

For Sale

1.43 Acres

\$250,000

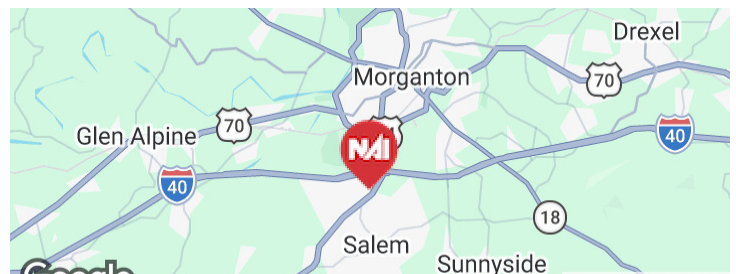


1320 Burkemont Avenue

Morganton, North Carolina 28655

Property Overview

Prime commercial land situated in a highly desirable location along a major commercial corridor, just half a mile from I-40. With traffic counts at 20,000+ vpd, this site offers excellent visibility and accessibility. Adjacent to a Dollar General and surrounded by general retail, big box retail, grocery-anchored retail, multifamily, and hospitality, this flat and graded site is ready for immediate development. The owner is also open to considering a build-to-suit arrangement for the right long term tenant.



Offering Summary

Sale Price:	\$250,000
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For More Information



