



BORDER | **95**
COMMERCE DISTRICT

**LAND
FOR SALE**

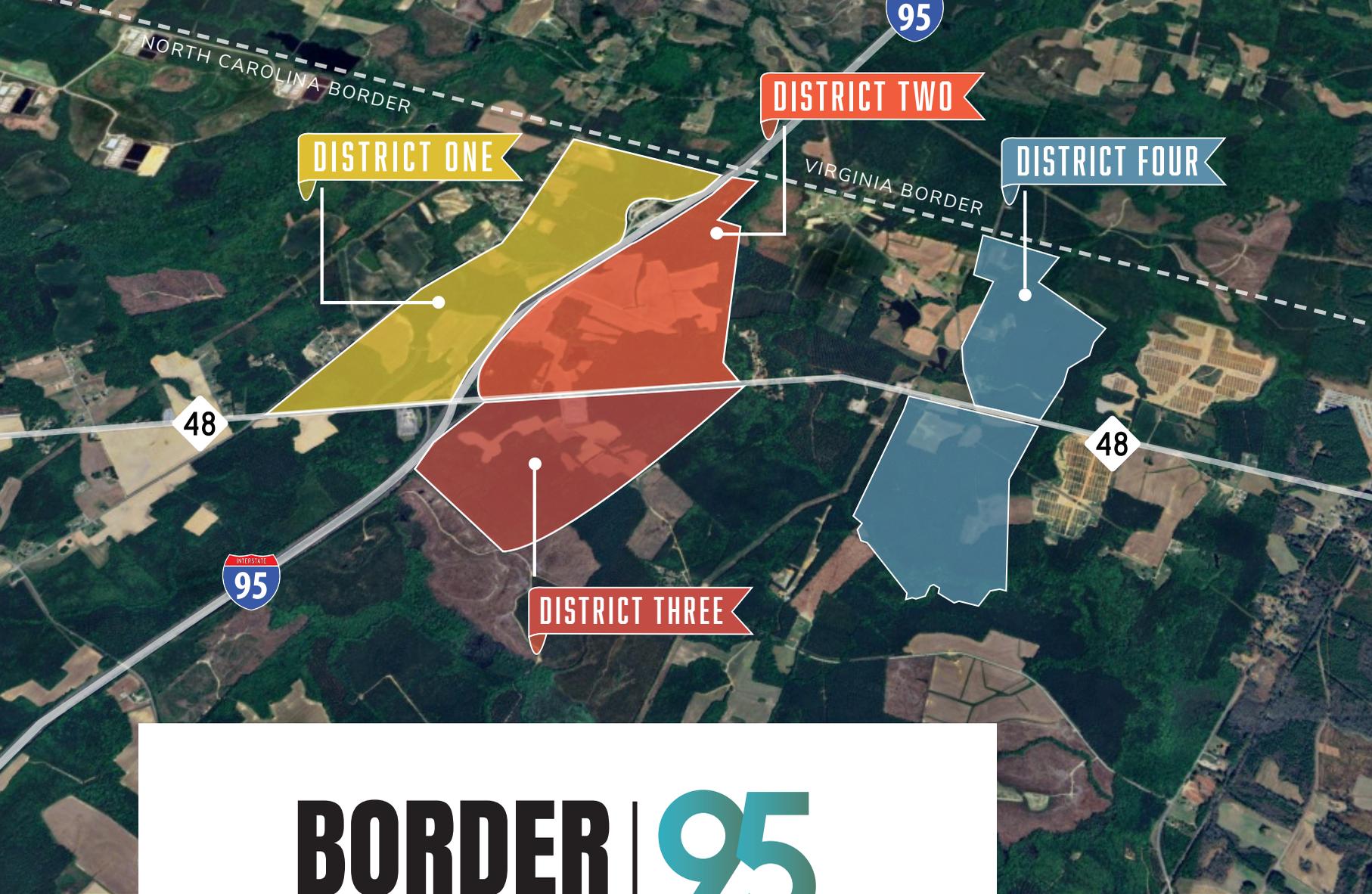
±1,254 ACRES AVAILABLE NORTHAMPTON COUNTY, NC

**STREAM**[®]

JASON SCHNITTGER

210.836.6633

J.SCHNITTGER@STREAMREALTY.COM



THE FACTS

ACREAGE:	± 1,254 Acres
DISTRICT ONE:	± 325 Acres
DISTRICT TWO:	± 299 Acres
DISTRICT THREE:	± 202 Acres
DISTRICT FOUR:	± 428 Acres
ZONING:	District One: AR, HB District Two: LI, AR District Three: LI District Four: LI
DIVISIBLE:	Contact Broker
ACCESS:	Located directly off I-95 at NC 48.

