

DEVELOPMENT OPPORTUNITY

PROPERTY OVERVIEW

PRICE | \$1,600,000

PARCEL ID | PORTION OF 20030557

ACREAGE | +/- 4.12 ACRES

TRAFFIC COUNTS | 14,000 AADT

ZONING | GENERAL COMMERCIAL

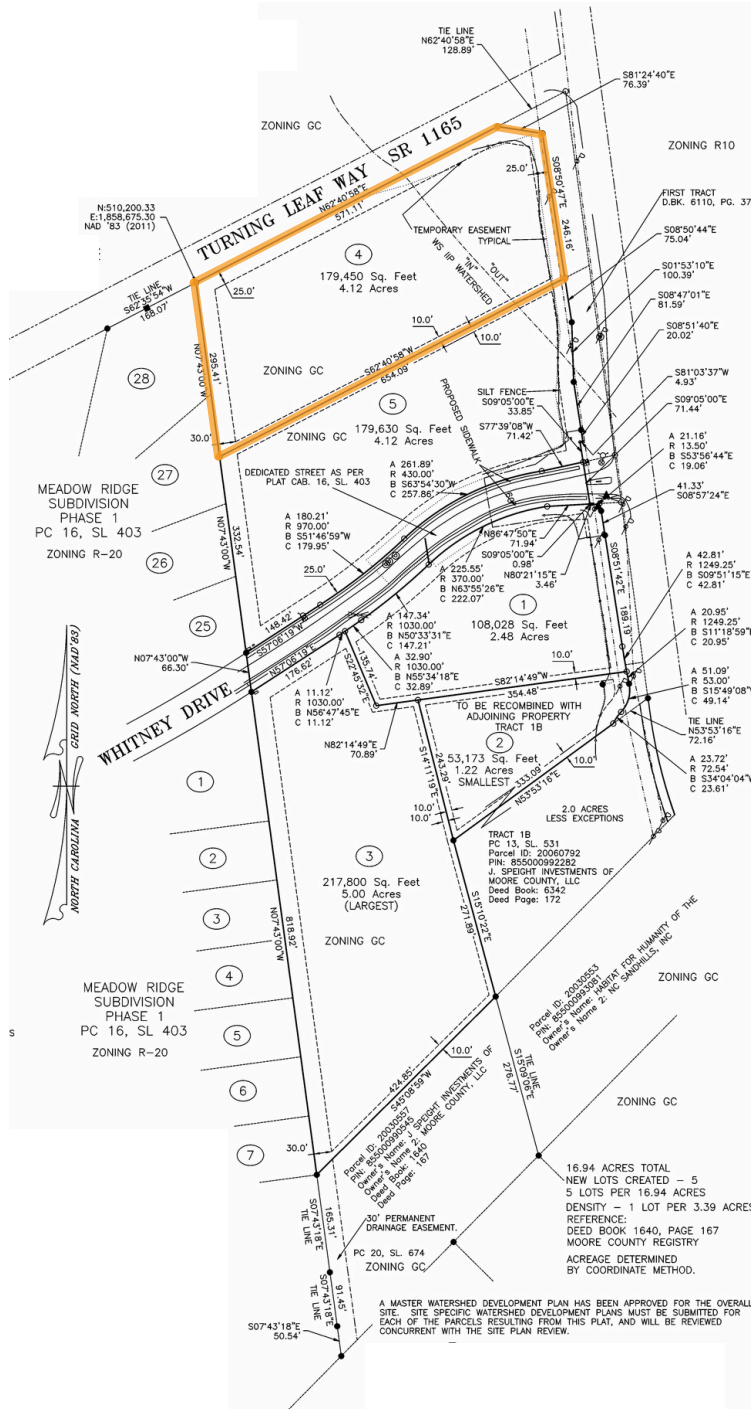
Discover the potential of this +/- 4.12-acre site on NC 5 in rapidly growing Aberdeen. With frontage on NC 5—the main route between Aberdeen and Pinehurst—and Turning Leaf Way, the property offers excellent visibility and easy access to US 1/15-501. It sits near the entrance to Meadow Ridge, a 150+ home neighborhood, and less than a mile from Martin Farms, a future community of 500+ planned residential units. Boasting a traffic count of 14,000 AADT, this site presents a rare opportunity to invest in a fast-developing area. The adjacent parcel (Lot 5) is also available, allowing for a larger combined development site.

