



**COLDWELL
BANKER
COMMERCIAL**
ADVANTAGE

I-74 Off-Ramp Retail Parcel - PRICE REDUCED

Macon Ridge Road
Ellerbe, NC 28338

DETAILS

14.53 acres available - 2.0 acre minimum

\$1,899,999.00

\$130,763.87 per acre

\$3.00 per square foot

FOR SALE

SCOTTYBEAL.COM

SCOTTY BEAL | 336.926.3530 | SCOTTY@SCOTTYBEAL.COM

Coldwell Banker Commercial Advantage
285 S. Stratford Rd., Winston-Salem, NC 27103

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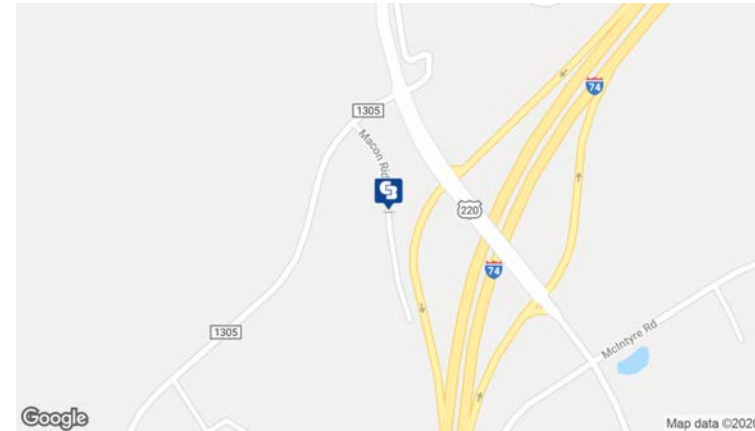
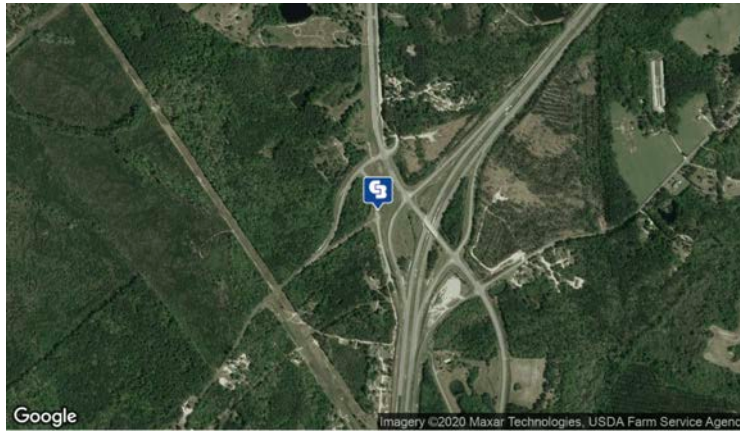


I-74 OFF-RAMP RETAIL PARCEL

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SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$1,899,999.00

Lot Size: 14.53 acres

Price Per Acre: \$130,763.87

Price / SF: \$3.00

Zoning: Highway Commercial

Traffic Counts: 13,000 on I-74

OVERVIEW

Scotty Beal and Coldwell Banker Commercial Advantage are pleased to present this parcel of land for sale on Macon Ridge Road in Ellerbe, North Carolina. Site is immediately adjacent to Exit 25 off I-74 at its intersection with US Highway 220, highly visible location sits atop a ridge that borders southbound on-ramp. While options are nearly endless, this site is a prime location for fuel or food retail location at this newly developed interchange. Site can be divided to suit user's needs, with a minimum availability of 2.0 acres.

HIGHLIGHTS

- 14.53 acres immediately adjacent to Exit 25 off I-74
- Direct visibility from I-74
- 1,131 frontage on I-74
- 2.0 acre minimum available
- Utilities contiguous to site
- Highway Commercial Overlay Zoning
- Myrtle Beach MSA
- 5M Demo: 2,363 households
- 5M Demo: \$37,912 Median Household Income



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The Property

Acres	14.53	Best Use	Retail	Topography	Moderate slope	Flood Plain	No
Total Square Feet	632,927	Former Use	None	Cleared	No	Storm Water Mgmt	No
Min Available	2.0 acres	Water	Contiguous	Graded	No	Associations	None
Min Square Feet	87,120	Sewer	Contiguous	Fenced	No	Environmental	None known
Dimensions	1131x772x474x82	Gas	Contiguous	Curb Cuts	Yes	Tax Value	\$198,006
Shape	Irregular	Electric	Contiguous	Pad Ready	No	Property Taxes	\$1,837.36
Frontage	1,131'	Easement	Of record	Signage	Available	Parcel ID #	746704904758

