

# COMMERCIAL LAND FOR SALE

## POPE ROAD • DUNN, NC 28334



### OFFERING SUMMARY

Sale Price:	\$2,710,000
Lot Size:	4.91 Acres
Zoning:	HC
Price/SF:	\$12.67

### PROPERTY OVERVIEW

Revel in the exceptional investment potential offered by the property on Pope Road in Dunn, NC. Boasting coveted HC zoning, this property presents a spectrum of opportunities for business and commercial development. With water and sewer connections readily available, the site is poised to support a variety of ventures. Positioned adjacent to the upcoming new overpass and offering visibility from I-95 in both directions, this property provides prime exposure and accessibility for prospective businesses. Additionally, the strategic location offers easy access to I-95, enhancing its allure for businesses seeking a prominent and convenient commercial presence. Seize the opportunity for vibrant business development and growth at this strategically positioned exit point.

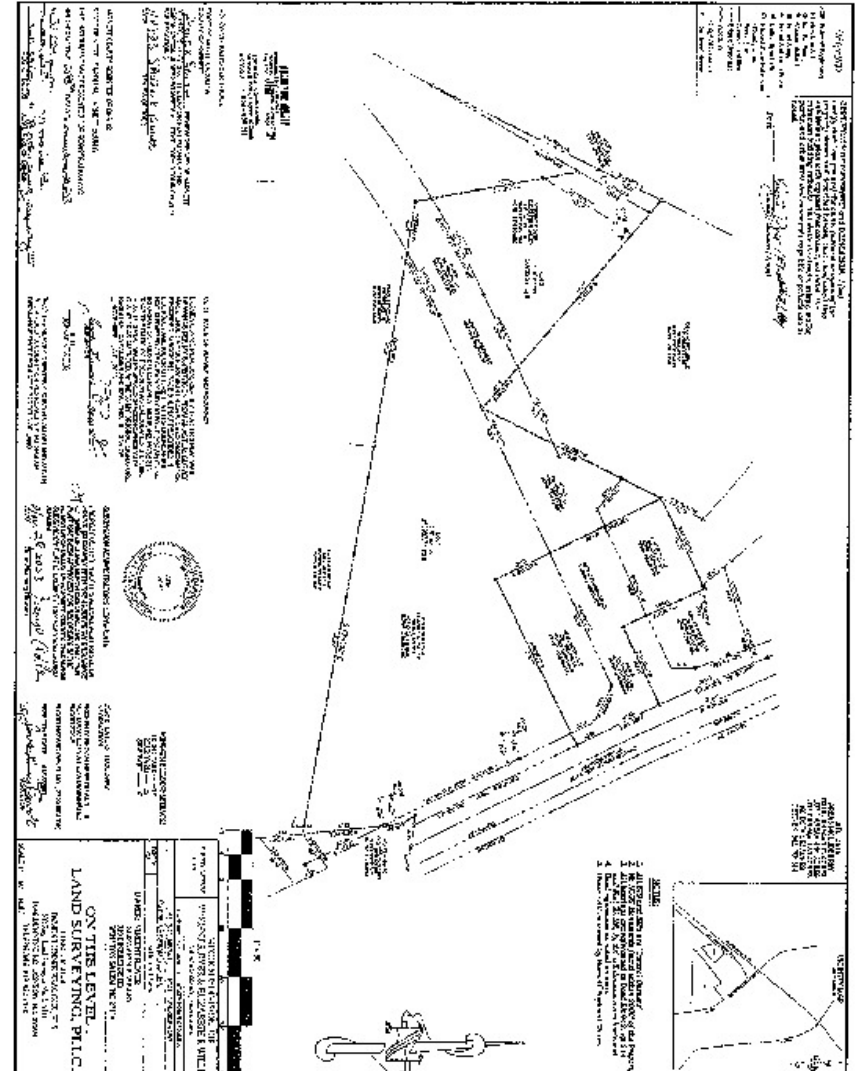
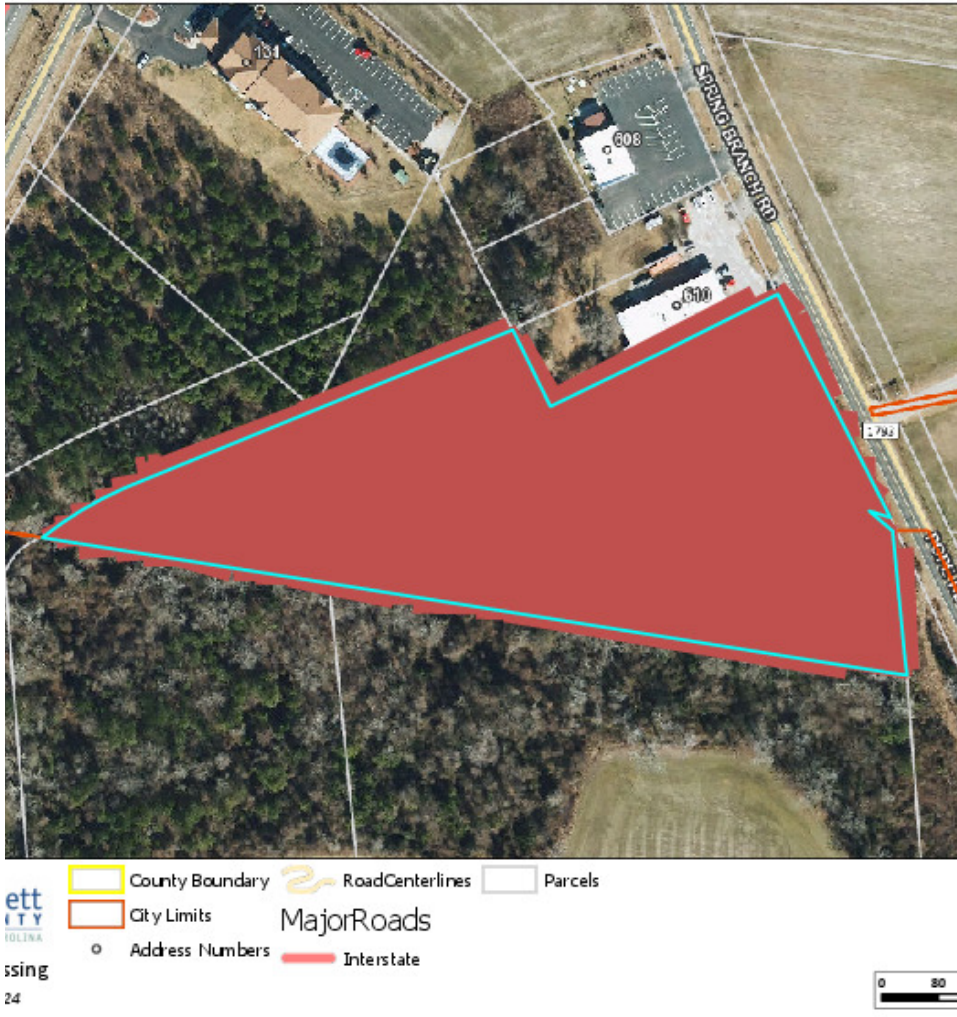
### PROPERTY HIGHLIGHTS

- - Zoned HC for diverse business development opportunities
- - Water and sewer connections available for added convenience
- - Adjacent to the upcoming new overpass, enhancing accessibility
- - Prime visibility from I-95 in both directions
- - Strategic location offers opportunities for business development at this exit
- - Easy access to I-95 for seamless connectivity

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Harnett GIS



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,131	21,499	51,803
Average Age	40.6	43.0	42.1
Average Age (Male)	35.3	40.6	40.2
Average Age (Female)	45.4	45.3	43.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,558	9,809	22,675
# of Persons per HH	2.0	2.2	2.3
Average HH Income	\$31,159	\$48,211	\$50,329
Average House Value	\$102,786	\$125,051	\$128,805

\* Demographic data derived from 2020 ACS - US Census

