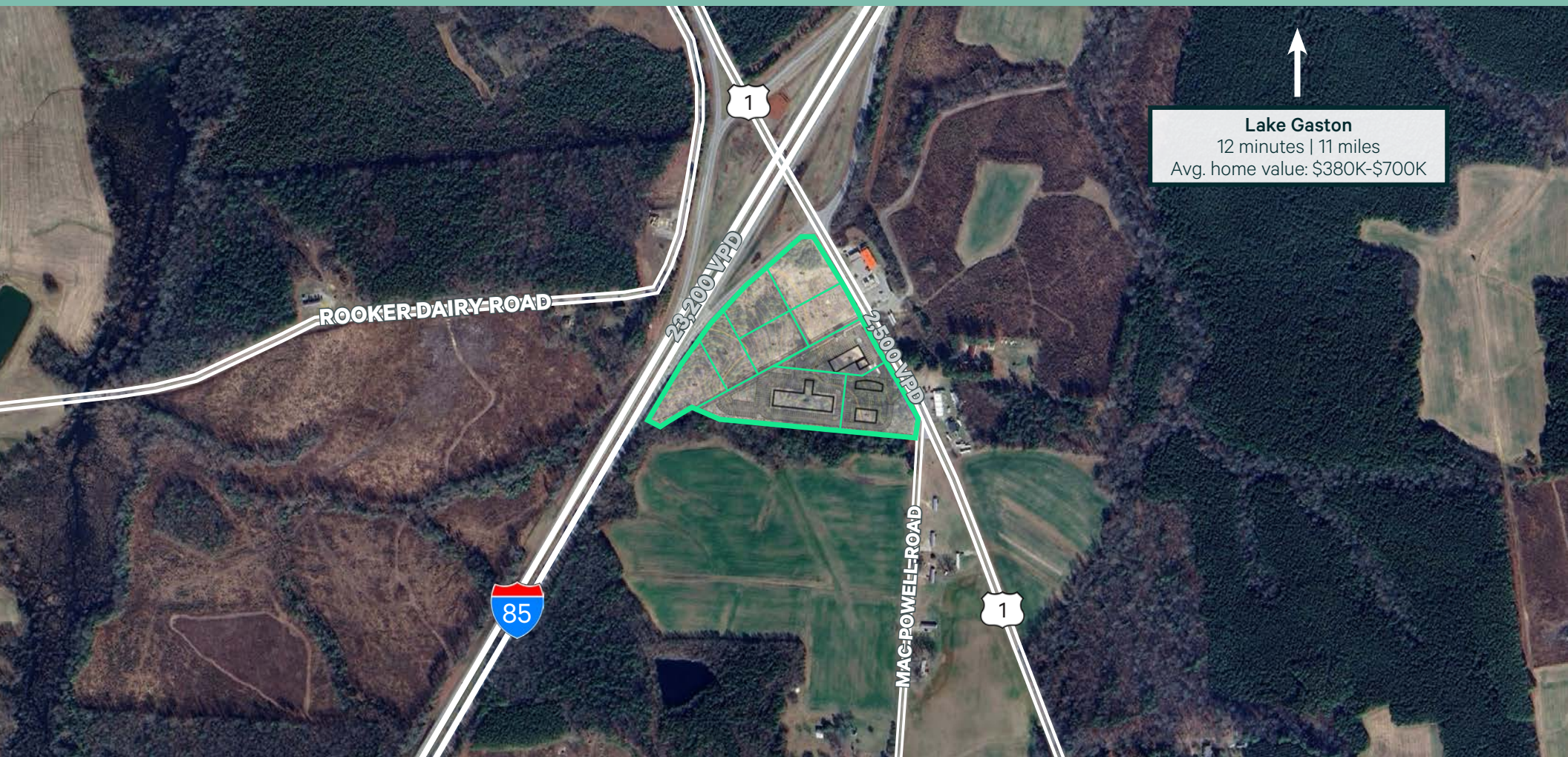


2361 US Highway 1 N

Norlina, NC 27563

Located in an Opportunity Zone

Hotel Site & Retail Parcels Available with 23,200 Vehicles Per Day Off Interstate 85