BORDER | 95

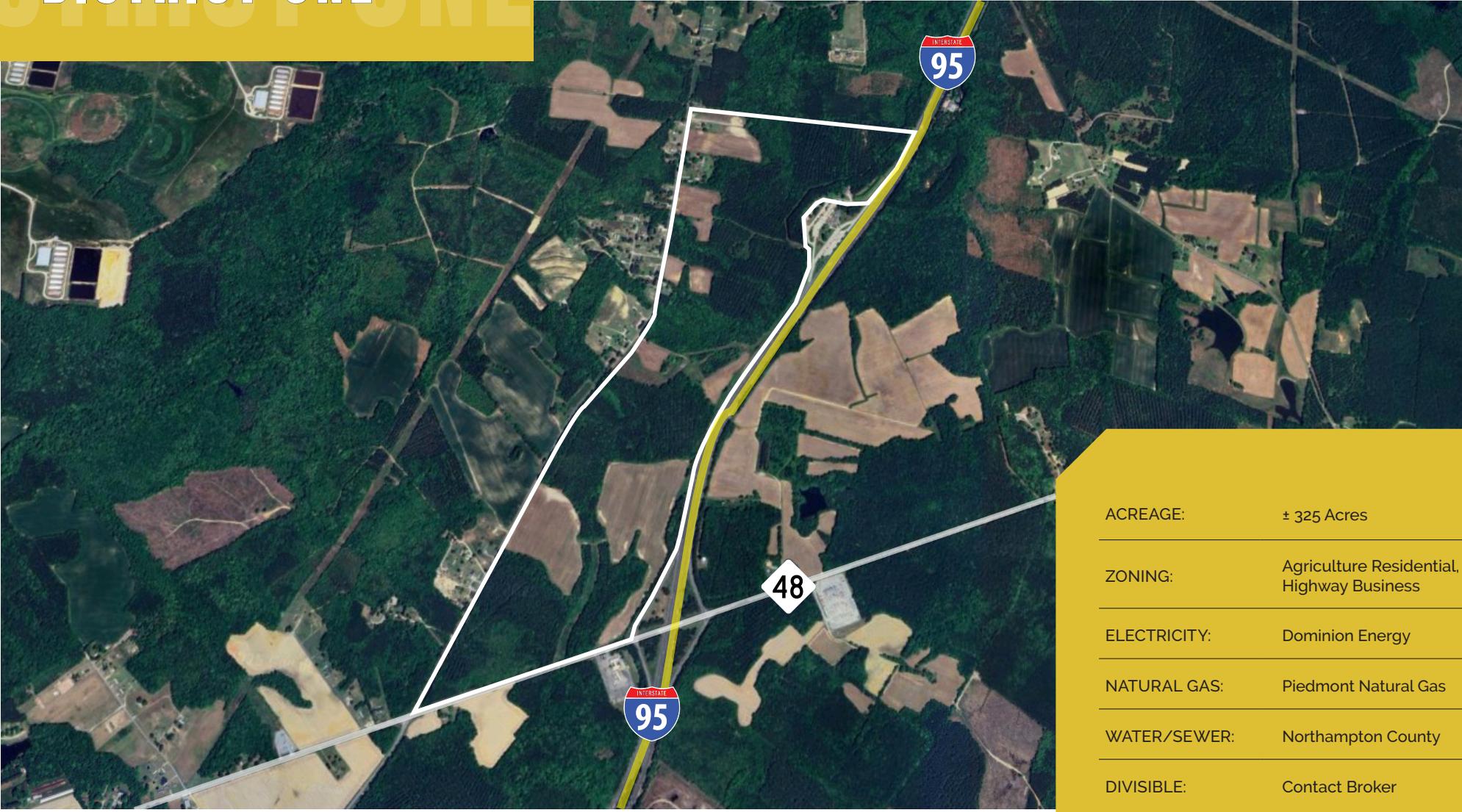
COMMERCE DISTRICT

Strategically positioned in North Carolina near the Virginia state line. Located directly along the I-95 corridor, Border95 Commerce District provides unparalleled visibility and accessibility for a wide range of uses. With flexible parcel options and strong regional connectivity, the property is well-suited for developers, logistics providers, retailers, and visionaries seeking to establish a presence at one of the East Coast's most traveled thoroughfares.

GATEWAY

TO GROWTH ON I-95

DISTRICT ONE



ACREAGE:	± 325 Acres
ZONING:	Agriculture Residential, Highway Business
ELECTRICITY:	Dominion Energy
NATURAL GAS:	Piedmont Natural Gas
WATER/SEWER:	Northampton County
DIVISIBLE:	Contact Broker

BOONVILLE COMMERCE DISTRICT

DISTRICT ONE

DISTRICT TWO



ACREAGE:	± 299 Acres
ZONING:	Light Industrial Agriculture Residential
ELECTRICITY:	Dominion Energy
NATURAL GAS:	Piedmont Natural Gas
WATER/SEWER:	Northampton County
DIVISIBLE:	Contact Broker

