CAROLINA SUMMIT GROUP
Full Service Real Estate Company

TBD FARRELL PARKWAY
ABERDEEN, NC 28315

DEVELOPMENT OPPORTUNITY

PROPERTY OVERVIEW

PRICE | $2,400,000

PARCEL ID | 20150441

ACREAGE | 6.58 +/- ACRES

ZONING | PLANNED DEVELOPMENT

Prime Commercial Development Opportunity! Explore the potential of this exceptional property, strategically located off Hwy 5 in Aberdeen, adjacent to Aberdeen Elementary School and across from Pinehurst No. 10, with easy access to US 1/15-501. This site includes one parcel with approximately 6.58 +/- acres, to the east of Farrell Parkway at the main entrance of a future community with 500+ planned residential units including single-family homes and townhomes. Ideal for creating a vibrant hub for convenient shopping, entertainment, and personal services, this location boasts a traffic count of 11,500 AADT on Hwy 5. Benefit from excellent visibility and accessibility in this rapidly developing area. Don't miss this rare opportunity!

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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

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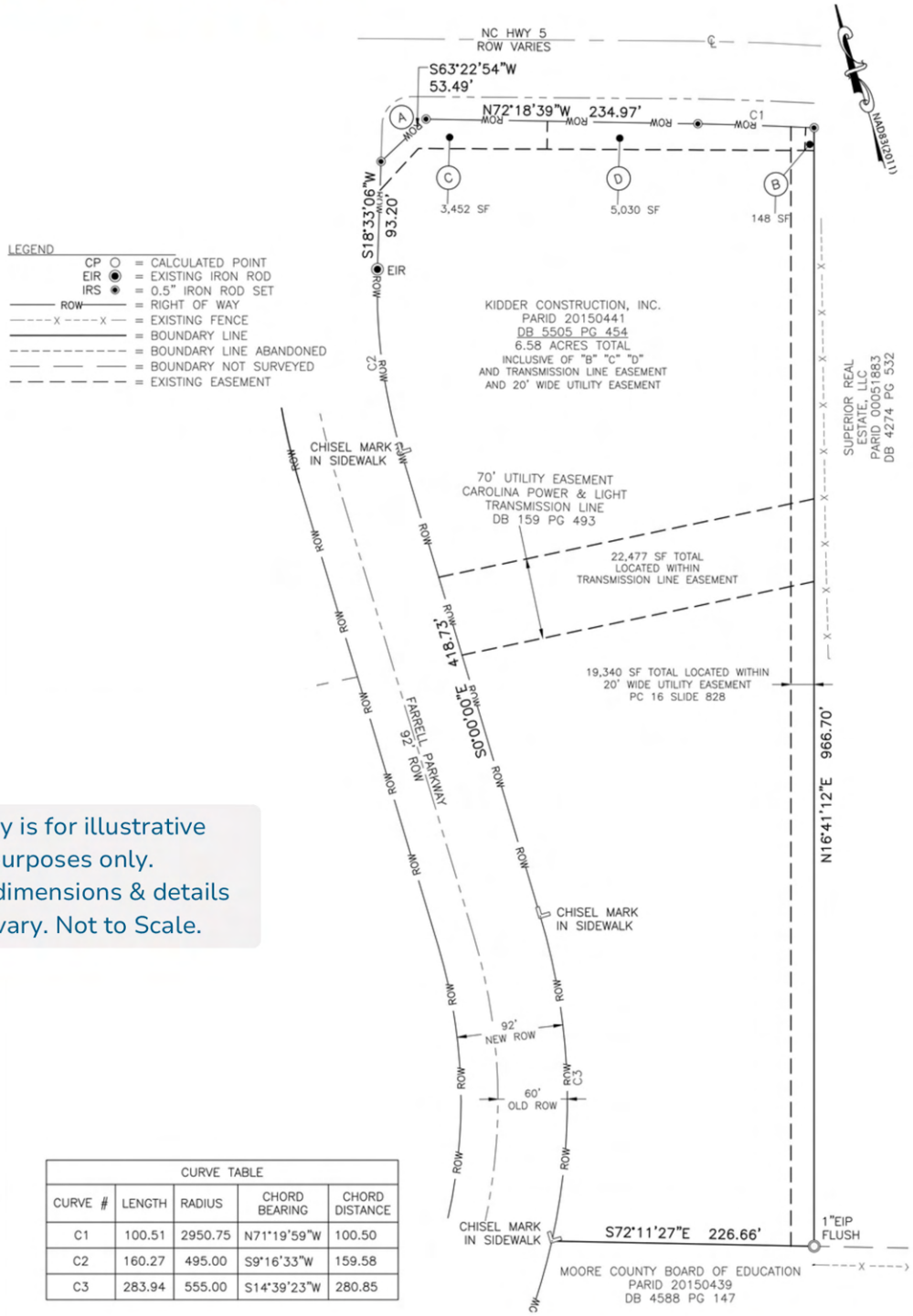
SURVEY | Parcel ID 20150441



