

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	\$1,000,000
Price Per Acre	\$25,000
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.

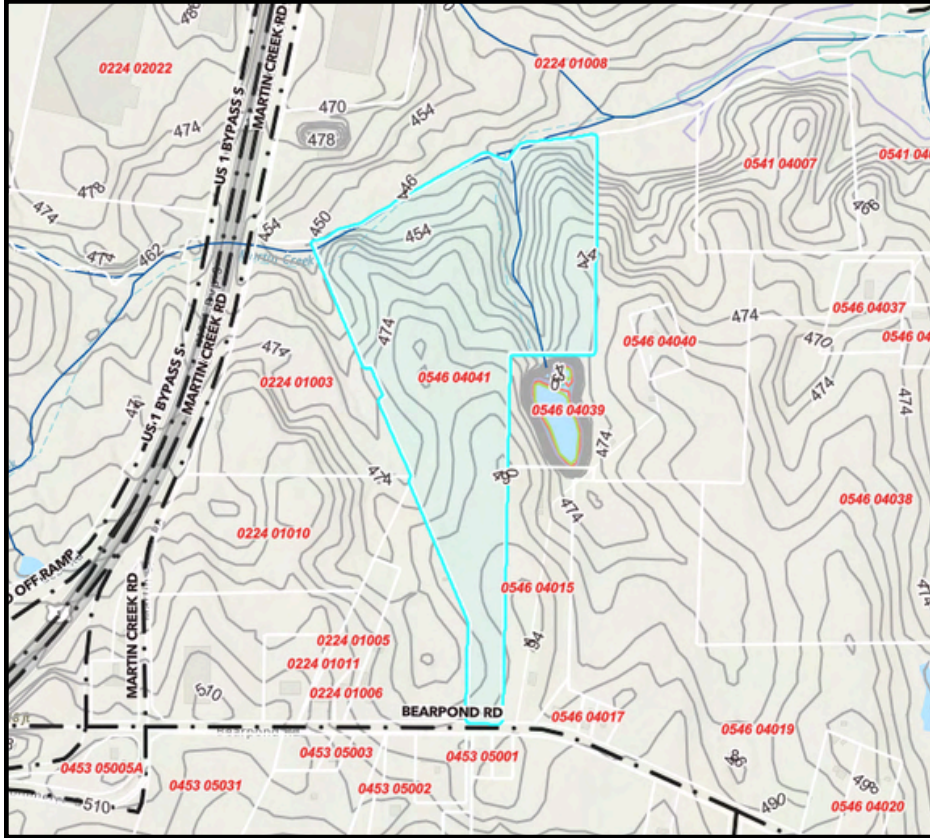
**PURCHASE PRICE: \$1,000,000 (\$25,000/acre)**

