



PROPERTY OVERVIEW

- Two parcels totaling ± 7.13 acres
 - ± 6 acres: PIN#: 2948614367
 - ± 1.13 acres: PIN#: 2948618008
- The sites are in an area between Warrenton, Norlina and Lake Gaston
- Growth is occurring in Norlina with sewer and water there and the [projected S-Line](#) would stop in Norlina on its trip between the Triangle and the DC area
- The larger site has an old homeplace on it and would make an excellent homesite
- Triangle growth is moving north along I-85 and impacting the entire county from I-85 to Lake Gaston
- Tremendous investment opportunity for future development
- Warren County is actively working on Economic Development having recently completed an expansion of Glen Raven Mills (Sunbrella Mfg) and International Paper has an operation on US 1
- Property Priced at \$8,500/acre

PROPERTY DESCRIPTION

The property is at the corner of Warren Plains Road and King Road near Norlina, NC. Quiet area making the larger tract a great location for a single-family home with land and around it. The smaller tract is on the corner, at the future S Line for CSX and could be utilized commercially.

LOCATION DESCRIPTION

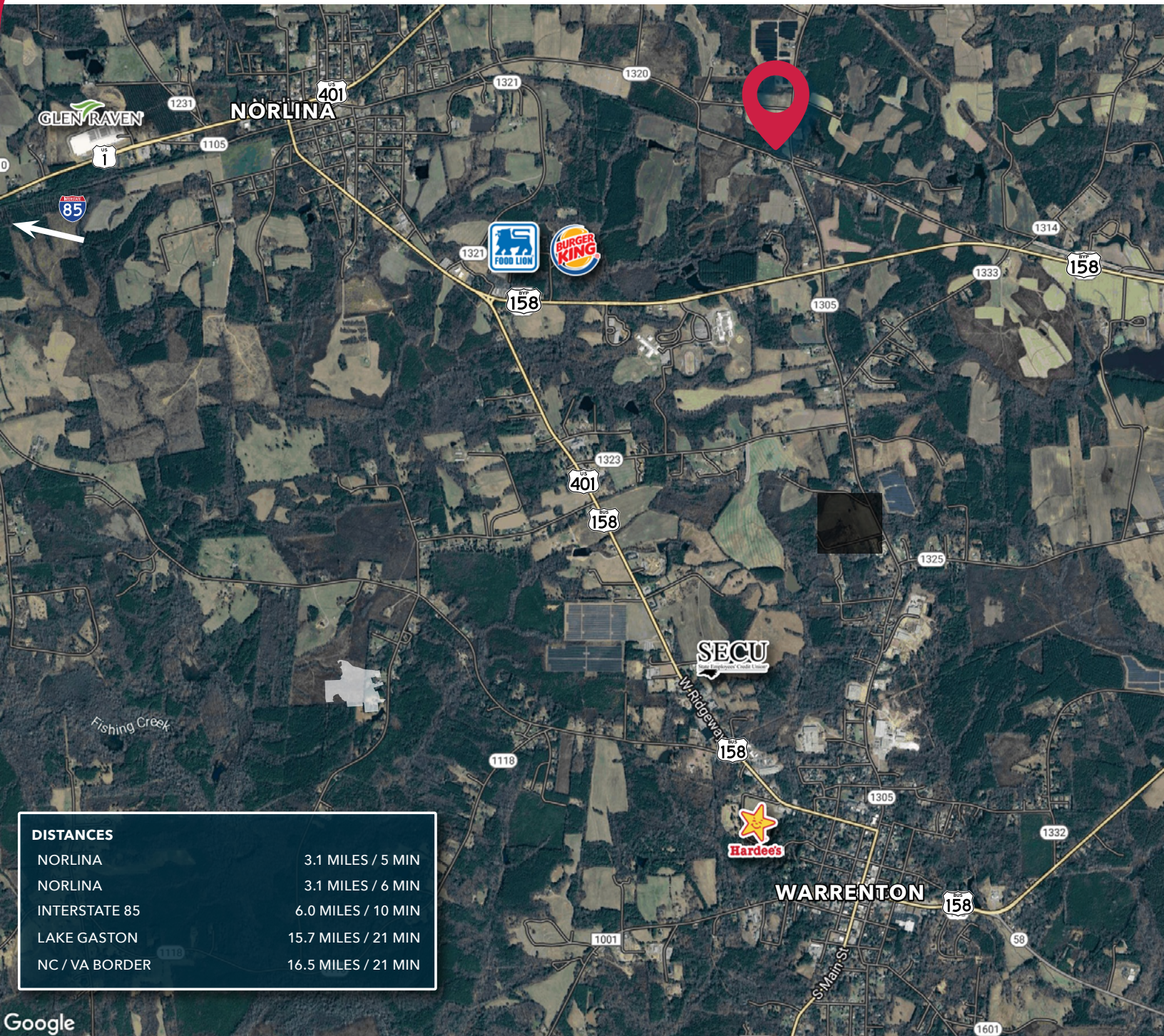
Located just west of Norlina on Warren Plains and King Rd, the properties are in the path of future growth.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	172	3,361	6,174
Daytime Population	231	3,738	6,396
Median HH Income	\$40,513	\$40,873	\$40,5354
Median Age	42.0	41.8	45.1
Median Home Value	\$86,842	\$91,141	\$97,334

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