

# LAND FOR SALE 0 W NC 24 HWY

Warsaw, NC 28398



## LOCATION DESCRIPTION

Commercial land located at the intersection of I-40 and NC 24 Hwy in Warsaw, Duplin County, NC.

## PROPERTY HIGHLIGHTS

- ±9.66 acres of commercial land with easy access to I-40
- Zoned HB Highway Business (Town of Warsaw)
- Permitted uses include restaurant, warehouse, animal hospitals, automobile sales and services, day care, retail, office, and auto service station
- Located within an Opportunity Zone
- Midway between Raleigh and Wilmington
- Duplin County PIN # 245500822906

## OFFERING SUMMARY

Sale Price: \$483,000 (\$50,000 / acre)

Lot Size: 9.66 Acres

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.

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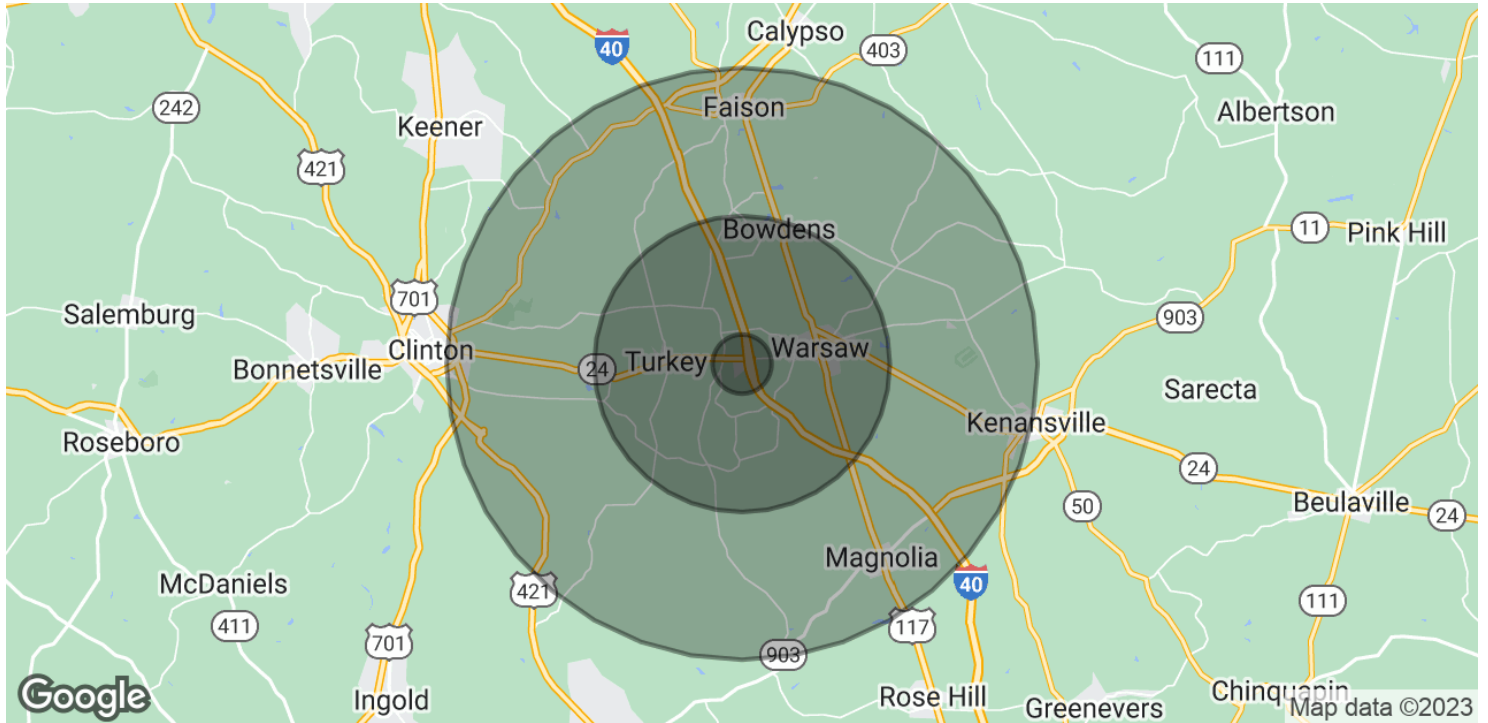
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	59	6,675	24,143
Average Age	41.2	40.0	38.9

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	29	2,699	9,076
# of Persons per HH	2.03	2.46	2.63
Average HH Income	\$52,748	\$52,331	\$53,793
Average House Value	\$112,500	\$140,546	\$152,876

Source: Esri, 2021

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