The Location

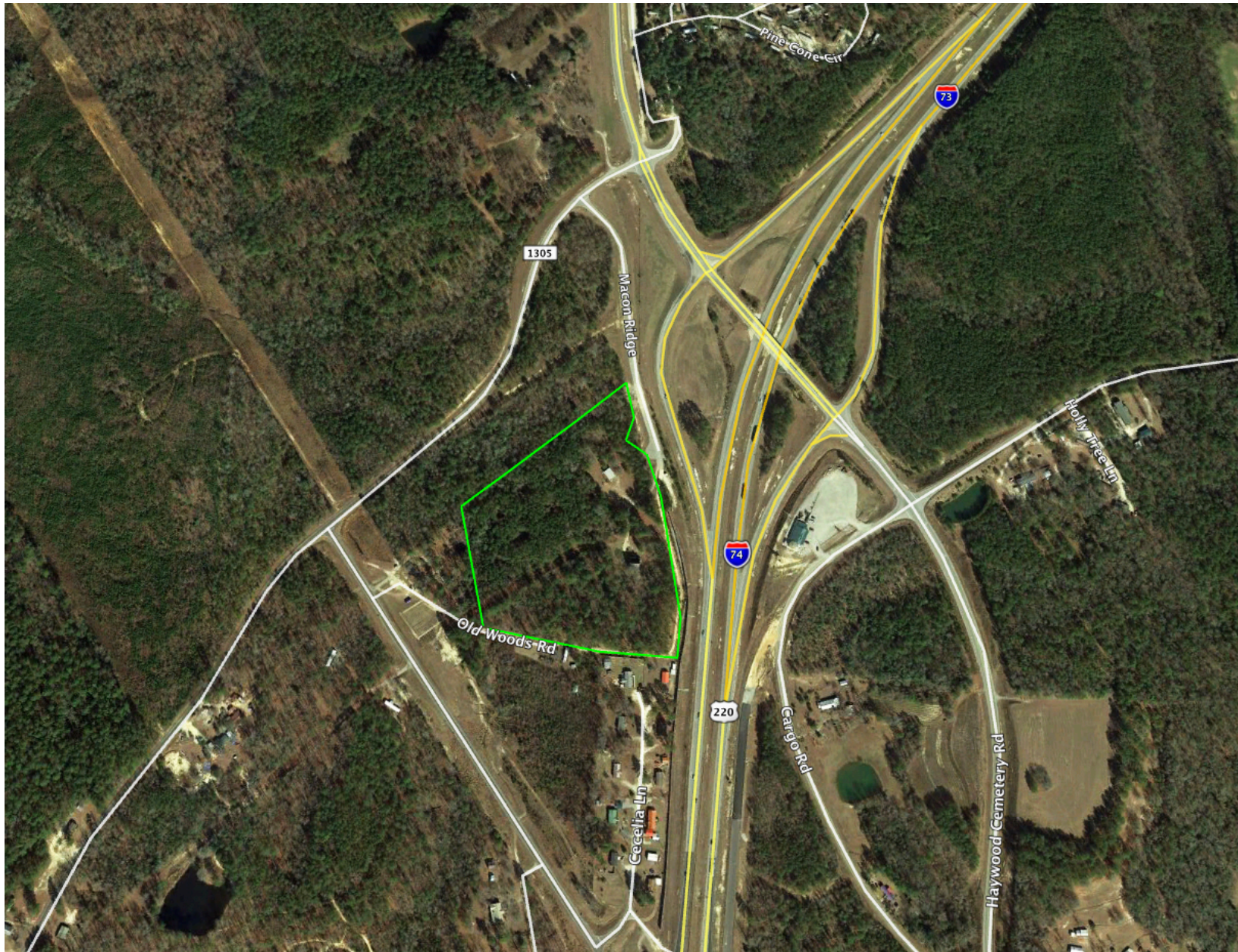
Address	Macon Ridge Road, Ellerbe, NC 28338						
Within City Limits	No	Zoning	Highway Commercial	MSA & Rank	Myrtle Beach, SC		
County	Richmond	Setting	Interstate	MSA Population	449,295		
Submarket	Ellerbe	Intersection	NC-220	MSA Per Capita Inc	\$34,993		
