



EST'D 1960
RURAL KING
 AMERICA'S FARM & HOME STORE

 Domino's
BIG LOTS!
HARBOR FREIGHT
 QUALITY TOOLS LOWEST PRICES

41.47 ACRES




41.47 Acres Available
 Williams Road
 Morganton, NC 28655



118-C W. Union Street
 Morganton, NC 28655
 828.430.8674

Eric Engstrom, CCIM
 828.604.7034
 EEngstrom@collettre.com

The information contained herein has been obtained by sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Williams Road

Property Overview

Large undeveloped tract off of Morganton's main corridor and entrance from I-40 at exit 103. Perfect for multi-family/residential with an approximate 3-acre portion possibly suited for retail. Situated perfectly behind the newly revamped Magnolia Plaza shopping center that includes a vast tenant mix, including Rural King, Big Lots, Harbor Freight, KFC, Taco Bell, and more. It is also across the street from Lowe's Home Improvement and Food Lion. With visibility from I-40 and multiple access points, this makes an ideal site for many development possibilities. Morganton has seen continuous growth and with the new NC School of Science and Math opening their campus in Fall 2022, more developments should follow.

Location: Located off of I-40 and US-64 surrounding Magnolia Plaza shopping center.

PROPERTY FEATURES

- Zoned for residential development with Water and Sewer
- Under HID zoning - up to 20 dwellings per usable acre
- Multiple access points including from the main retail corridor
- Surrounded by national and local retail businesses
- In close proximity to the new NC School of Science and Math

DEMOGRAPHICS (2023)

	3 miles	5 miles	7 miles
Population	18,970	34,896	47,798
Daytime Pop.	14,577	18,515	21,032
Avg. HH Income	\$67,857	\$73,781	\$77,621

TRAFFIC COUNTS

Burkemont Ave	19,181 VPD
I-40 (Eastbound)	27,899 VPD



Williams Road - Morganton, NC

Aerial



EST'D 1960
RURAL KING
AMERICA'S FARM & HOME STORE
Domino's
BIG LOTS!
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

