

- **Offering Price:** \$950,000
- **Acreage:** Approximately 4.720 Net Acres
- **Survey:** See Below/Attached
- **PIN Number:** 2805-98-7317
- **Zoning:** I-1 (Light Industrial)
- **Water/Sewer:** Available To Property
See Water/Sewer Map Below/Attached
- **Residential Acreage:**
Approximately 165 Acres, Zoned A-R (Agricultural Residential) Is Available Across Industrial Drive From The Subject Property. Please Contact Listing Broker For Additional Information.
- **Demographics:**
Population (2024)
3 Mile: 5,981
5 Mile: 9,934
10 Mile: 37,690
- **Average Household Income (2024)**
3 Mile: \$78,254
5 Mile: \$79,193
10 Mile: \$86,620
Source: Esri Forecasts For 2024 And 2029
- **Location:**
Approximately 1 Mile To Downtown Louisburg

Approximately 43 Miles To Raleigh Durham International Airport

Approximately 32 Miles To Downtown Raleigh

Approximately 40 Miles To North Hills/Midtown

The information contained herein has been obtained from sources deemed reliable, however, no representation or warranty, either expressed or implied, is made as to its completeness or accuracy. Prospective buyers should make their own investigations to ascertain the accuracy of the material contained herein. This offering is subject to change, correction or withdrawal.



For Sale

Industrial Acreage, +/- 4.720 Net Acres

NC-561 Highway & Industrial Drive, Louisburg, NC 27549

For Additional Information
Michael Waldrop at 919-645-1605
michael@wp-cre.com

3700 Computer Dr., Suite 240
Raleigh, NC 27609
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Fax: 919-645-1606
www.waldropproperties.com

