

# FOR SALE

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3033 US Hwy 301 South  
Wilson, North Carolina 27893

**±121 ACRES  
FOR  
REDEVELOPMENT**

**JOHN POWELL | PRESIDENT**

(919) 422-1612 (C)

JPOWELL@PHOENIXCOMMERCIALNC.COM

**LIZ ARCOS | ADVISOR**

(786) 877-8866 (C)

LIZ@PHOENIXCOMMERCIALNC.COM



**PHOENIX**  
COMMERCIAL PROPERTIES



# PROPERTY OVERVIEW



## ACREAGE

±121.05 ACRES

## ZONING

CURRENTLY ZONED RURAL &  
AGRICULTURAL

## PROPERTY FEATURES

- ±1,500 FT OF ROAD FRONTAGE  
ALONG HWY 301 S
- CURRENTLY USED AS A GOLF  
COURSE COUNTRY CLUB
  - SOLD AS IS

## UTILITIES

ALL UTILITIES ON SITE

## SALES PRICE

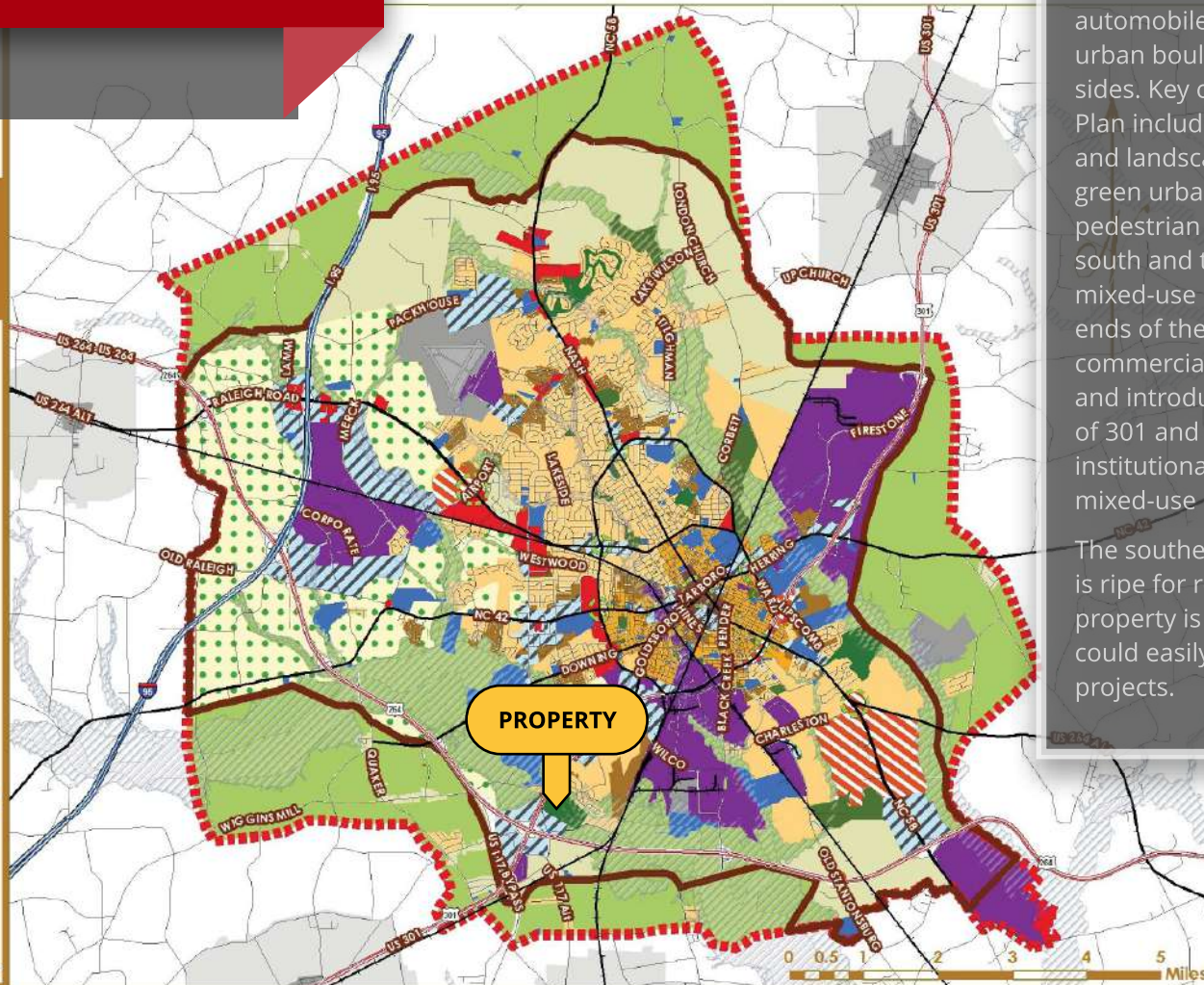
\$3,934,125.00







# FUTURE ZONING



The town's future vision for the Highway 301 corridor is transforming it from an automobile-oriented highway into a green urban boulevard that unites uses on both sides. Key components of the Concept Plan include adding sidewalks, street trees, and landscaping in the median to create a green urban