**GROUND LEASE INFORMATION: Contact Broker**



# MAPS

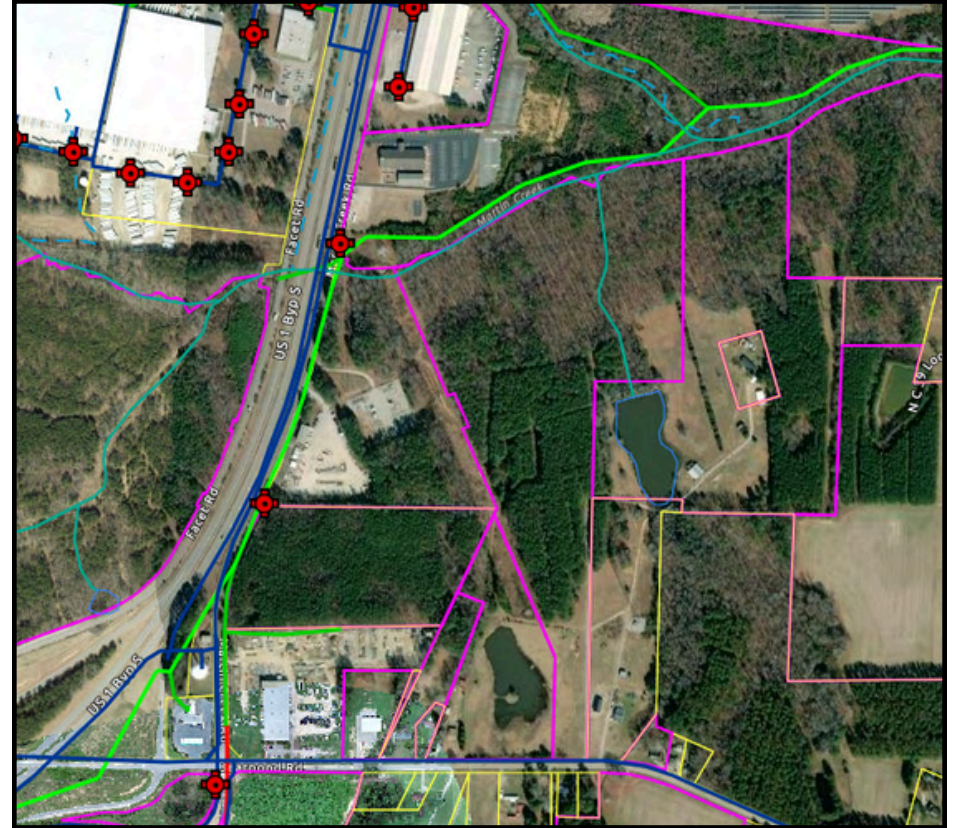
## TOPOGRAPHY MAP



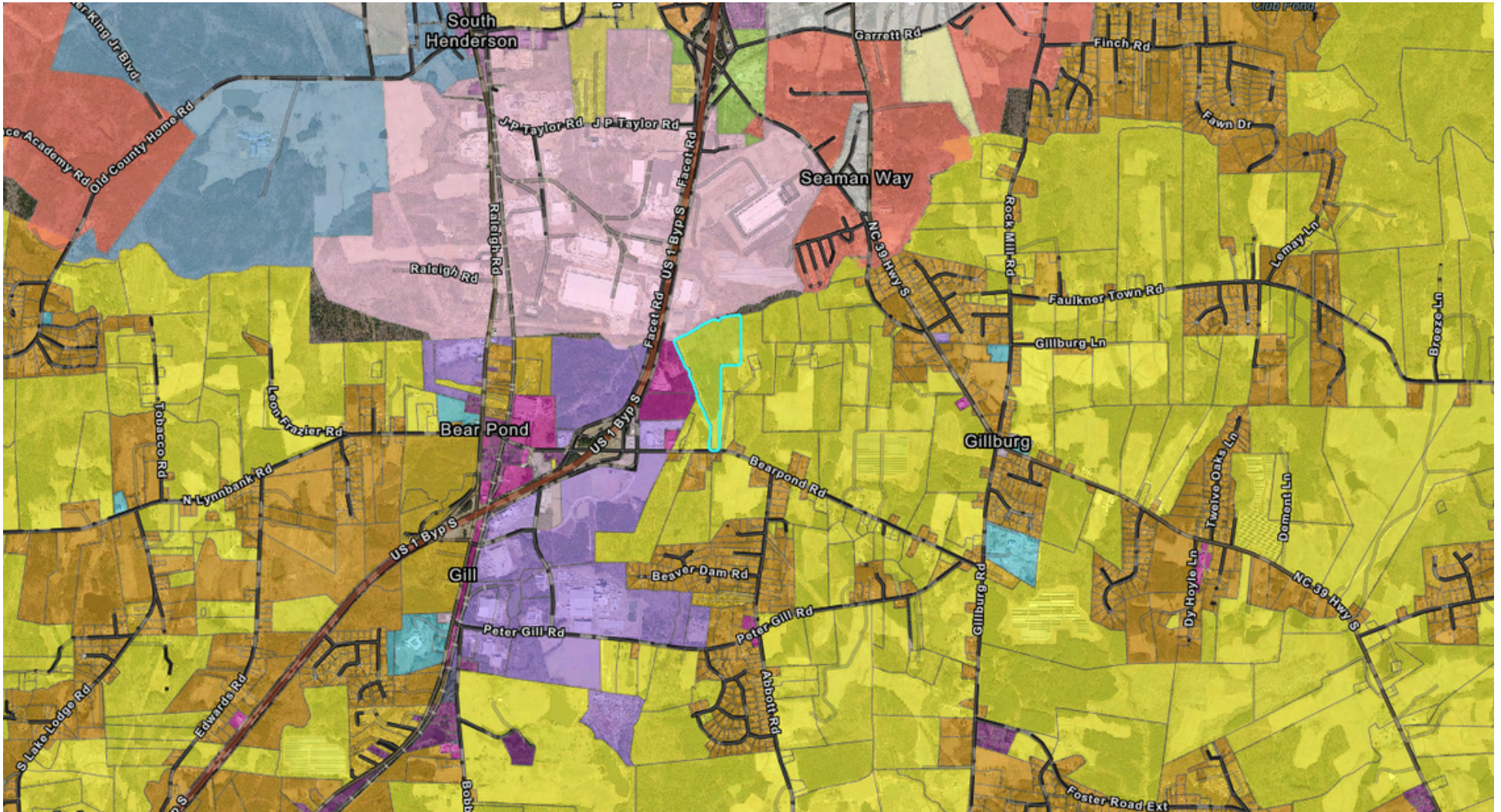
## UTILITIES MAP





Sewer Line

Water Line



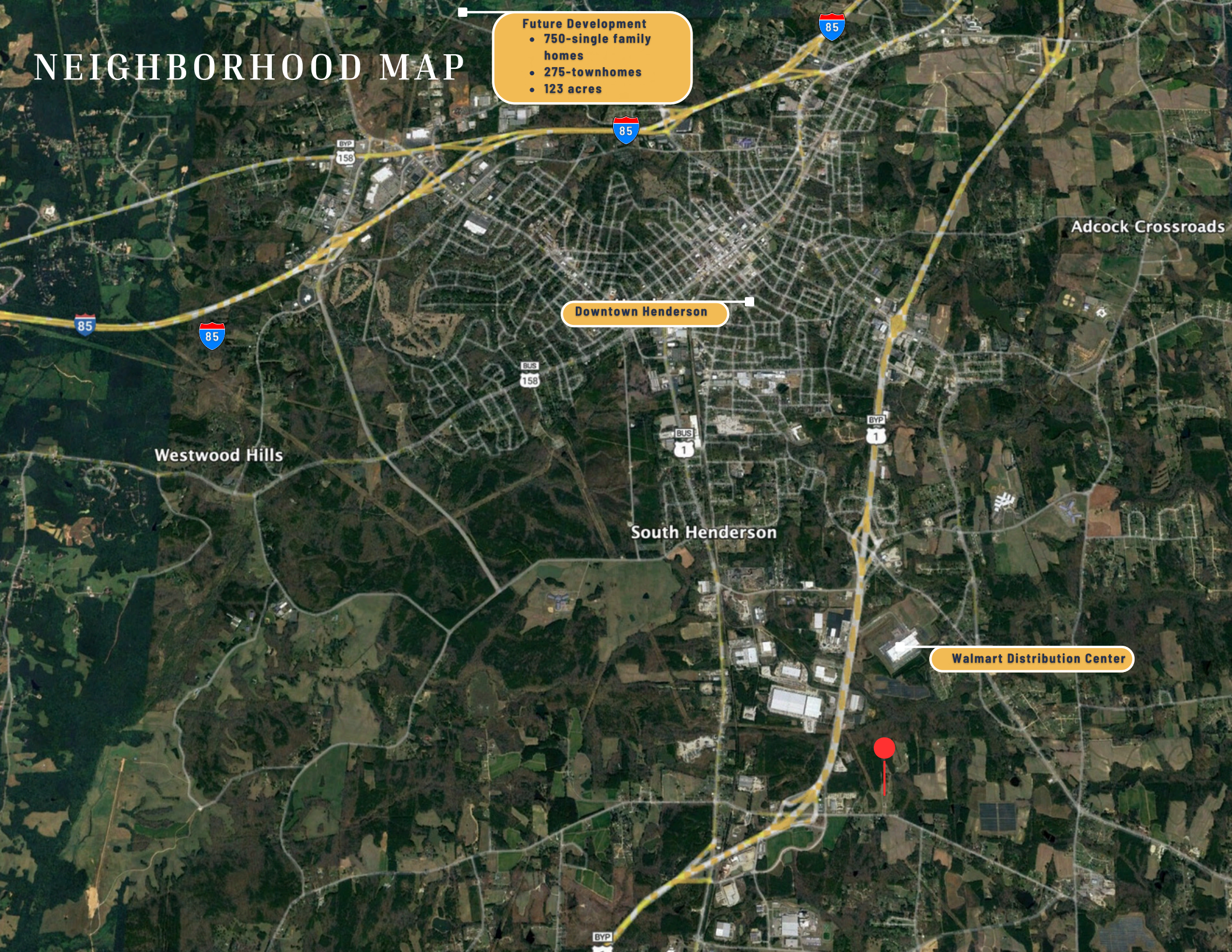
# ZONING MAP



	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



**Downtown Henderson**

**Walmart Distribution Center**

Adcock Crossroads

South Henderson

Westwood Hills

85

85

85

85

BUS 158

BYP 158

BUS 1

BYP 158



# 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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