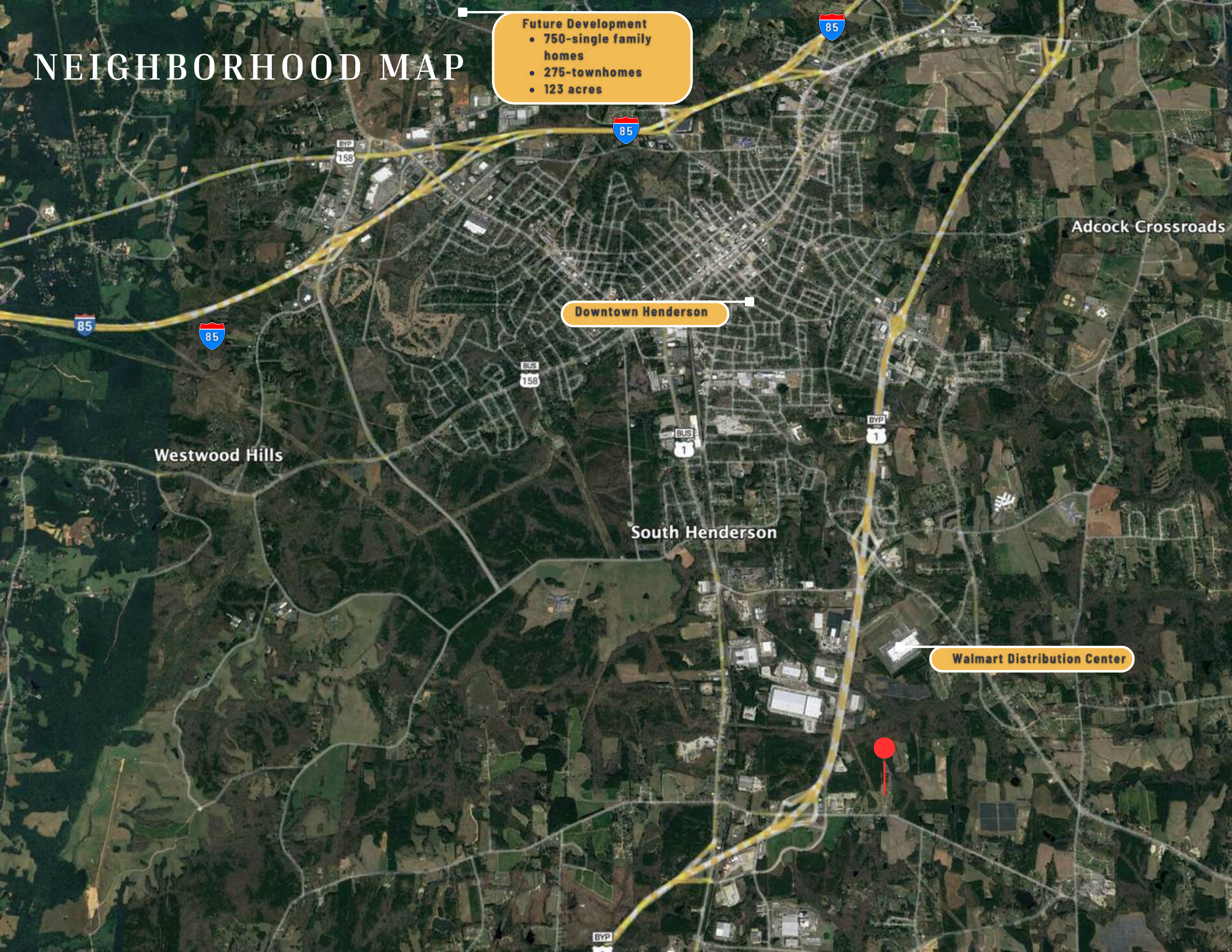
ZONING MAP



	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



Adcock Crossroads

Downtown Henderson

Westwood Hills

South Henderson

Walmart Distribution Center

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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