boulevard; providing stronger pedestrian links between the school to the south and the park to the north; providing mixed-use development nodes at both ends of the corridor to break the existing commercial strip pattern of development and introduce new uses at the intersection of 301 and Lipscomb, such as an institutional or medical use and a mixed-use center.

The southern portion of the 301 Corridor is ripe for redevelopment, and the subject property is the largest single tract that could easily be assembled for a variety of projects.

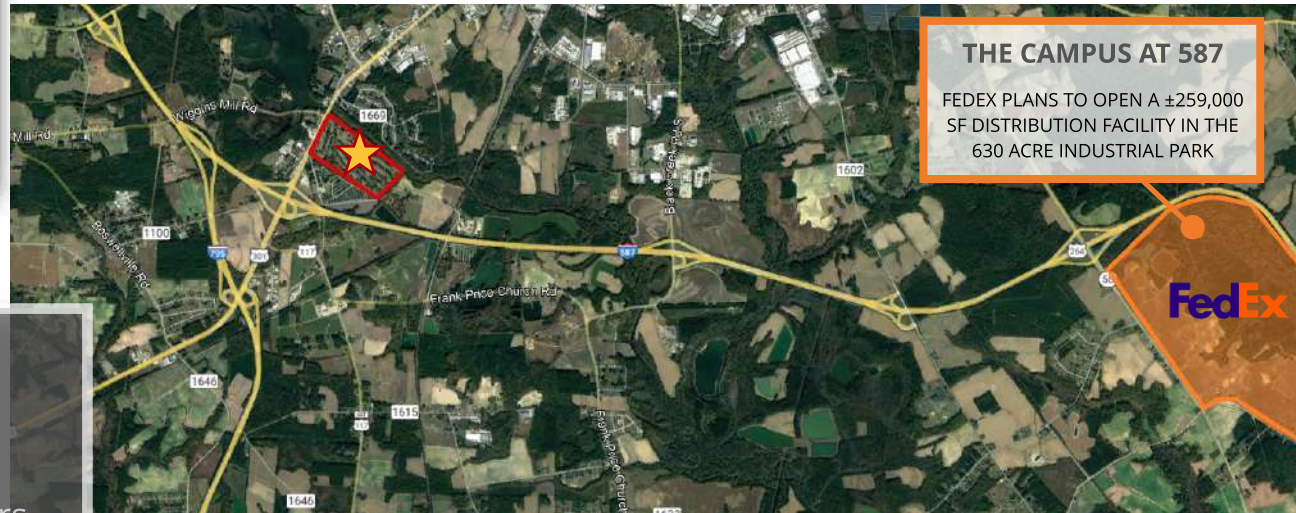
The property is currently zoned as Rural and Agricultural zoning, and the neighboring parcels include Single Family Residential and Industrial uses. ([Click here for zoning map](#)). The following [link](#) represents what the property could be used for without rezoning.

**LAND FOR SALE | 3033 US HWY 301 SOUTH, WILSON, NC 27893**

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation to independently confirm accuracy and completeness.