Survey is for illustrative purposes only.
Actual dimensions & details may vary. Not to Scale.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	100.51	2950.75	N71°19'59"W	100.50
C2	160.27	495.00	S9°16'33"W	159.58
C3	283.94	555.00	S14°39'23"W	280.85

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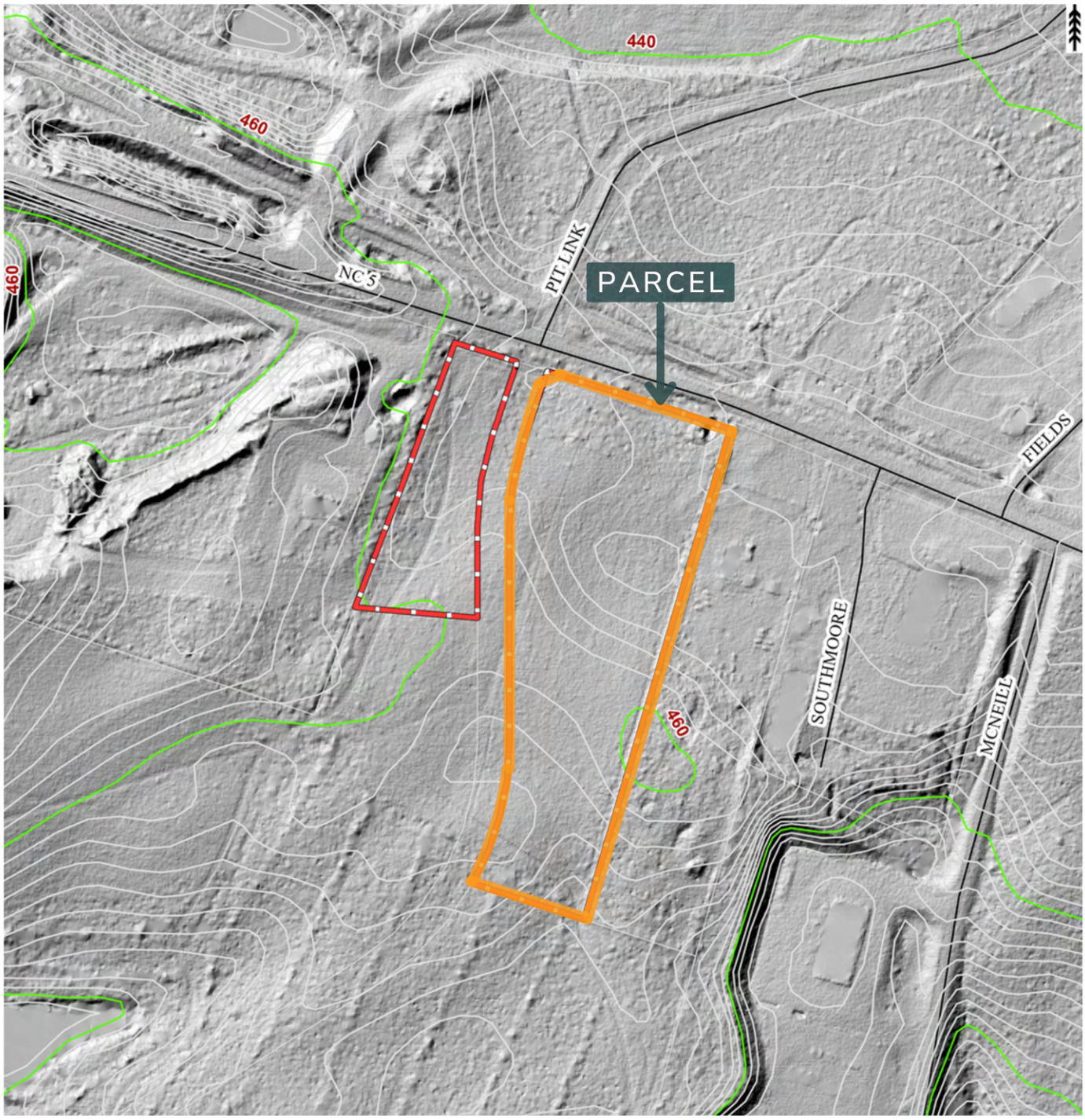
TOPO MAP