Karl Nelson, CCIM

Commercial Broker
knelson@naibeverly-hanks.com | NC #291784



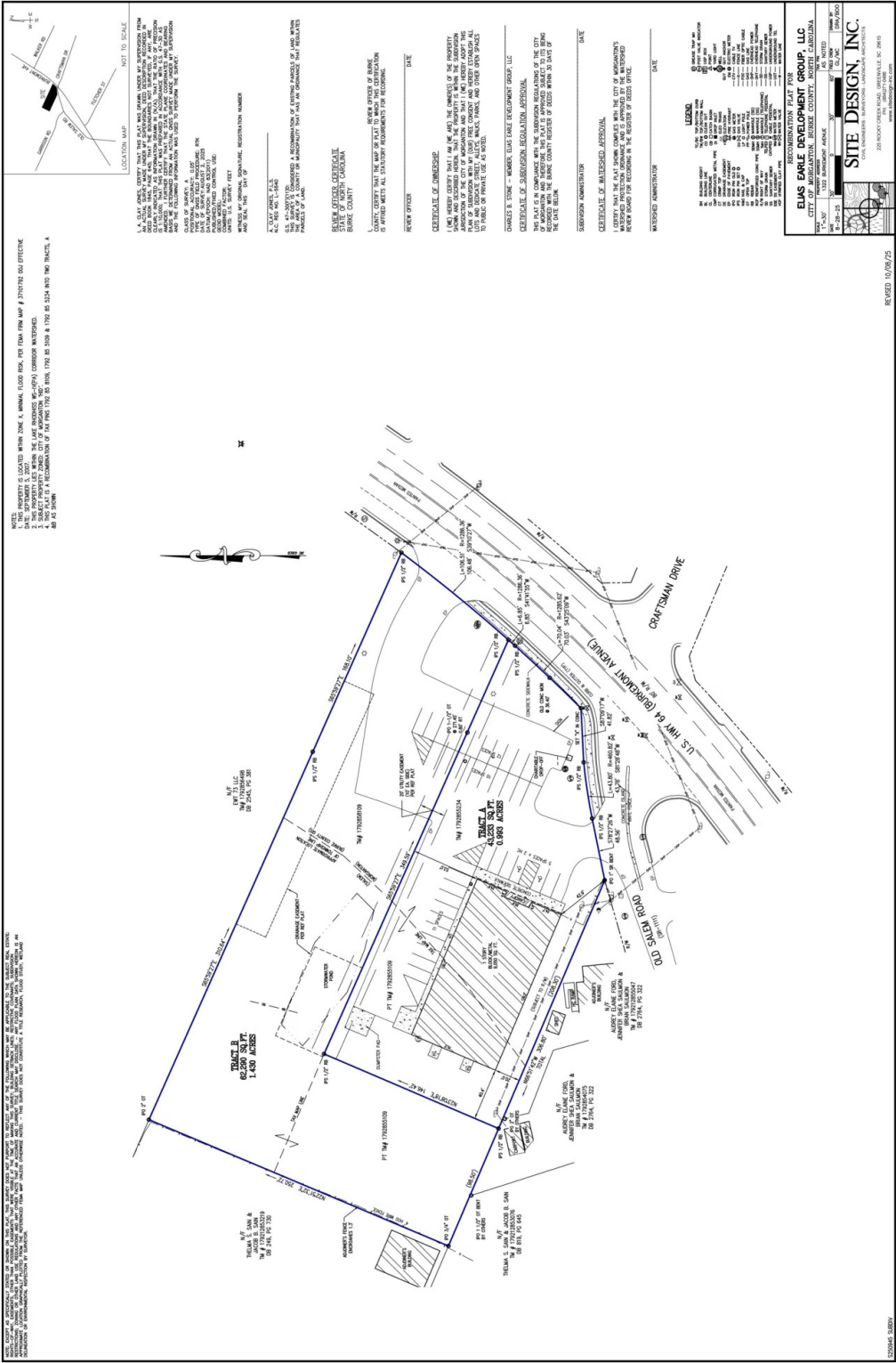
Patrick Johnson

Commercial Broker
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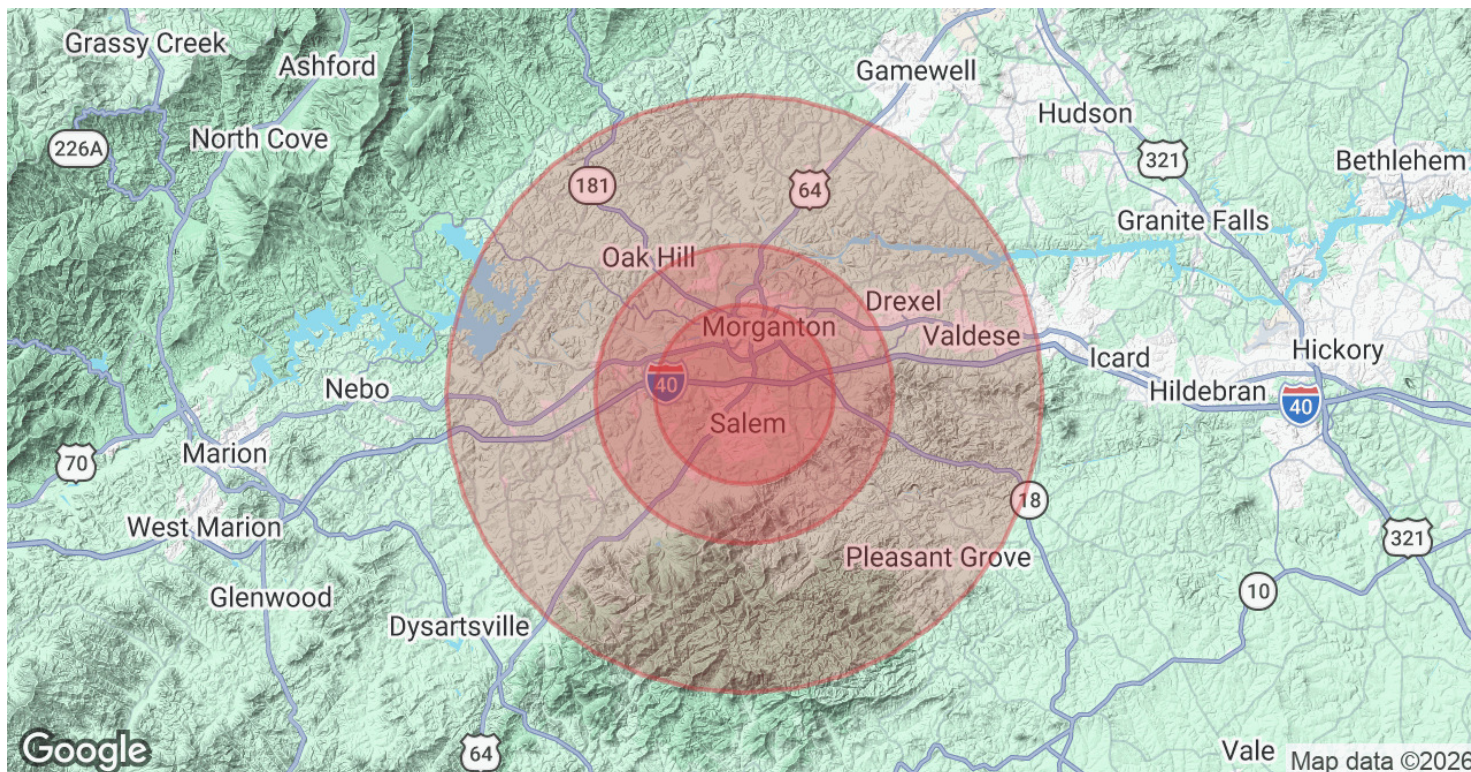
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Population	3 Miles	5 Miles	10 Miles
Total Population	15,545	32,740	67,411
Average Age	38.9	40.4	44.4
Average Age (Male)	38.7	39.6	43.4
Average Age (Female)	40.0	43.0	46.3

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	6,041	12,647	27,205
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$71,580	\$71,090	\$73,578
Average House Value	\$216,053	\$204,652	\$195,128

2023 American Community Survey (ACS)