Property Type	Land	Signalized Intersection	No	Interstate Exposure	Direct at on-ramp		
Property Subtype	Retail	Traffic Counts	13,000 on I-74	Interstate Proximity	.10 miles		
Latitude & Longitude	35.04082, -79.76985	Public Transport	No	Airport Proximity	84.4 to PTI		



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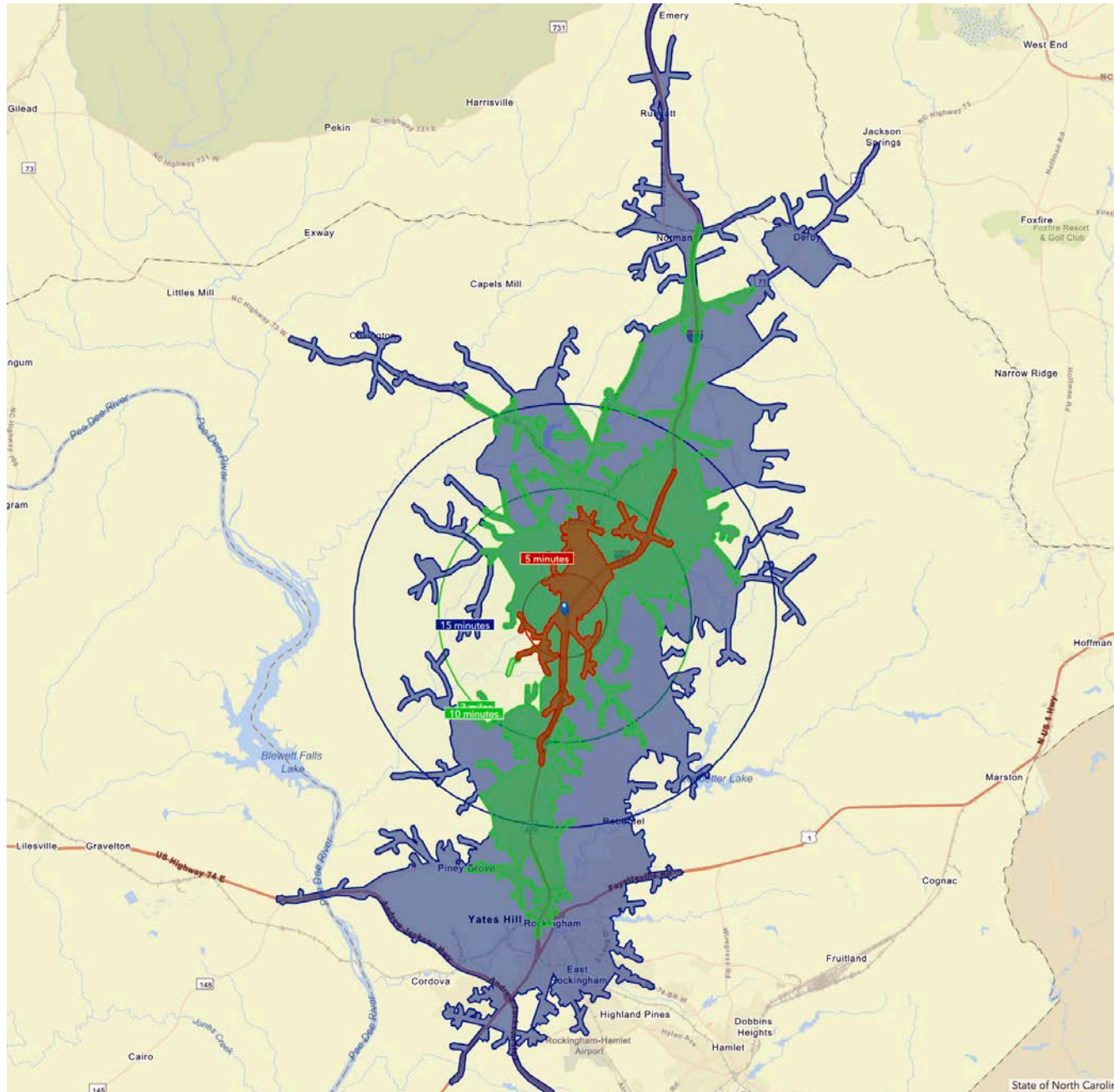