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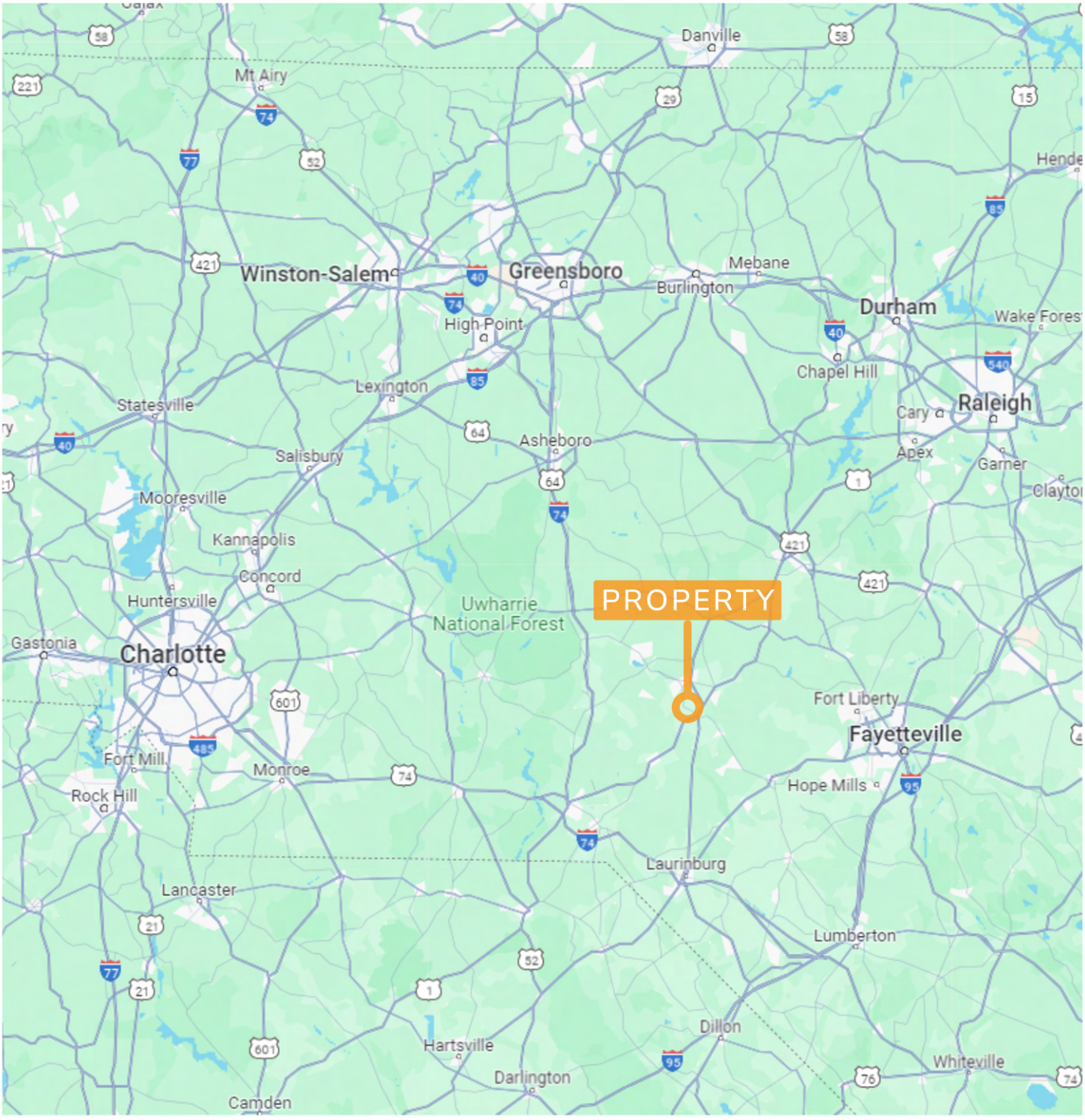
LOCATION MAP



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PLANNED DEVELOPEMENT USE TABLE

PD Use Table		
P : Permitted		
Use Category	Use Type	Planned Development
Residential Use Classification		
Common elements recreation	Common Elements Recreation	P
Household Living	Duplex Dwelling	P
	Single-family Attached Dwelling	P
	Single-family Detached Dwelling	P
Institutional Use Classification		
Civic	Cultural Facility, Major	P
	Cultural Facility, Minor	P
	Government Facility	P
	Public Recreation Facility	P
	Public Facility, Minor	P
Day Care	Day Care Center	P
Health Care	Medical Care Facility, Minor	P
Religious Institution	Religious Institution	P
Utilities	Utility Facility, Minor	P
	Wireless Telecommunication Facility, Minor	P
Commercial Use Classification		
Animal Care	Animal Care, Minor	P
Eating Establishments	Restaurant, Major	P
	Restaurant, Minor	P
Offices	Office, Major	P
	Office, Minor	P
Parking, Commercial	Parking, Commercial	P
Personal Services	Personal Service, Major	P
	Personal Service, Minor	P
Recreation and Leisure	Amusement and Entertainment	P
	Sports and Fitness Centers	P
Retail Sales	Retail Sale, Large	P
	Retail Sales, Major	P
	Retail Sales, Minor	P
Visitor Accommodation	Hotels or Motels	P
Industrial Use Classification		
Manufacturing and Production	Microbrewery, Micro Distillery or Micro Winery	P

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