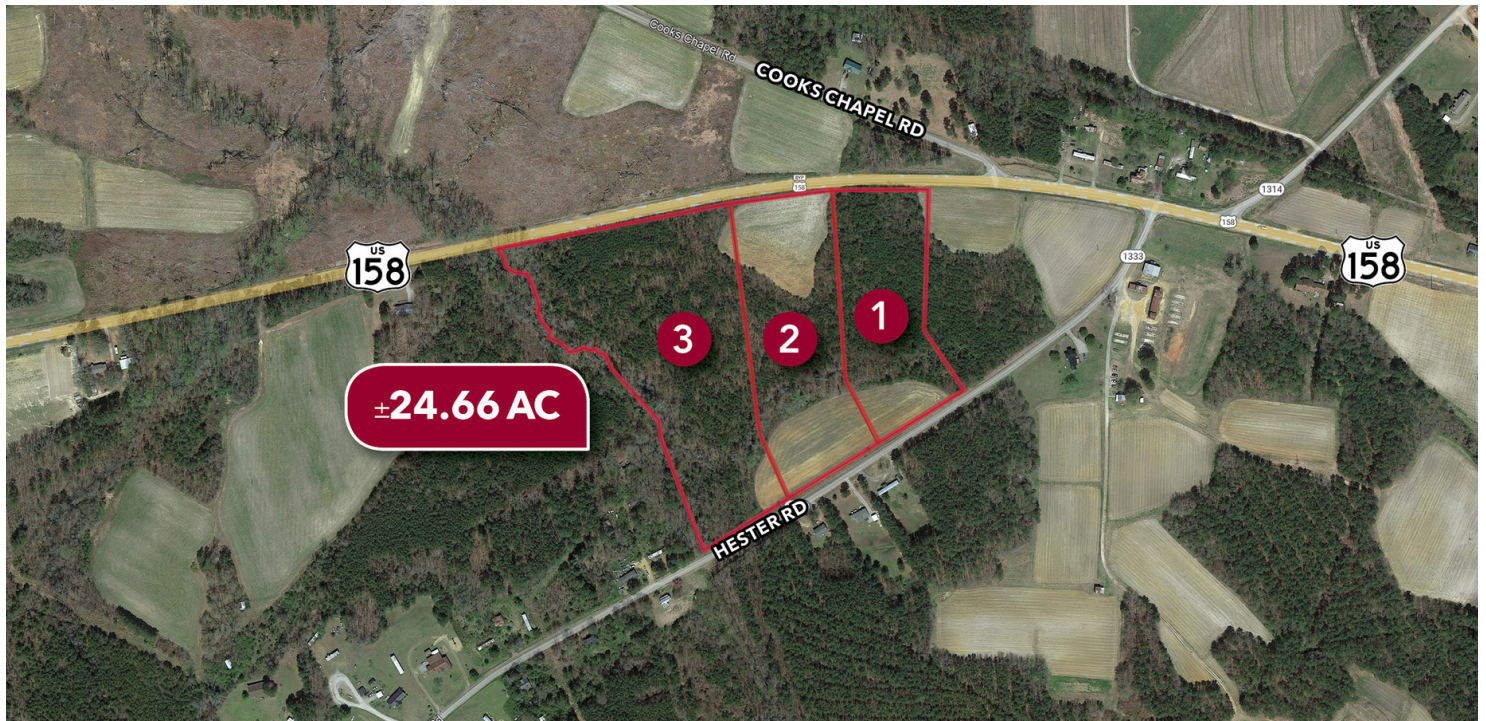


LAND FOR SALE HWY 158

Warrenton, NC 27589



PROPERTY HIGHLIGHTS

- Three tracts totaling 24.66 acres
- Property has water on Hwy 158
- Zoning is Rural Agriculture
- Excellent sites with frontage on two roads: ±1,475 feet on Hwy 158 and ±1,043 feet on Hester Rd
- Close to I-95, Warrenton, Norlina, and Lake Gaston
- Excellent location for residential development or light commercial development
- Traffic Count is 3,200 cars per day on Hwy. 158 just east of the site
- Close to Glen Raven Mills Plant in Norlina, International Paper, Cast Stone Systems and Downtown Warrenton
- Ideal location in a growing county with great recreation at Lake Gaston and Kerr Lake
- Sale price: \$10,000/acre

PROPERTY DESCRIPTION

Three tracts of land great road frontage with access onto both Hwy. 158 and Hester Road:

Parcel 1: PIN#: 2957089707 (5.97 Acres)

Parcel 2: PIN#: 2957086607 (7.55 Acres)

Parcel 3: PIN#: 2957081663 (11.14 Acres)

LOCATION DESCRIPTION

Located on Warren Plains Road (US 158 Bypass) and Hester Road, these three tracts of land have frontage on two roads, are close to Norlina and Warrenton and have good access to Lake Gaston and I-95.