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PLAT

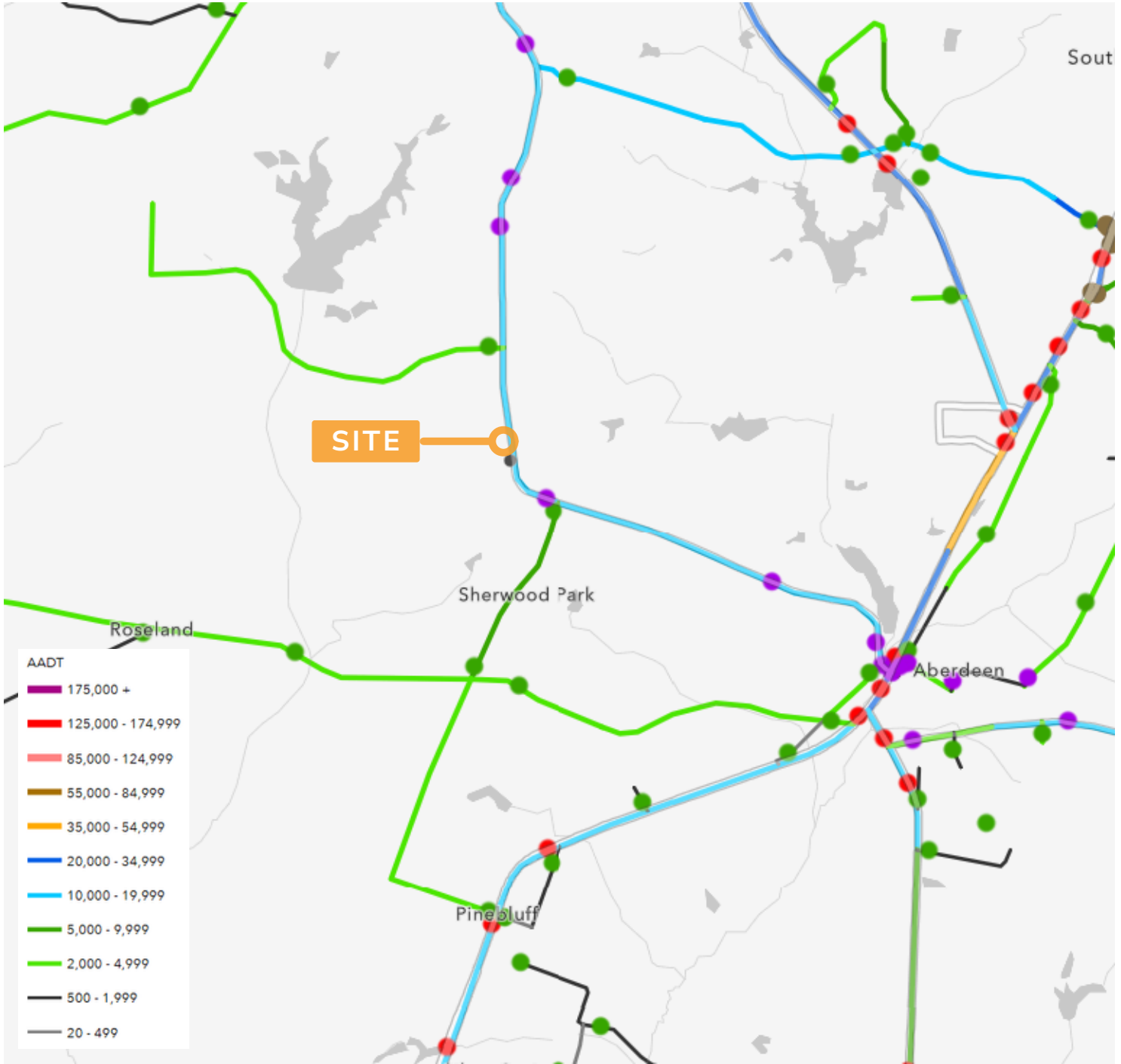


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TRAFFIC COUNTS

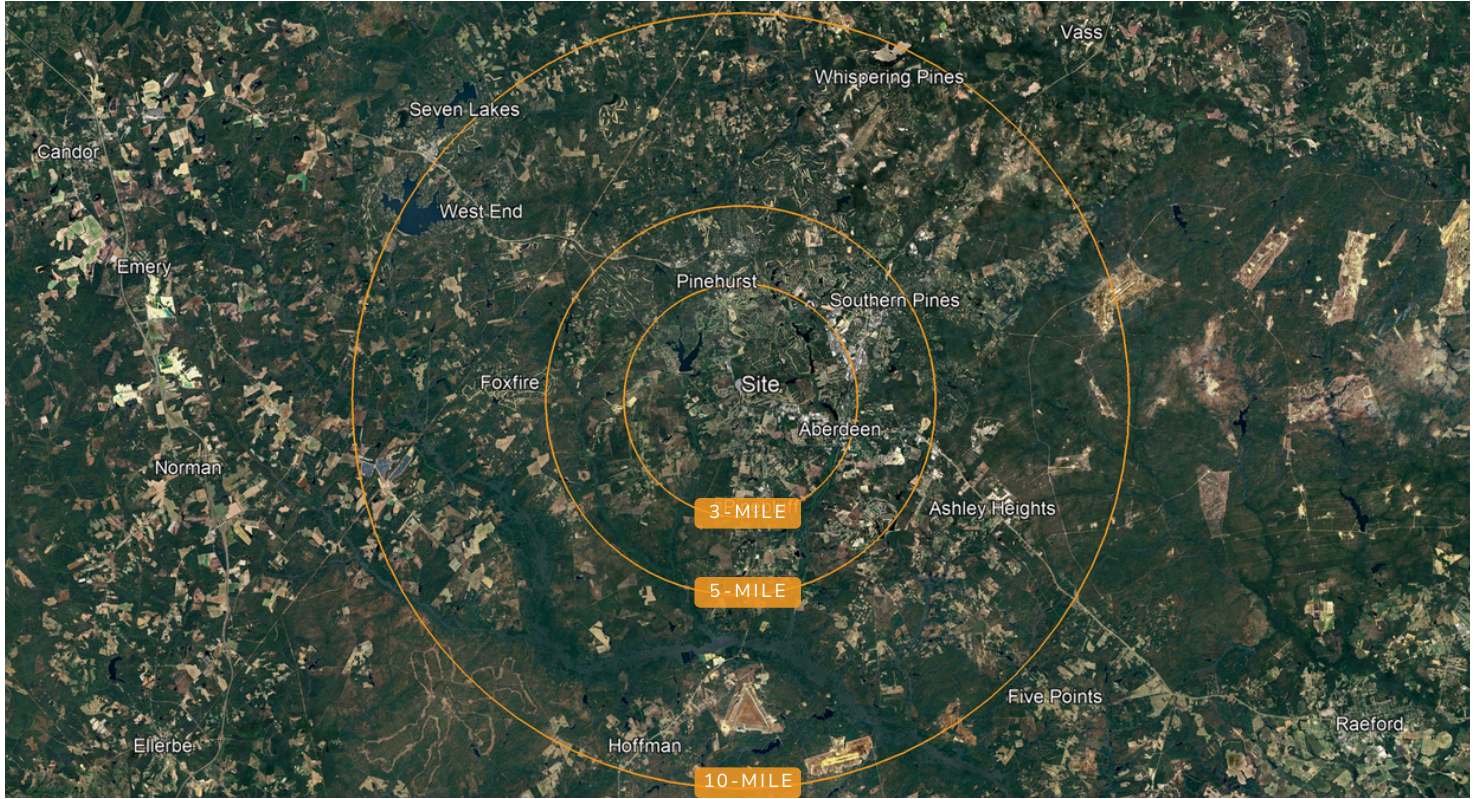


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DEMOGRAPHICS








3 MILE RADIUS

	16,979 ESTIMATED POPULATION
	48 MEDIAN AGE
	6,994 LABOR FORCE 16+
	\$392,398 MEDIAN HOME VALUE
	94,912 MEDIAN HOUSEHOLD INCOME

5 MILE RADIUS

	43,584 ESTIMATED POPULATION
	46.6 MEDIAN AGE
	18,348 LABOR FORCE 16+
	\$419,059 MEDIAN HOME VALUE
	\$93,266 MEDIAN HOUSEHOLD INCOME