↑
Lake Gaston
12 minutes | 11 miles
Avg. home value: \$380K-\$700K

Property Features

- + 1 – 12.67 acres available
- + Zoned Neighborhood Business (NB) with a small portion zoned Agricultural Residential (AR) (Warren County ETJ)
- + Permitted uses include gas station, restaurants, auto service, banks, day care, vet clinic, office, pharmacy, retail sales, self storage, hotel, etc. For more information on permitted uses, [click here](#).
- + Future land use calls for Office/Industry
- + Property is located in an Opportunity Zone and could provide potential capital gain tax benefits
- + Phase I recently completed by Warren County
- + Signalized access dependent on future TIA study
- + Municipal water and sewer services available
- + Seller has a hotel feasibility report available for review for interested parties
- + Call for pricing

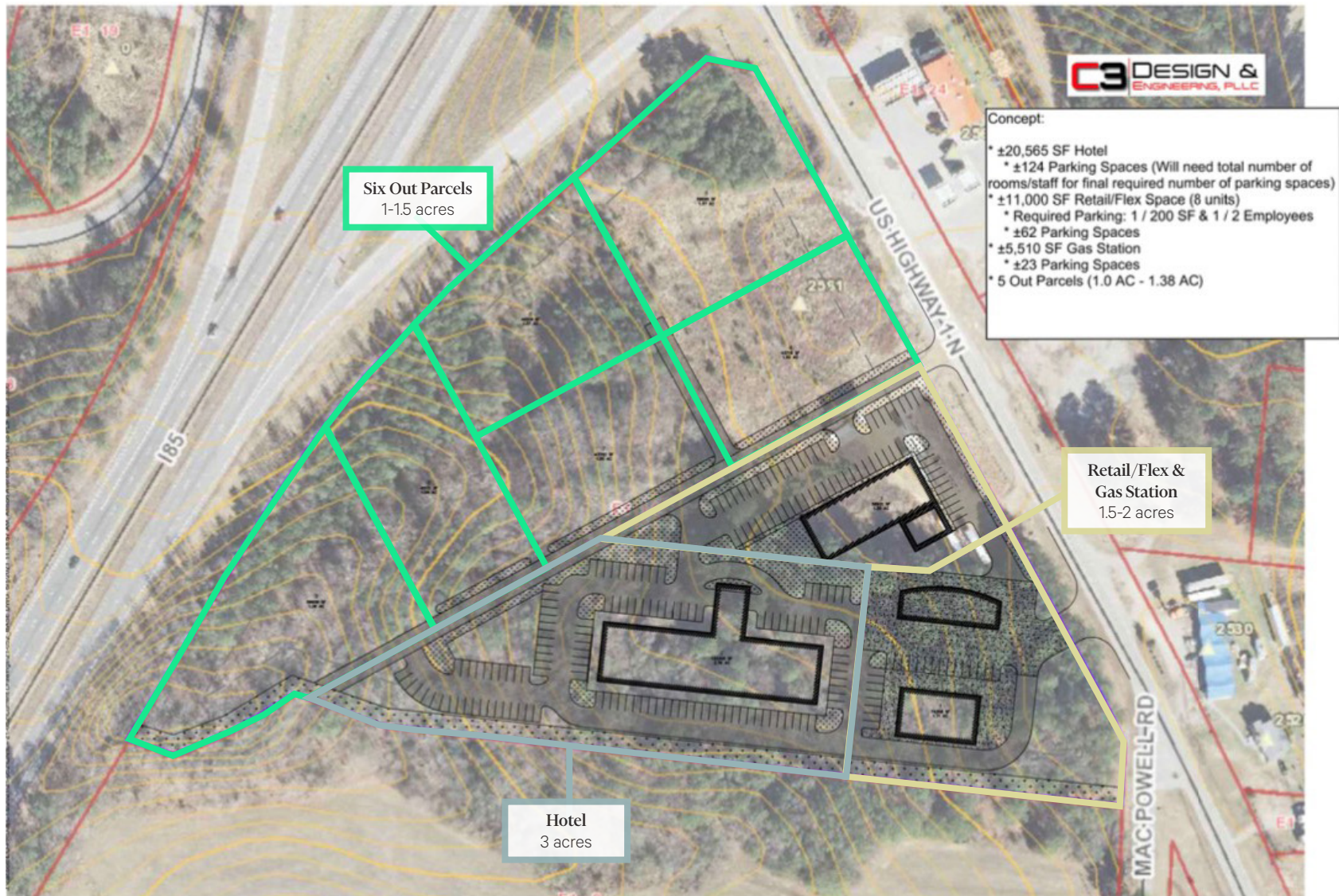
 **±12.67**
ACRES

 **NB/AR**
CURRENT ZONING

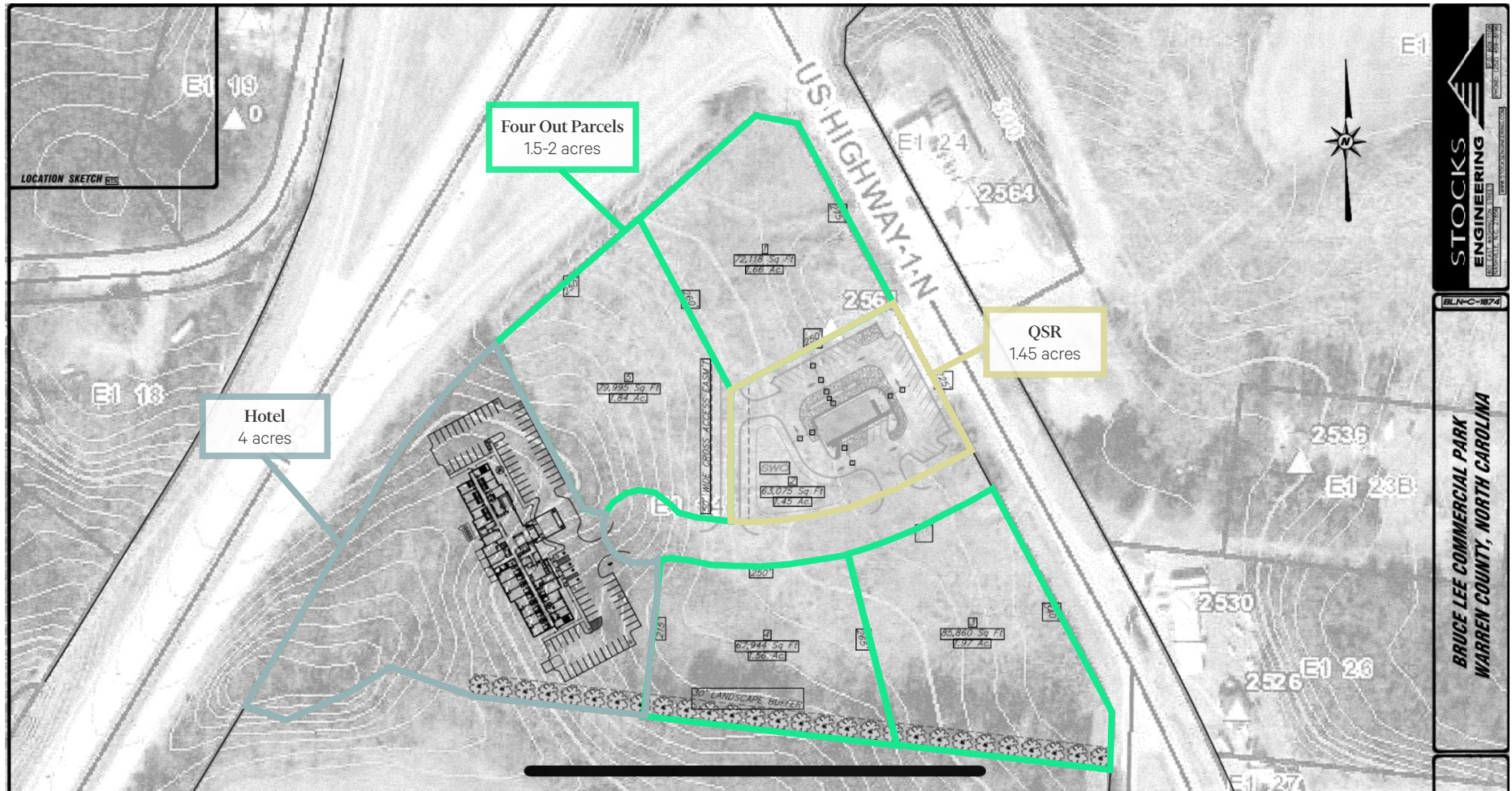