OFFERING SUMMARY

Sale Price:	\$246,600
Lot Size:	24.66 Acres

Scott Hadley

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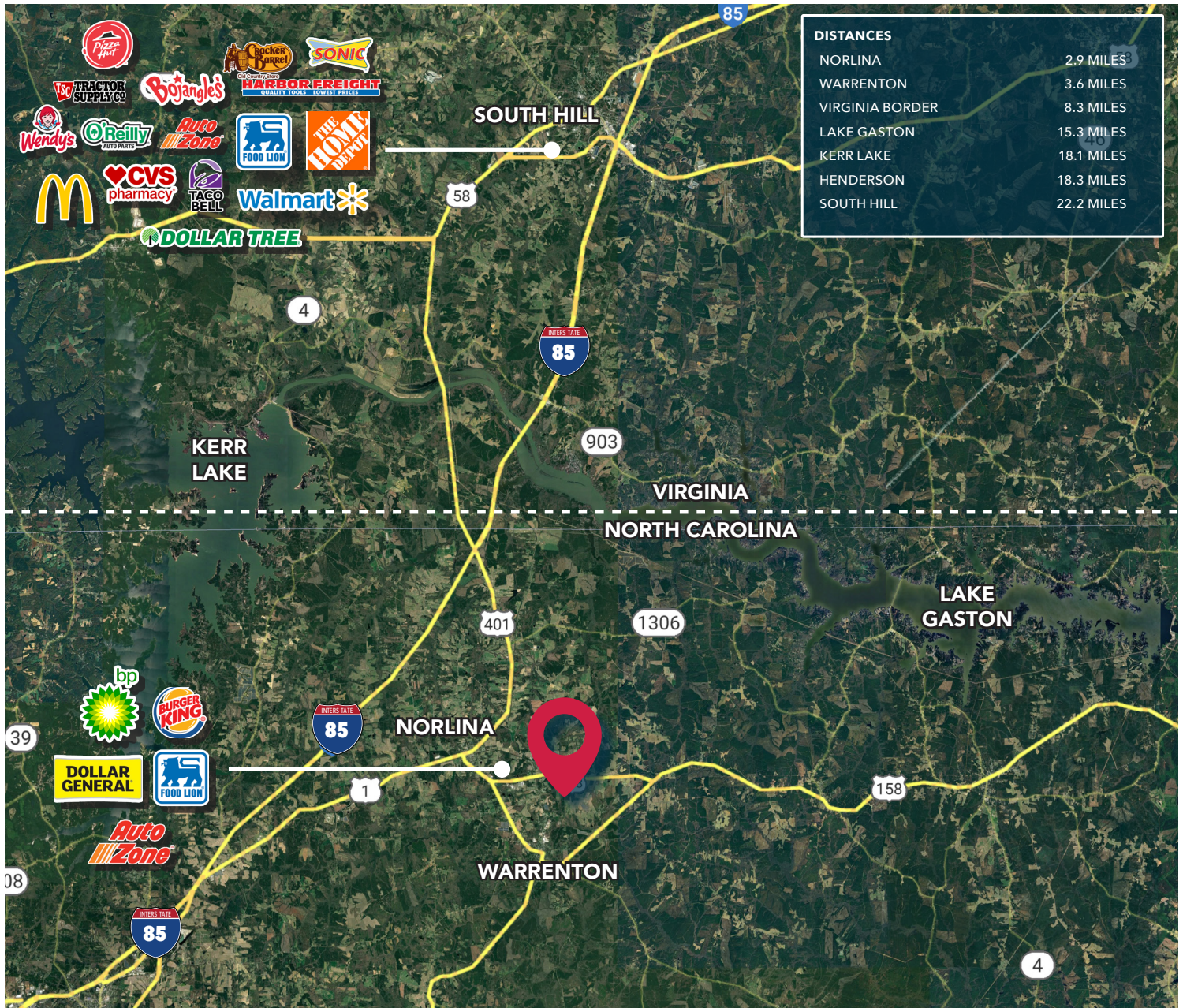
O: 919.576.2504