BOONVILLE COMMERCE DISTRICT

DISTRICT TWO

DISTRICT THREE



ACREAGE: ± 202 Acres

ZONING: Light Industrial

ELECTRICITY: Dominion Energy

NATURAL GAS: Piedmont Natural Gas

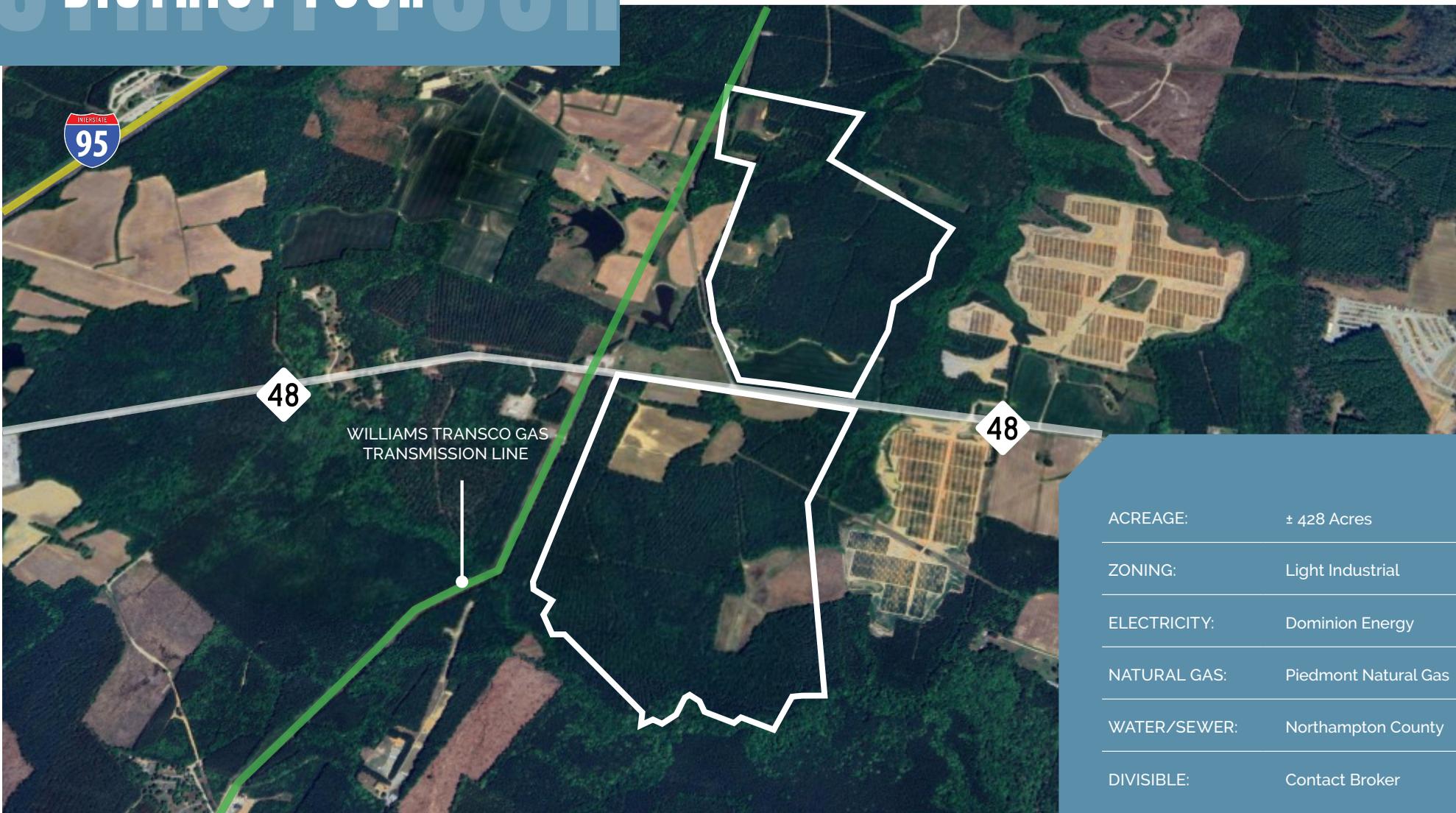
WATER/SEWER: Northampton County

DIVISIBLE: Contact Broker

BOONVILLE COMMERCE DISTRICT 95

DISTRICT THREE