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DRIVE TIMES

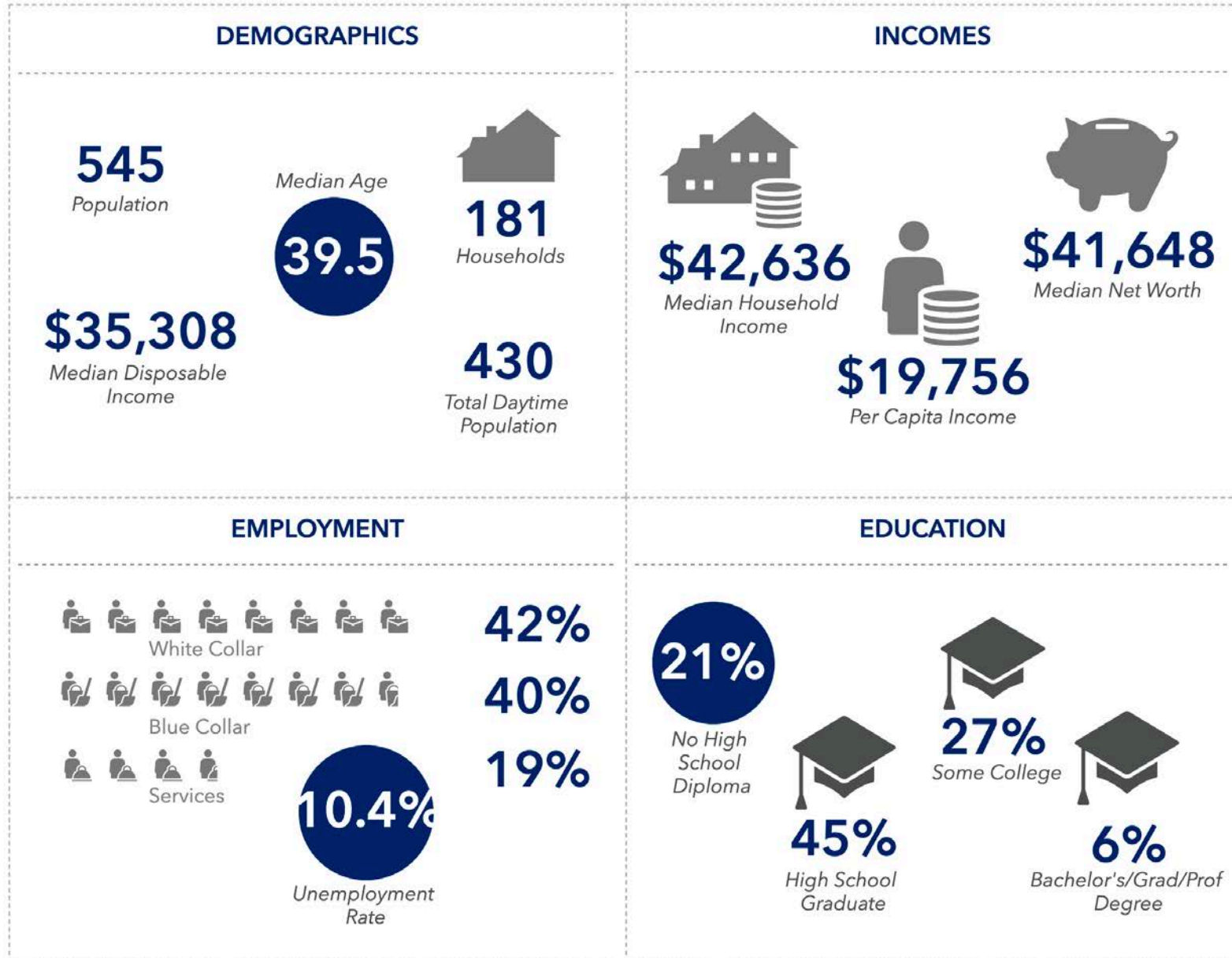


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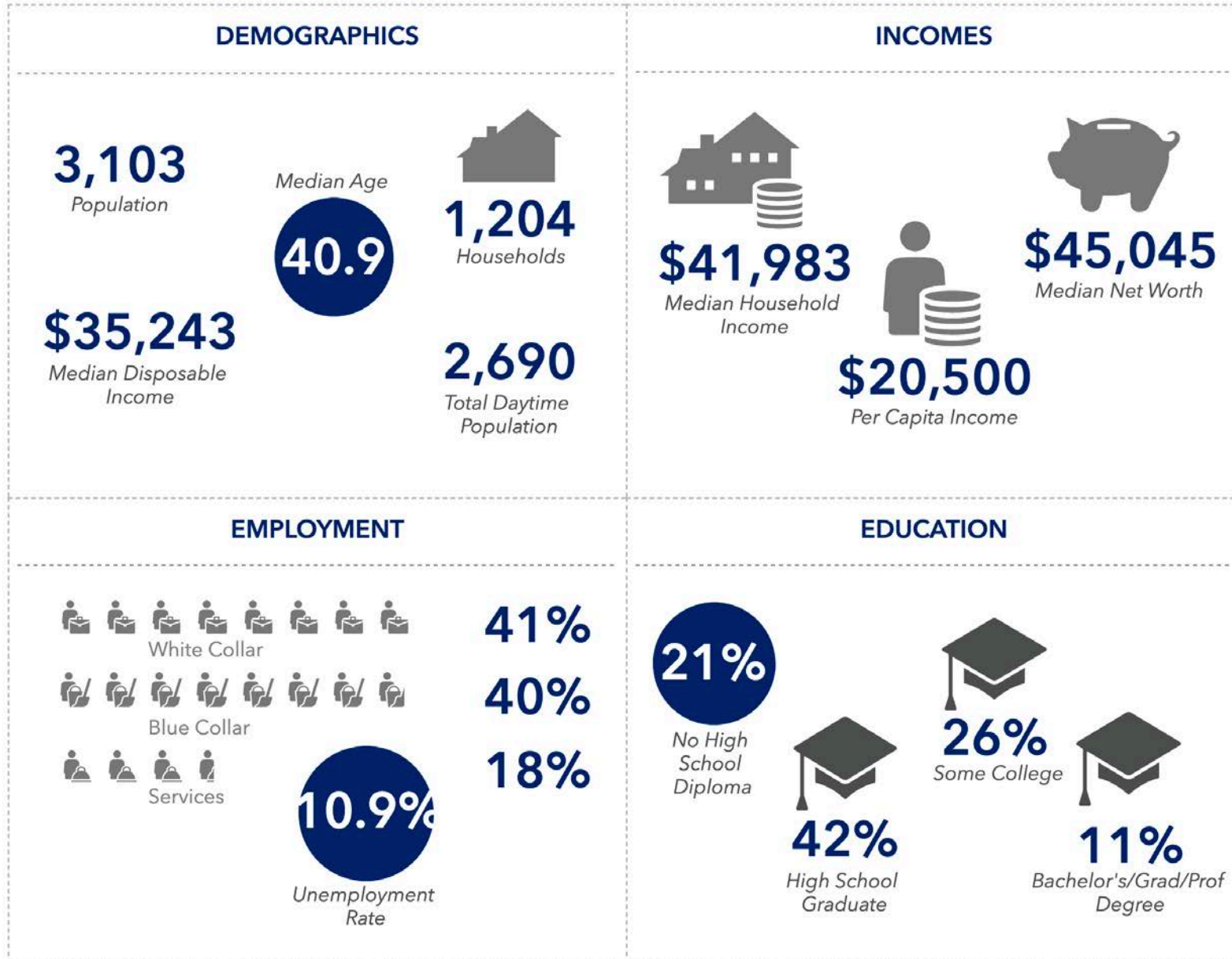
SALE