 **Office/Industry**
FUTURE LAND USE



Potential Subdivision Option 1



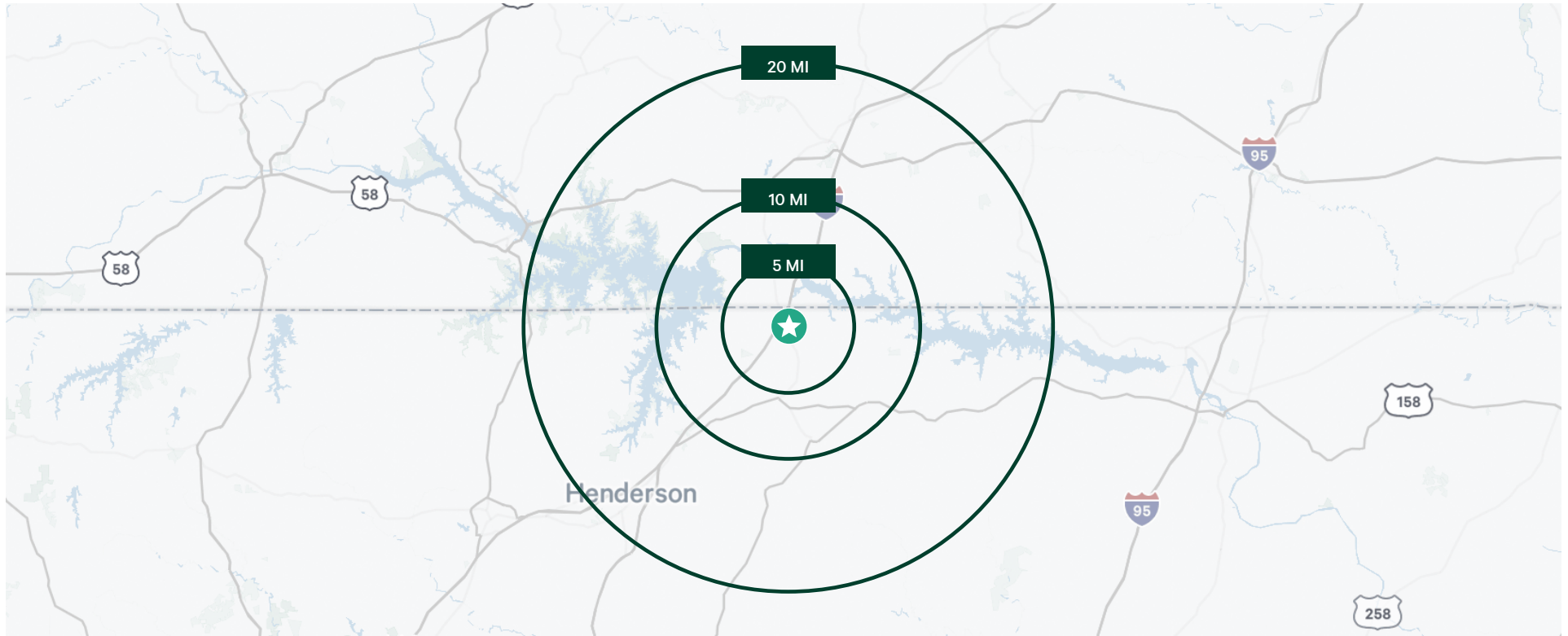
Potential Subdivision Option 3



2361 US Highway 1 N

Norlina, NC 27563

For Sale



Contact Us

Tiffany Hilburn

Vice President
Land Services
+1 919 831 8238
tiffany.hilburn@cbre.com

Harrison Benson

Associate
Land Services
+1 919 831 8271
harrison.benson@cbre.com

John Burleson

Associate
Retail Services
+1 919 831 8244
john.burleson@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.