DISTRICT FOUR



ACREAGE: ± 428 Acres

ZONING: Light Industrial

ELECTRICITY: Dominion Energy

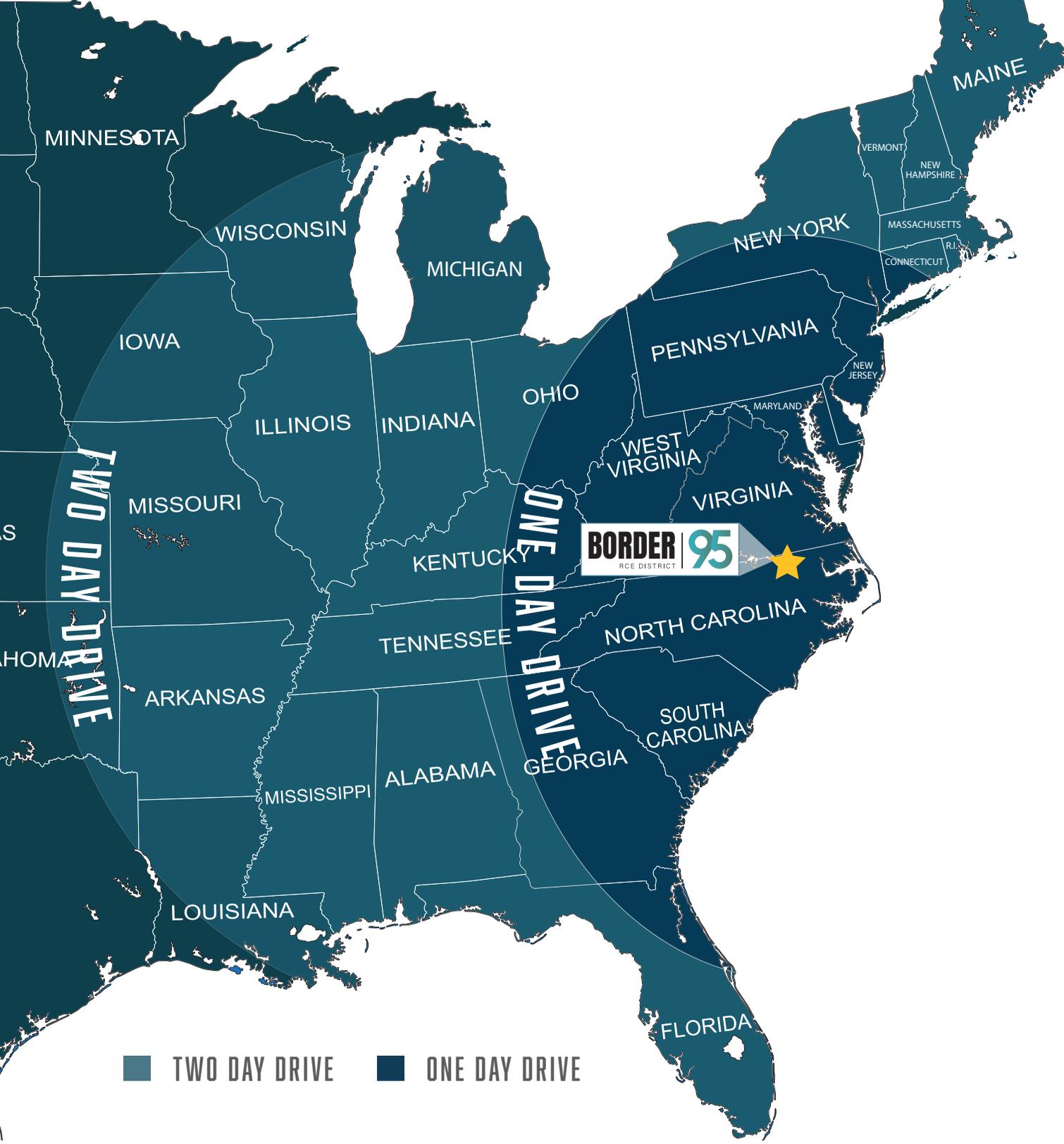
NATURAL GAS: Piedmont Natural Gas

WATER/SEWER: Northampton County

DIVISIBLE: Contact Broker

BOONVILLE COMMERCE DISTRICT

DISTRICT FOUR



LOCATION ADVANTAGE

Border95 Commerce District has nearly three miles of frontage on Interstate I-95 and slightly less than 3.5 miles of frontage on NC48. The extraordinary amount of frontage on Interstate I-95 and NC48 gives the I-95 property extremely high visibility and easy accessibility in all directions of the Interstate I-95/NC48 interchange.