1 MILE DEMOGRAPHICS



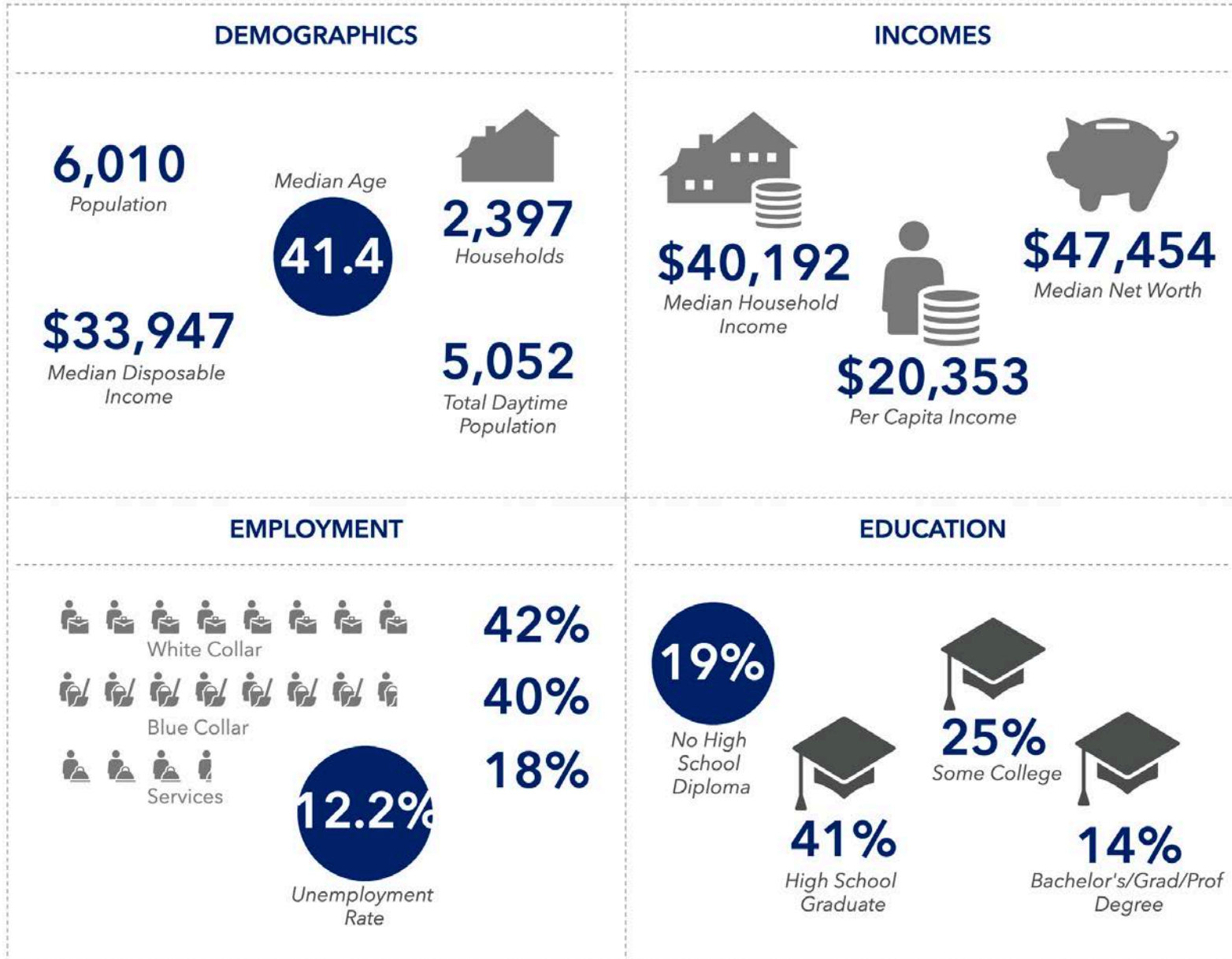


3 MILE DEMOGRAPHICS





5 MILE DEMOGRAPHICS





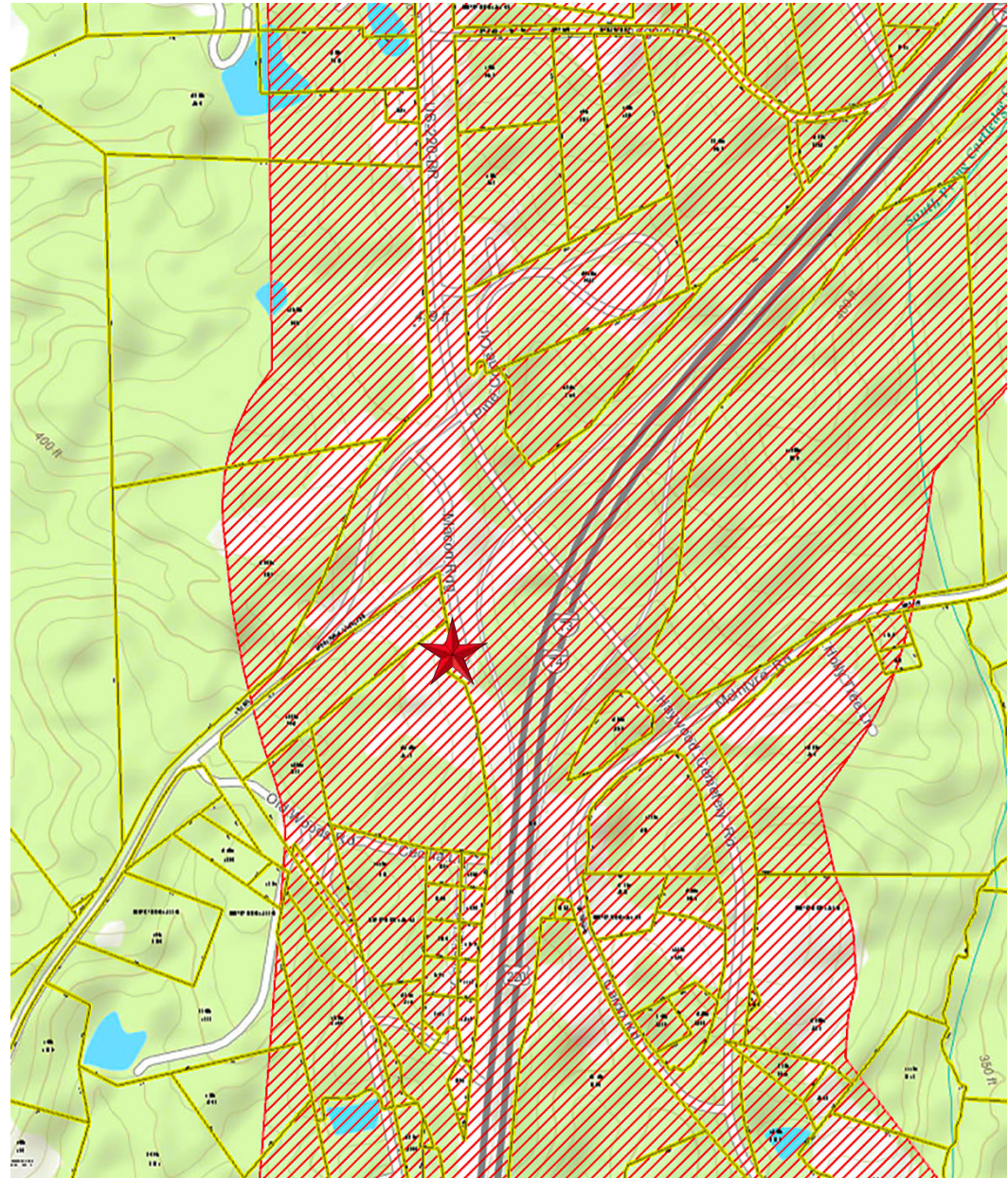
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Highway Commercial Overlay District

This overlay district is created to help coordinate developing lands along major highways while protecting the residential and agricultural environment that is prevalent in the County. This overlay district is situated along and above all the US and NC Highways within the jurisdiction of this ordinance for a distance of 1,000 feet each side of the right of way. Uses within this district are allowed only as a conditional use.