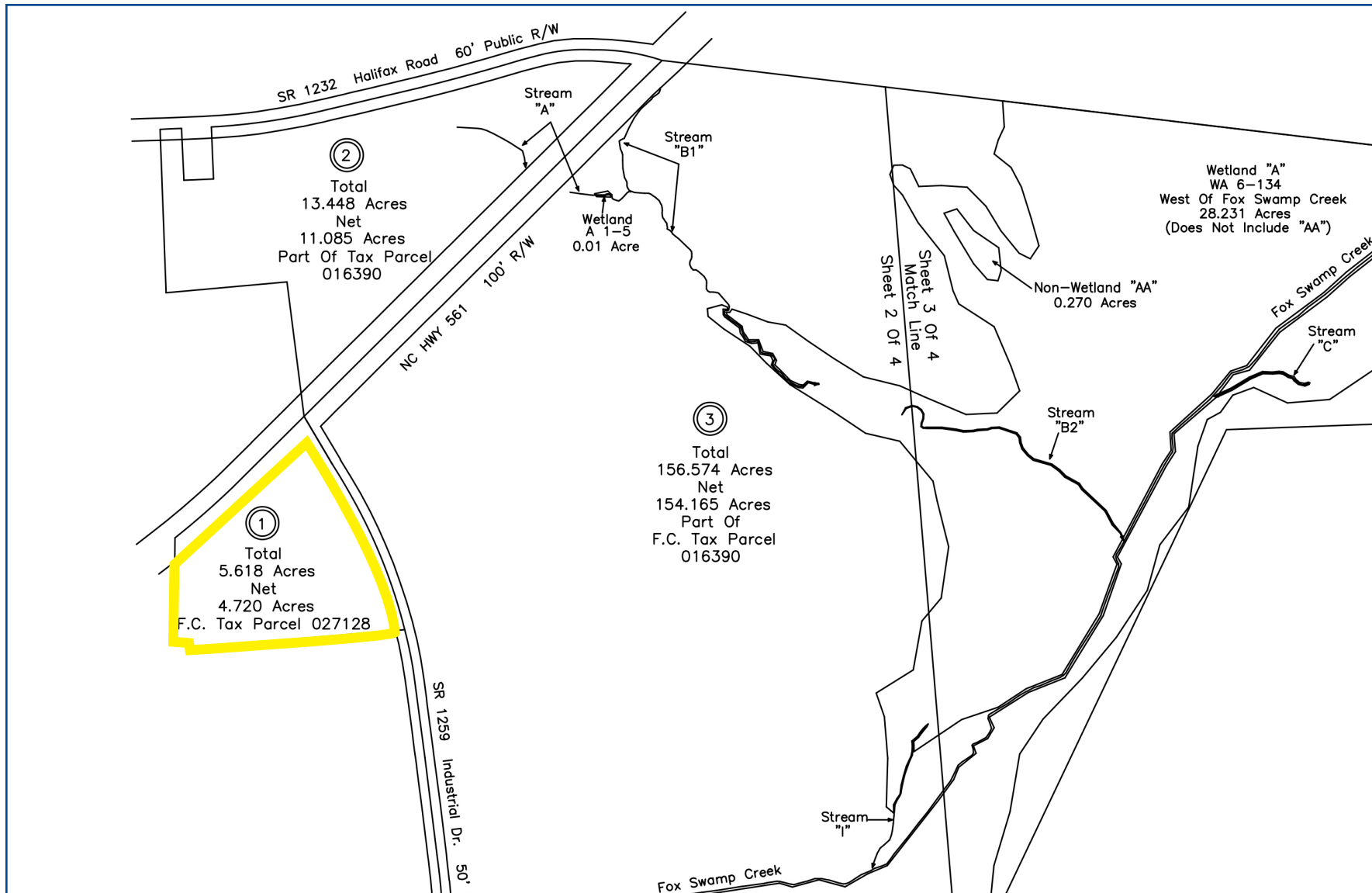
SURVEY

NC-561 Highway & Industrial Drive, Louisburg, NC 27549



WALDROP PROPERTIES, LLC

Commercial Real Estate Solutions



for more information contact

Michael Waldrop at 919-645-1605 ■ michael@wp-cre.com

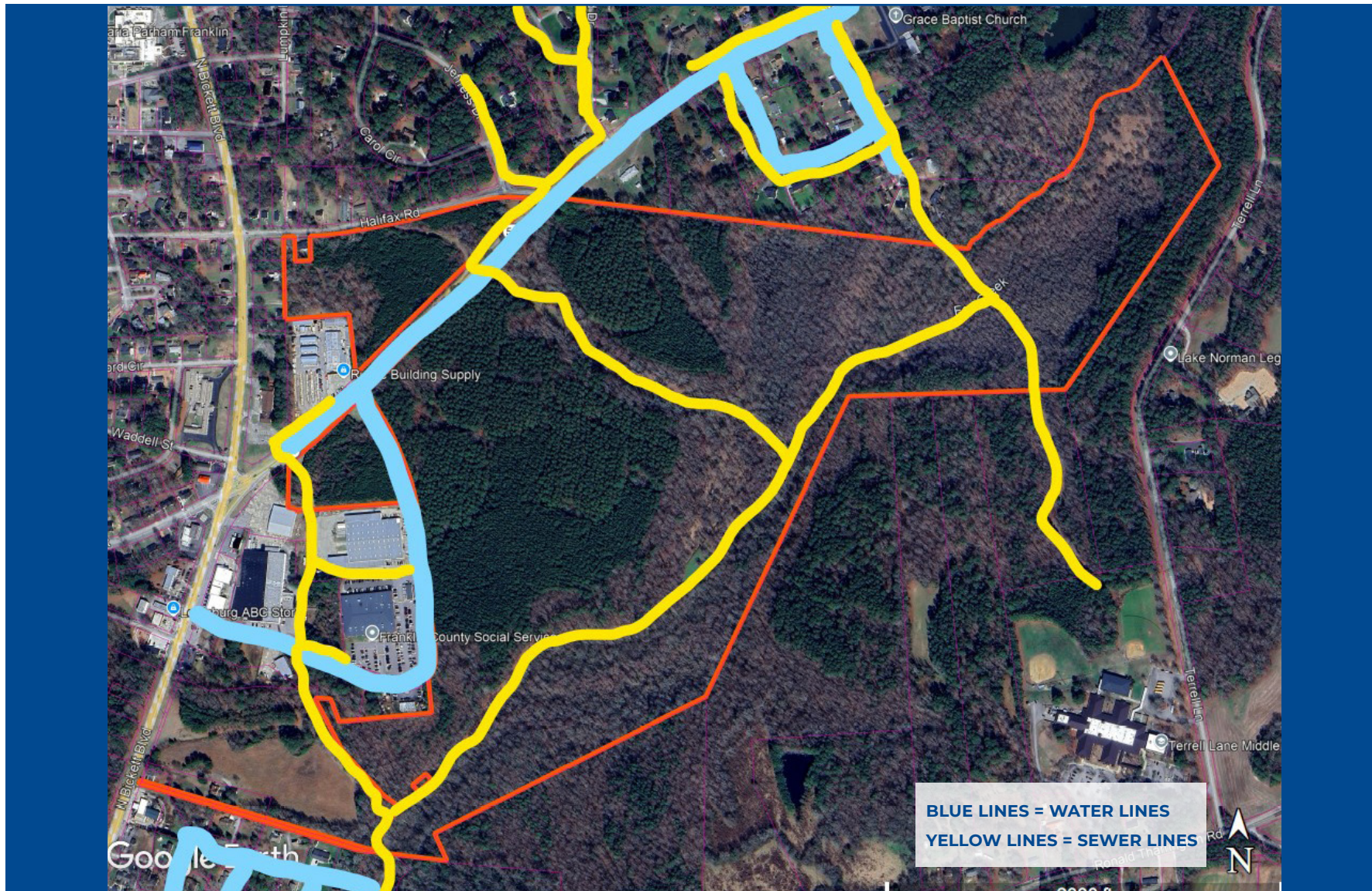


WALDROP PROPERTIES, LLC

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WATER & SEWER MAP

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