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LAND FOR SALE HWY 158

Warrenton, NC 27589

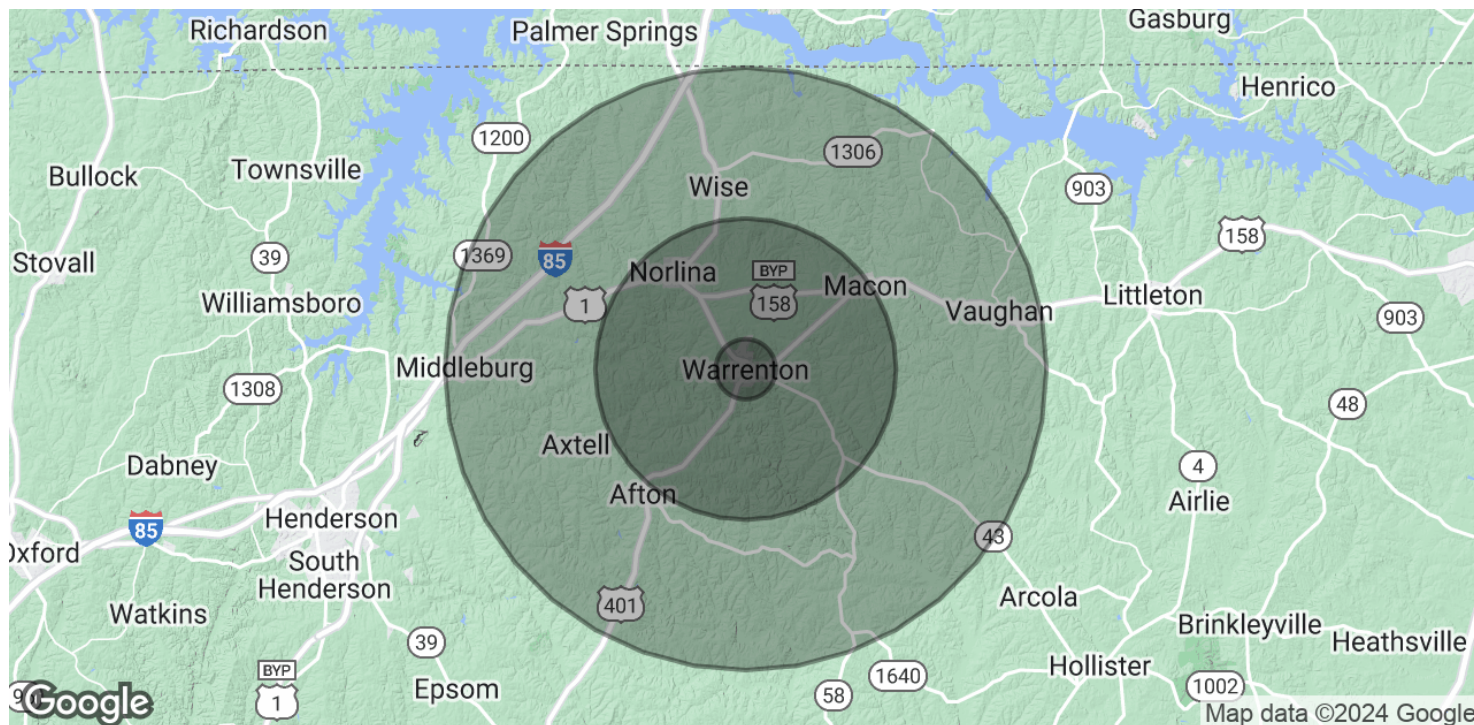


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LAND FOR SALE HWY 158

Warrenton, NC 27589



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	372	5,672	16,328
Average Age	39.6	44.9	44.3
Average Age (Male)	33.0	40.8	40.4
Average Age (Female)	45.9	49.3	48.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	183	3,044	8,887
# of Persons per HH	2.0	1.9	1.8
Average HH Income	\$37,595	\$38,586	\$39,268
Average House Value	\$87,855	\$88,387	\$102,138

* Demographic data derived from 2020 ACS - US Census

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