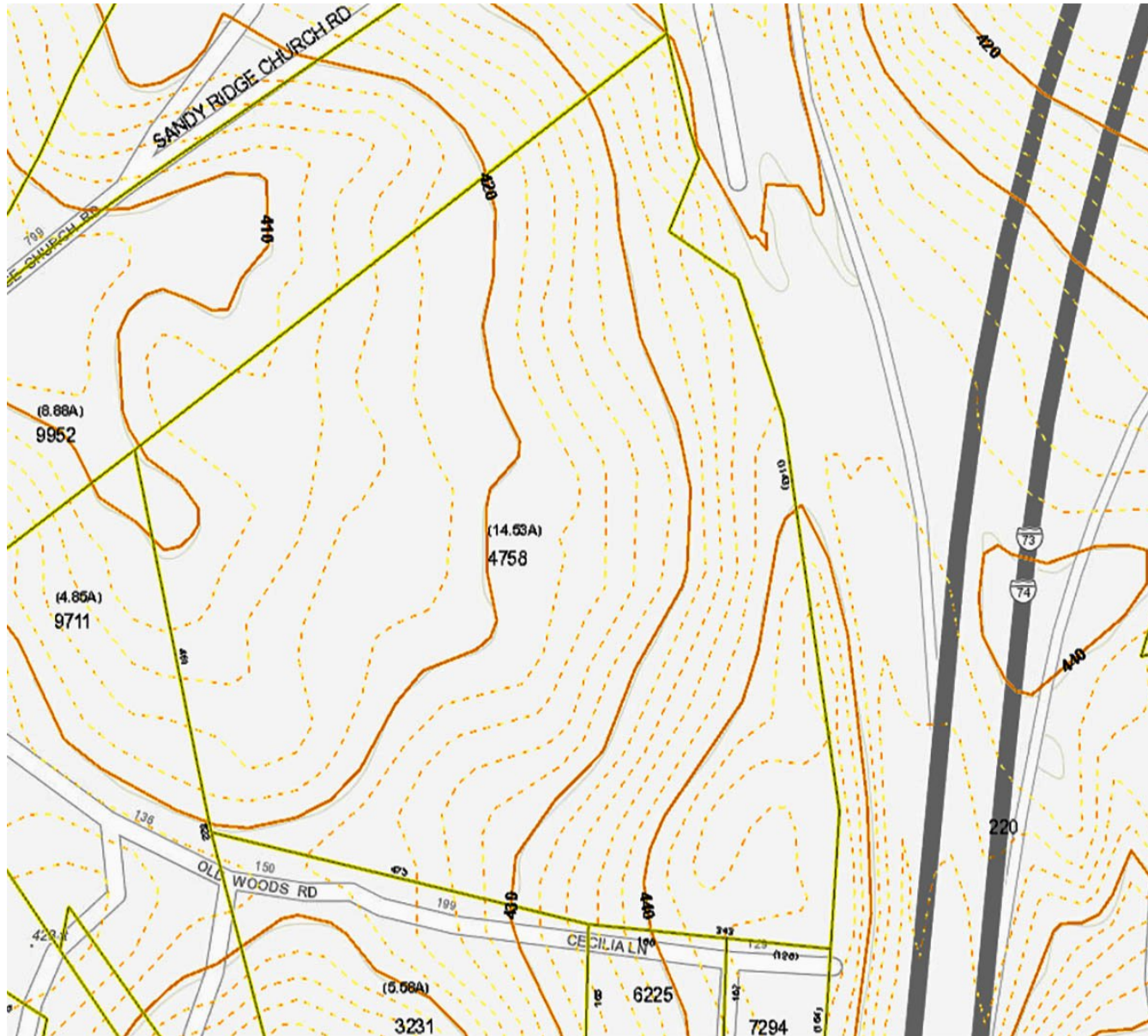


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TOPOGRAPHY



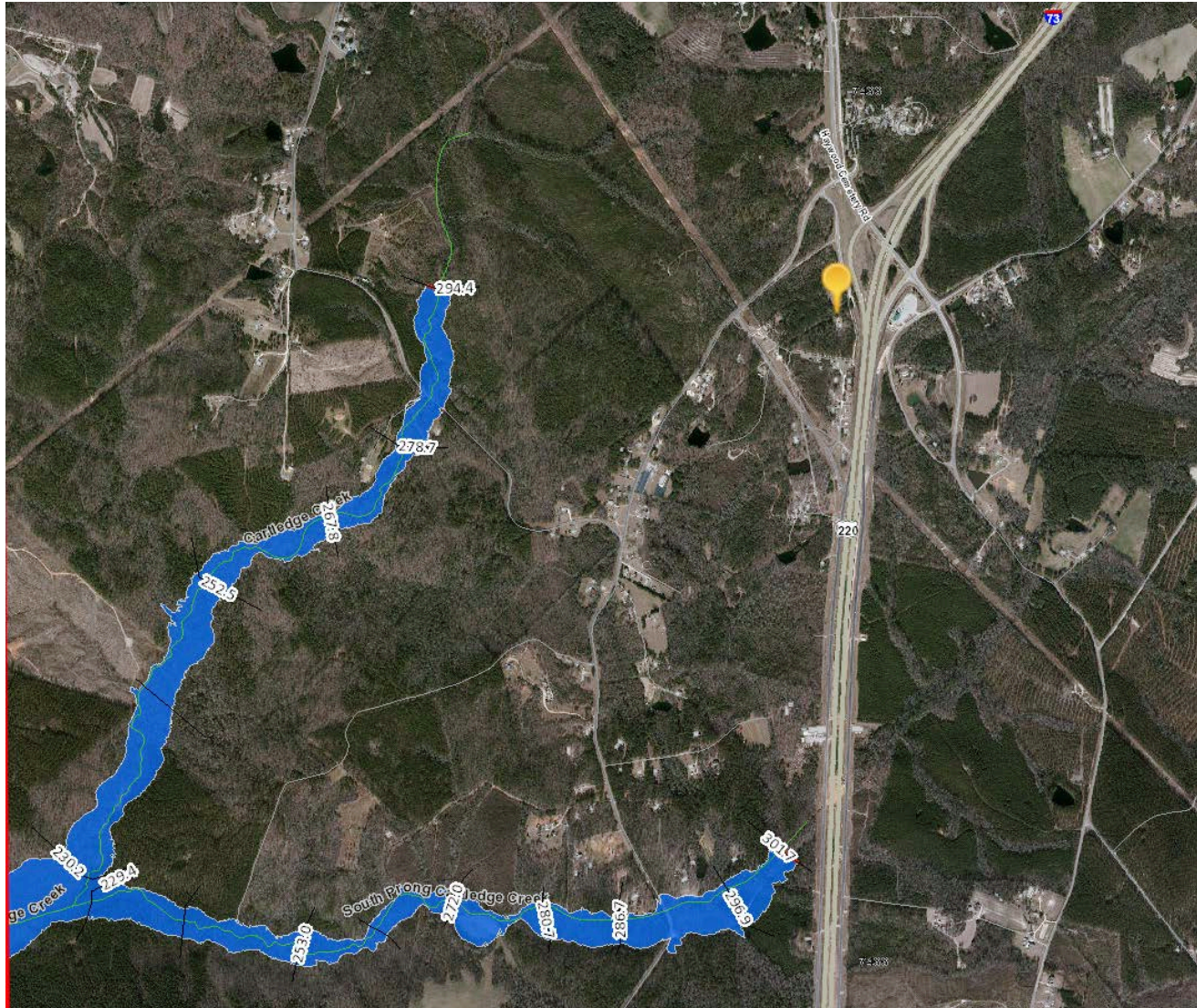


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FLOOD RISK ASSESSMENT



As demonstrated in this Flood Risk Information System Panel 7466, there is a minimal flood risk for the subject property. As shown above, the subject property falls well outside the 0.2% annual chance floodplain.