ONE DAY DRIVE TWO DAY DRIVE



RICHMOND: 78 MILES

RALEIGH: 92 MILES

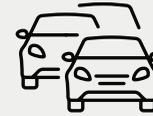
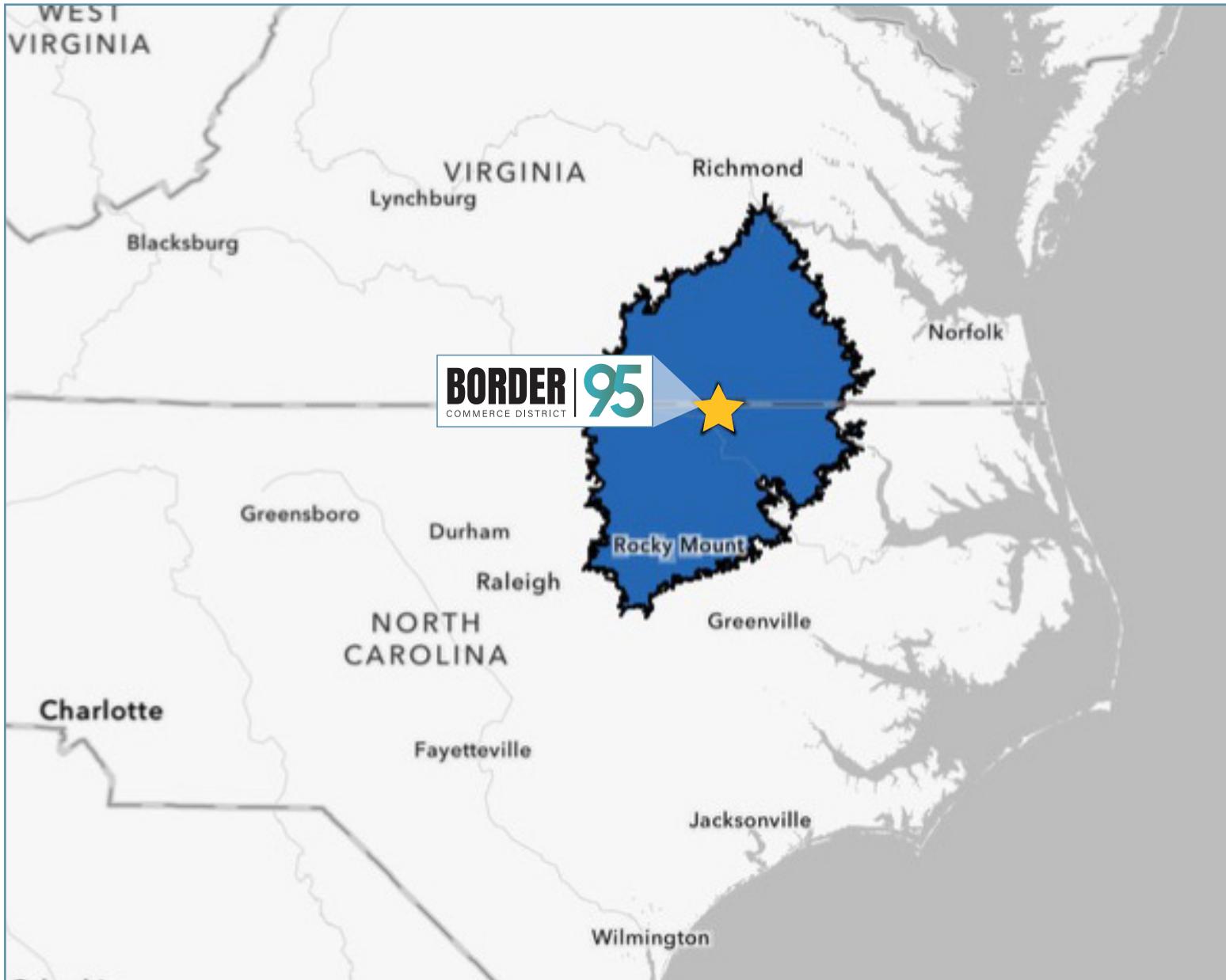
CHARLOTTE: 239 MILES

NASHVILLE: 600 MILES

PORT OF CHARLESTON: 379 MILES

PORT OF SAVANNAH: 390 MILES

DEMOGRAPHICS WITHIN 60 MINUTES



48,739
VEHICLES PER DAY AT I-95 / NC48



532,247
TOTAL POPULATION



\$61,176
AVERAGE HOUSEHOLD INCOME



216,152
TOTAL # OF HOUSEHOLDS



5.1%
UNEMPLOYMENT RATE



BORDER | **95**
COMMERCE DISTRICT

**FOR MORE
INFORMATION**

JASON SCHNITTGER 210.836.6633 J.SCHNITTGER@STREAMREALTY.COM


STREAM[®]