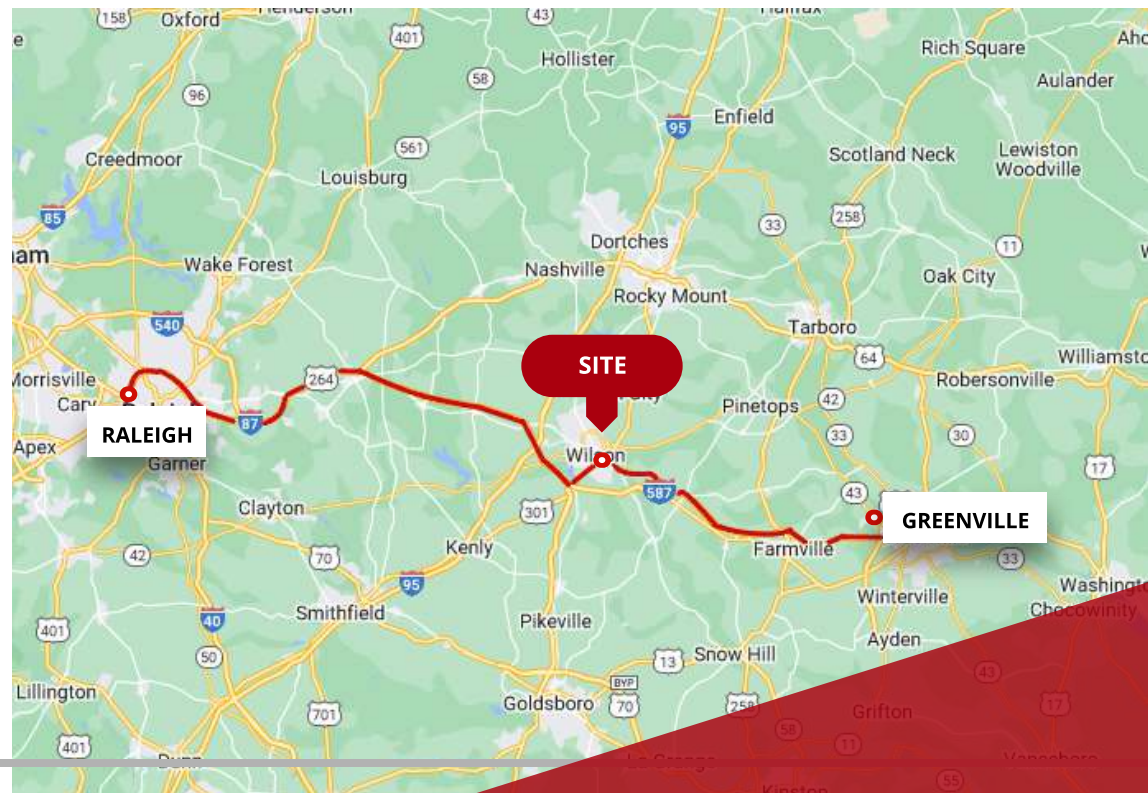
# LOCATION & FUTURE PROJECTS



The property, located a short 45-minute drive from Raleigh and Greenville, expands across a heavily wooded 121.05 acres. It is strategically positioned along major transportation corridors, including I-95, Hwy 264 (Future Interstate 587), I-795.

One of the main benefits of this property is the more than 1,500 feet of road frontage along Highway 301, providing excellent visibility and north, south, east, and west connectivity to main transportation arteries.

This close proximity and ease of access to I-95 is ideal for residential, commercial, and industrial-based developers who desire hospitality, retail, manufacturing, and distribution-focused products.



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# MARKET OVERVIEW

## WILSON NORTH CAROLINA

The City of Wilson NC is a vibrant community of nearly 50,000. It is home to a thriving economy with leadership in sectors including agribusiness, manufacturing, finance, life sciences, next generation networking, and the arts. Wilson's emerging focus on innovation is driven by their strong history of investing in the infrastructure that supports the future.



### DEMOGRAPHICS

	2 MILE	5 MILES	10 MILES
2022 POPULATION	15,300	50,007	76,906
MEDIAN AGE	39	39.9	40.8
2022 HOUSEHOLDS	6,159	20,075	30,706
AVG. HOUSEHOLD INCOME	\$32,469	\$54,048	\$59,466

With a county population of  $\pm 50,000$  and covering approximately 29 square miles, Wilson is the county seat to Wilson County. It is considered a Tier 1 county by the North Carolina Department of Commerce. This Tier system is based on economic well-being and is incorporated into various state programs to encourage economic development activity in less prosperous areas of the state.



# CONTACT

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## **PHOENIX COMMERCIAL PROPERTIES, LLC**

[HTTPS://PHOENIXCOMMERCIALNC.COM](https://phoenixcommercialnc.com)

## **ADDRESS**

751 CORPORATE CENTER DRIVE, STE 305  
RALEIGH, NC 27607