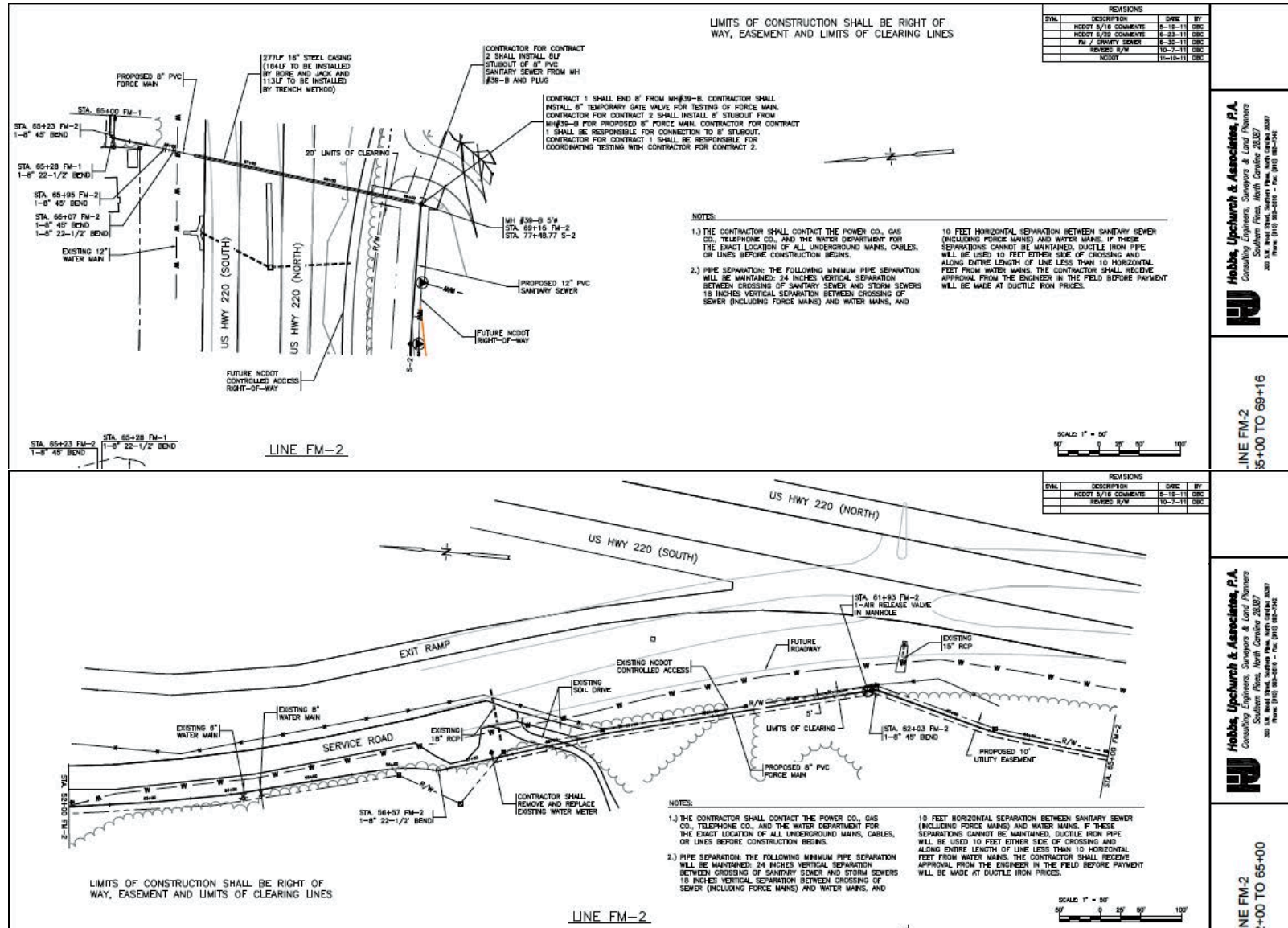


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UTILITIES

SALE



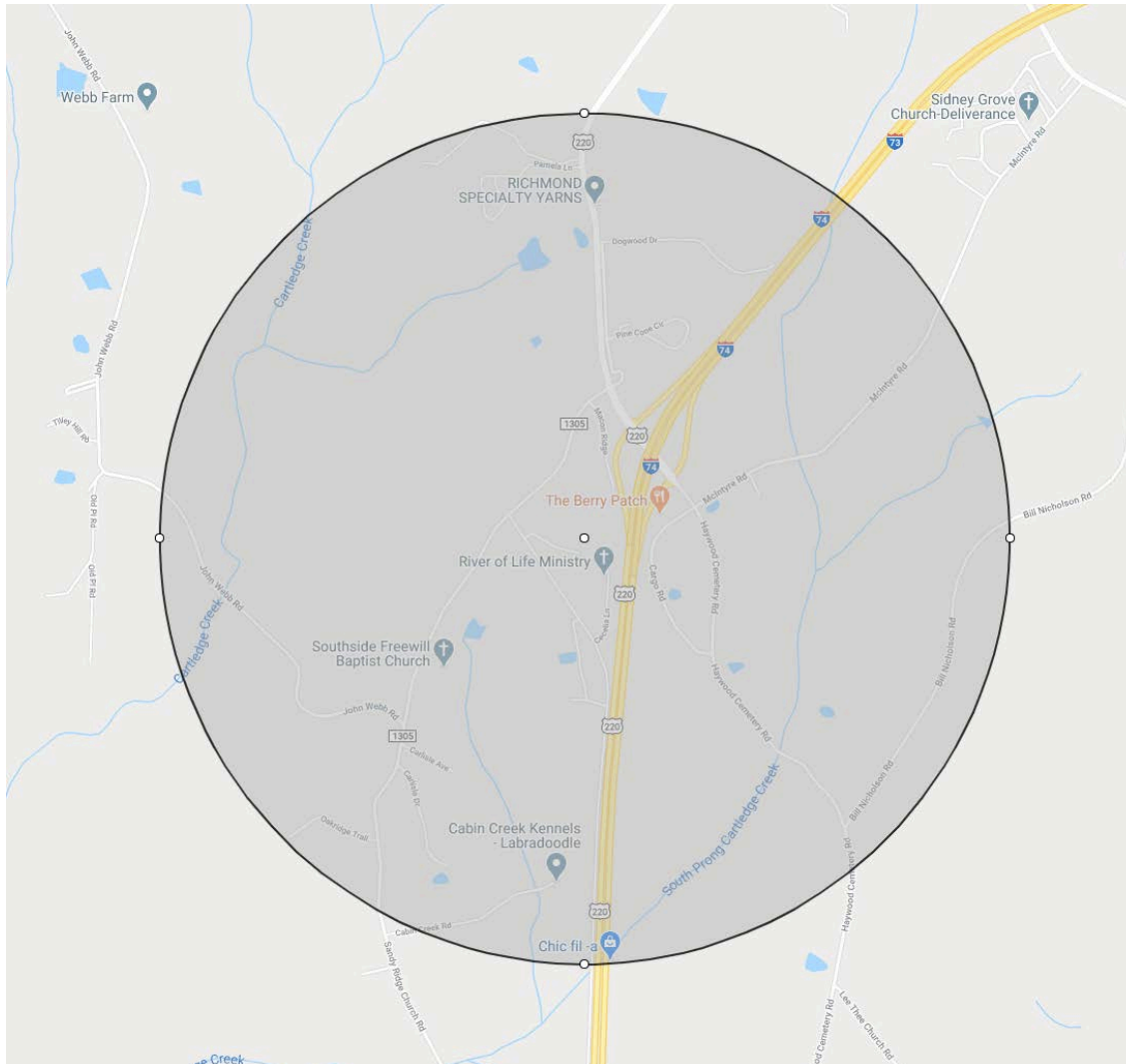


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ENVIRONMENTAL RADIUS REPORT



Our environmental radius report revealed no environmental issues with the property or any others within a one mile radius.