TACO BELL

64

FOOD LION

LOWE'S

SITE

EXIT 103

64

INTERSTATE
40

Williams Road - Morganton, NC

Aerial



Walmart

Staples T.J. Maxx

DICK'S SPORTING GOODS

belk

LOWE'S

Chick-fil-A

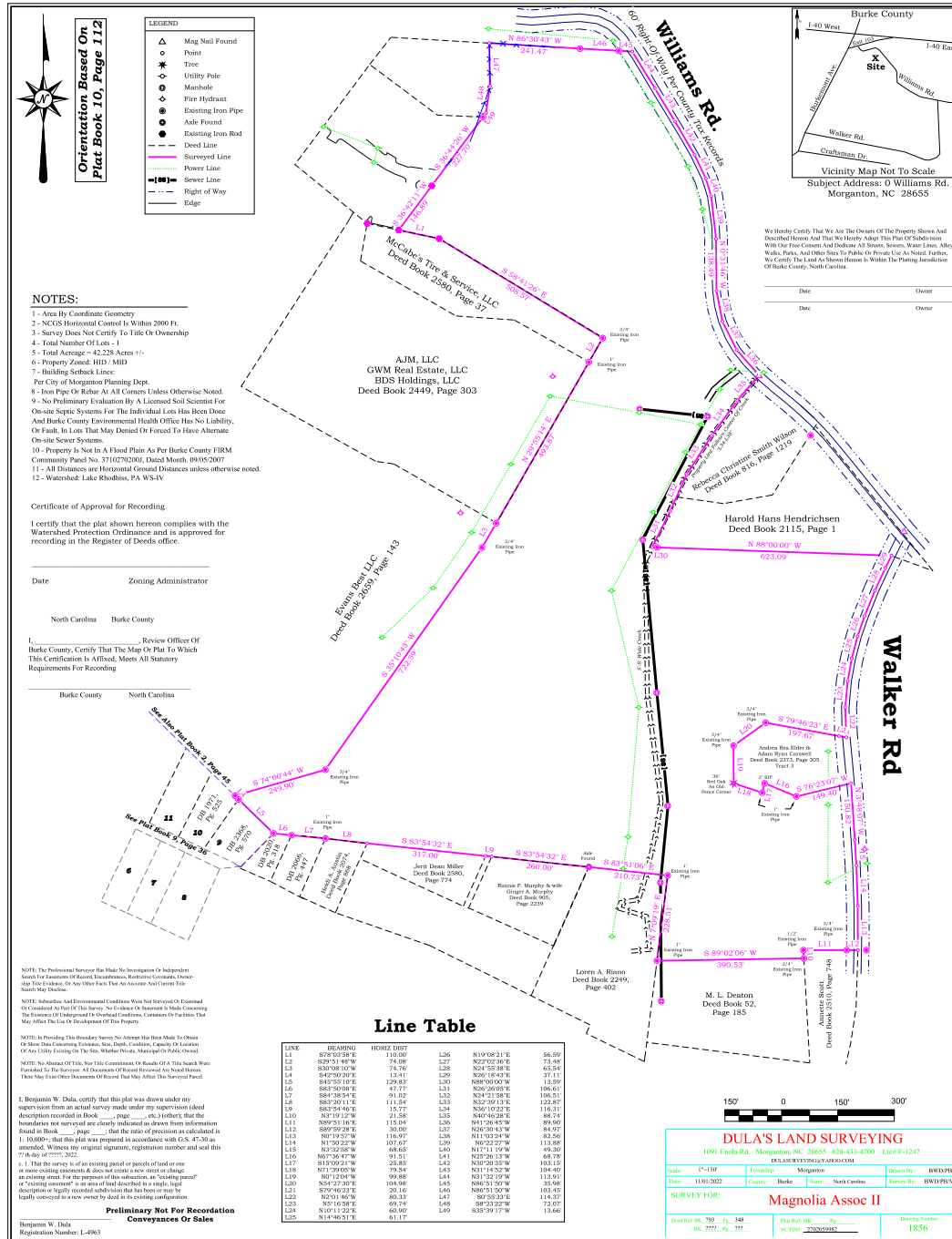
WESTERN PIEDMONT
COMMUNITY COLLEGE

SITE



Williams Road - Morganton, NC

Preliminary Plat



Orientation Based On Plat Book 10, Page 112

- LEGEND**
- △ Mag Nail Found
 - Point
 - * Tree
 - Utility Pole
 - Manhole
 - Fire Hydrant
 - Existing Iron Pipe
 - Aisle Found
 - Existing Iron Road
 - Deed Line
 - Surveyed Line
 - Power Line
 - Sewer Line
 - Right of Way
 - Edge

- NOTES:**
- 1 - Area By Coordinate Geometry
 - 2 - NCEES Horizontal Control is Within 200 Ft.
 - 3 - Survey Does Not Certify To Title Or Ownership
 - 4 - Total Number of Lots - 1
 - 5 - Total Acreage = 42.228 Acres +/-
 - 6 - Property Zoned: HHD/ MHD
 - 7 - Building Setback Lines:
 - 8 - Iron Pipe Or Rebar At All Corners Unless Otherwise Noted.
 - 9 - No Preliminary Evaluation By A Licensed Soil Scientist For On-site Septic Systems For The Individual Lots Has Been Done And Burke County Environmental Health Office Has No Liability, Or Fault, In Lots That May Denied Or Forced To Have Alternate On-site Sewer Systems.
 - 10 - Property is Not In A Flood Plain As Per Burke County FIRM Community Panel No. 3710270200, Dated Month, 09/05/2007
 - 11 - All Distances are Horizontal Ground Distances unless otherwise noted.
 - 12 - Watershed: Lake Rhodhiss, PA W-IV

Certificate of Approval for Recording

I certify that the plat shown hereon complies with the Watershed Protection Ordinance and is approved for recording in the Register of Deeds office.

Date _____ Zoning Administrator
 North Carolina Burke County

L. _____ Review Officer Of
 Burke County, Certify That The Map Or Plat To Which
 This Certification is Affixed, Meets All Statutory
 Requirements For Recording

Burke County North Carolina

Line Table

LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	S78°00'38"E	110.00'	L26	N19°08'21"E	56.50'
L2	S29°31'08"W	74.00'	L27	N22°02'02"E	73.48'
L3	S30°08'10"W	74.70'	L28	N24°53'38"E	65.54'
L4	S45°22'30"W	123.40'	L29	N20°10'07"E	31.31'
L5	S81°51'08"W	129.80'	L30	N48°10'10"W	12.59'
L6	S83°58'08"E	47.77'	L31	N25°20'05"E	106.61'
L7	S81°51'08"W	91.00'	L32	N24°31'38"E	106.51'
L8	S83°29'11"E	111.54'	L33	N32°39'13"E	122.87'
L9	S83°29'11"E	115.27'	L34	N30°02'02"E	110.21'
L10	N3°19'12"W	21.58'	L35	N40°46'28"E	88.74'
L11	N15°00'21"E	116.97'	L36	N41°50'47"W	89.90'
L12	S89°59'28"E	30.00'	L37	N26°30'43"W	84.97'
L13	N0°19'30"W	116.97'	L38	N11°11'10"W	62.50'
L14	N1°50'22"W	107.67'	L39	N0°22'27"W	113.89'
L15	N13°32'58"W	68.60'	L40	N11°11'10"W	69.20'
L16	N07°30'47"W	91.51'	L41	N25°20'30"W	68.78'
L17	N15°00'21"E	25.80'	L42	N25°20'30"W	103.10'
L18	N71°10'07"W	78.24'	L43	N21°45'07"W	104.40'
L19	N0°12'04"W	99.88'	L44	N21°45'07"W	113.91'
L20	N22°02'02"E	108.08'	L45	N48°10'10"W	135.48'
L21	S79°46'23"E	25.16'	L46	N48°10'10"W	103.45'
L22	N22°02'02"E	80.33'	L47	S67°51'51"E	114.23'
L23	N5°10'58"E	69.74'	L48	S8°53'22"W	72.67'
L24	N10°11'32"E	69.60'	L49	S35°50'17"W	13.64'
L25	N14°40'51"E	61.17'			

DULA'S LAND SURVEYING
 1091 Ende Rd. Morganton, NC 28655 324-433-4700 Lic# F-1247
 DELAWARE SURVEYING BOARD #0000000000

Date: 11/01/2022 Township: Burke County: Burke Survey No.: BWP/PL016

SURVEY FOR: Magnolia Assoc II

Deed Ref: BK 793 Pg 348 Plat Ref: BK _____ Pg _____
 bk: 793 pg: 348 SC PIN: 2020050900 Chaining Number: 1856