10 MILE RADIUS

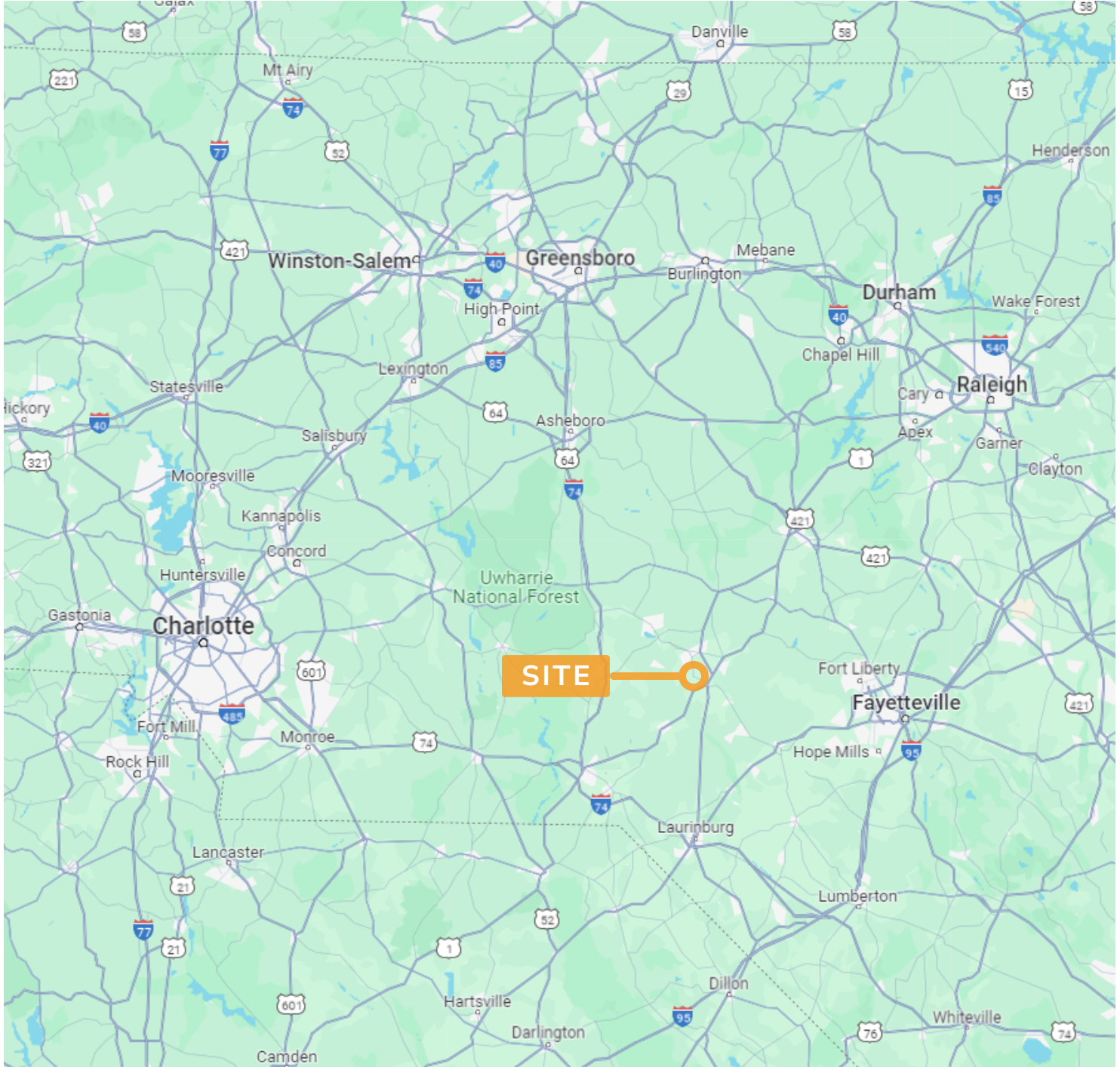
	73,778 ESTIMATED POPULATION
	45.7 MEDIAN AGE
	30,926 LABOR FORCE 16+
	\$408,876 MEDIAN HOME VALUE
	\$91,712 MEDIAN HOUSEHOLD INCOME

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LOCATION MAP



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