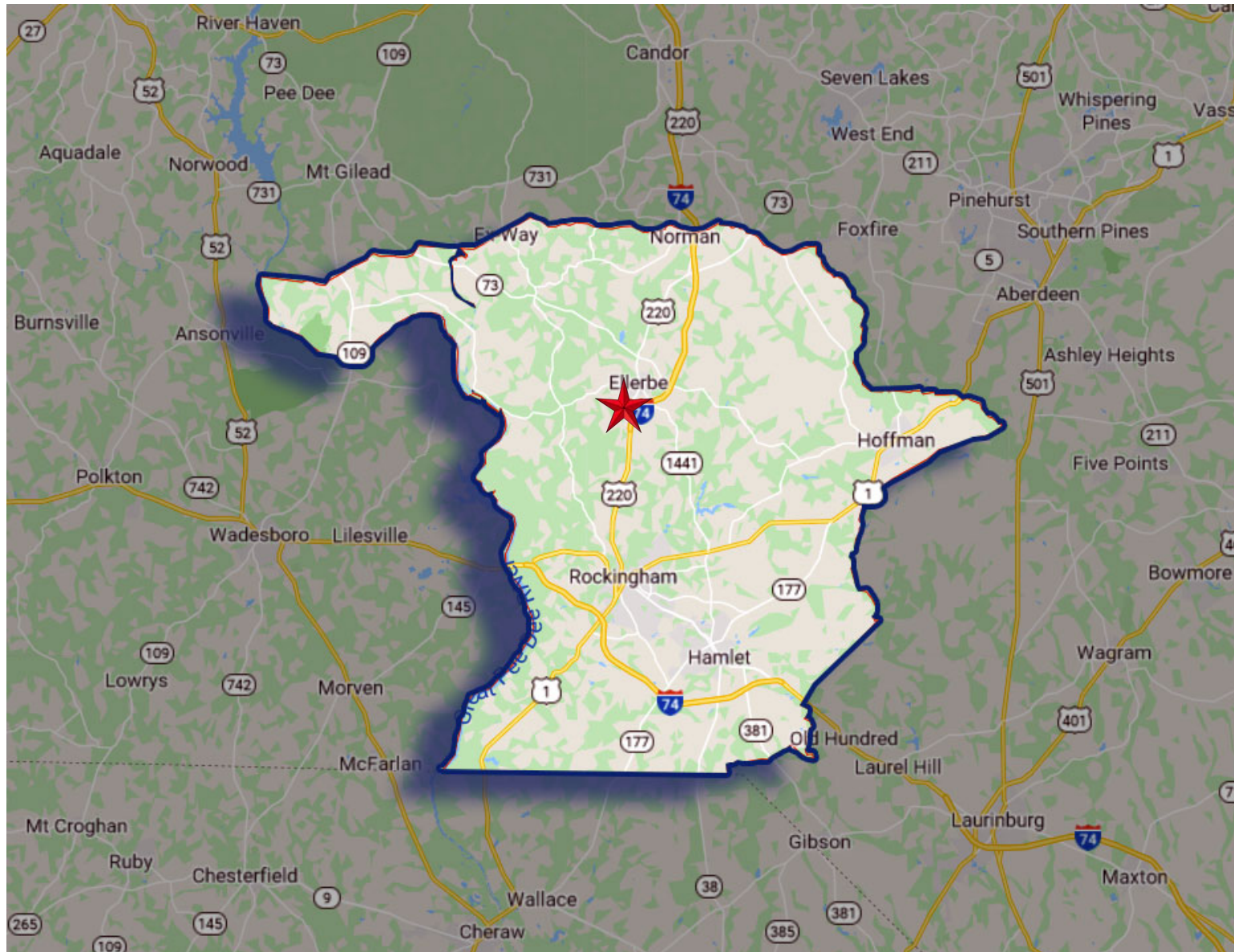


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RICHMOND COUNTY MAP





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Proximity Miles

Winston-Salem

93

Charlotte

76

Raleigh

93

Wilmington

142

Piedmont Triad International

84

Charlotte Douglas International

91

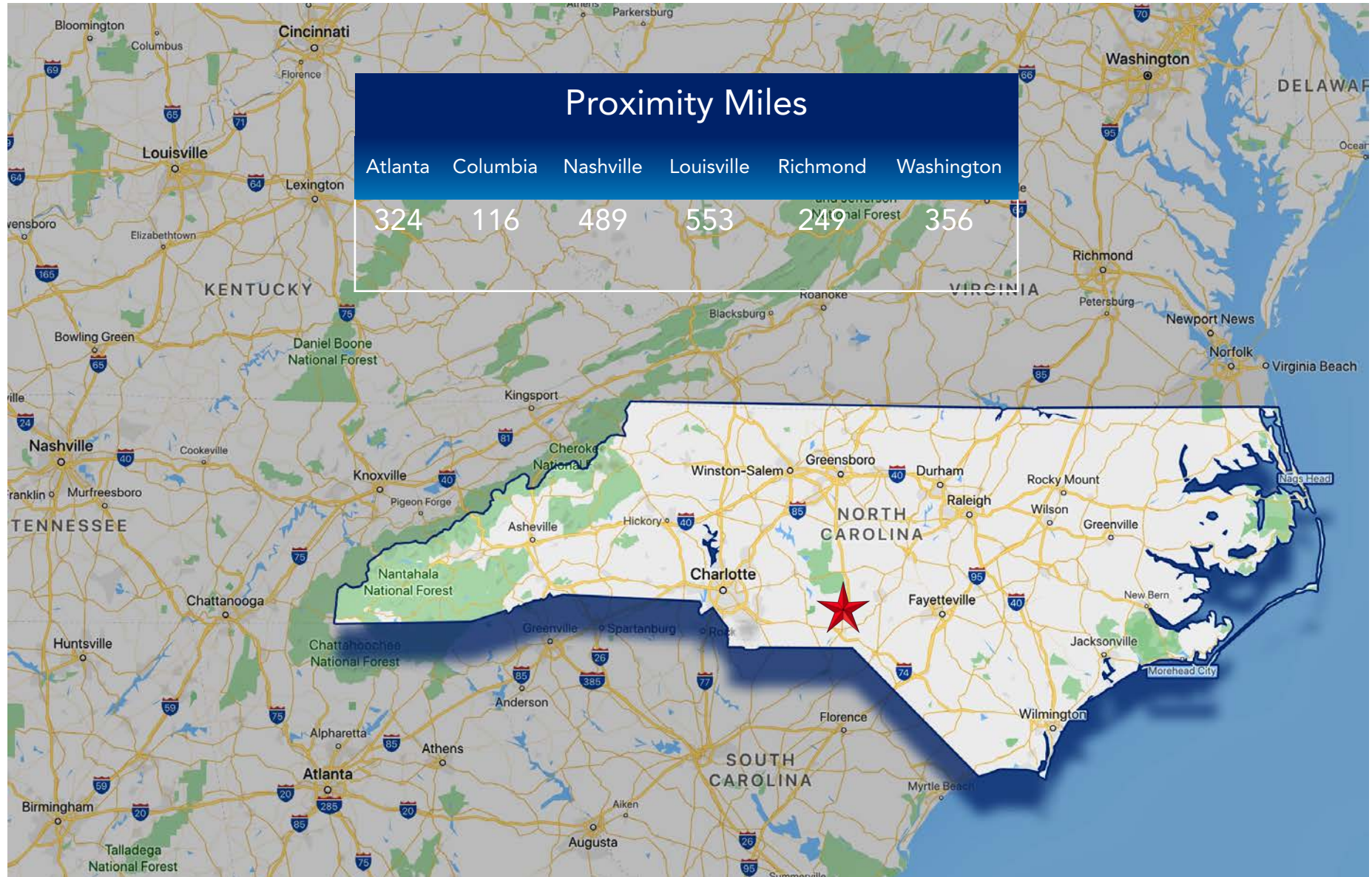




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