



S.L. NUSBAUM
REALTY CO. | SINCE 1906

EXCLUSIVE LISTING TO SELL

48637 NC 12 HIGHWAY, BUXTON, NC 27920



48637 NC 12 HIGHWAY
BUXTON, NC 27953

BILL OVERMAN, CCIM
COMMERCIAL BROKERAGE & DEVELOPMENT | PARTNER
O. 757.640.2254
BOVERMAN@SLNUSBAUM.COM



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EXECUTIVE SUMMARY

48637 NC 12 HIGHWAY
BUXTON, NC 27953



OFFERING SUMMARY

Sale Price:	\$990,000
Lot Size:	8.6 Acres with potential for additional land
Price:	\$110,465 Per Acre for 8.6 Acre Parcel
Zoning:	Parcel 1 - R2A, Parcel 2 - R2A & SED1

PROPERTY OVERVIEW

8.6 acres of land located on Highway 12 in Buxton, NC

POTENTIAL FOR:

- Ideal Access
- Single Family Development
- Affordable Housing
- Commercial with Highway Access

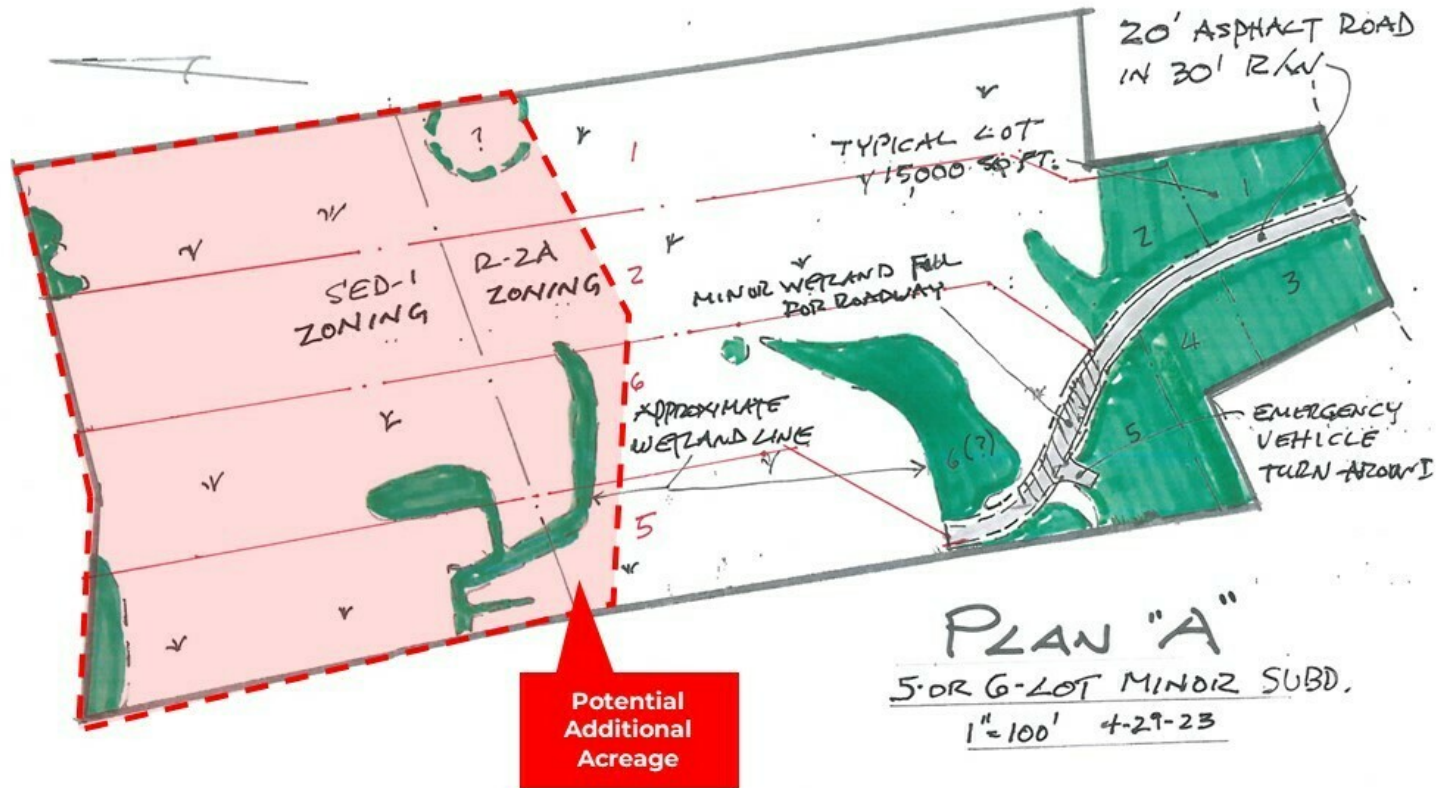
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SITE PLANS

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	132	1,072	1,614
Average Age	46.4	46.3	46.3
Average Age (Male)	45.7	45.6	45.6
Average Age (Female)	48.3	48.2	48.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	66	539	811
# Of Persons Per HH	2.0	2.0	2.0
Average HH Income	\$52,691	\$52,329	\$52,356
Average House Value			

* Demographic data derived from 2020 ACS - US Census

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CONTACT US



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SITE

**±8.6
ACRES OF LAND**

**±7.03
POTENTIAL
ADDITIONAL
ACREAGE**

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.