

FOR SALE
1.27 Acre
High-Visibility
Commercial Corner Lot

3811 & 3817 PAGE RD

Morrisville, NC 27570

PRESENTED BY:

CURT BRITT

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**±1.27
ACRES**

PAGE RD

AIRPORT RD

PROPERTY SUMMARY

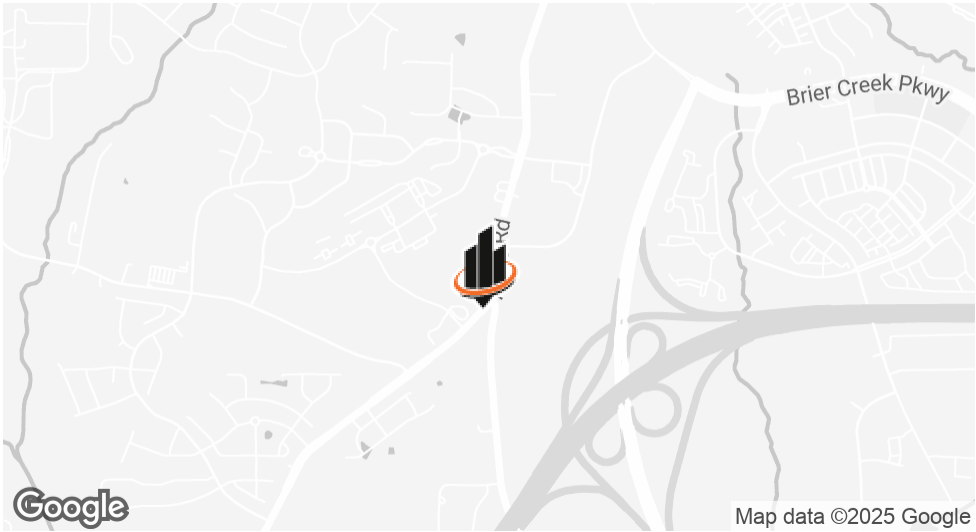


OFFERING SUMMARY

LOT SIZE:	±1.27 Acres
PIN:	3811 Page Rd: 0758304523 3817 Page Rd: 0758303319
ZONING:	RR (Future Mixed Residential Neighborhood Use)
UTILITIES:	City Water & County Sewer Available Nearby
EXISTING STRUCTURES:	Existing homes on site will need to be removed
SALE PRICE:	\$600,000.00

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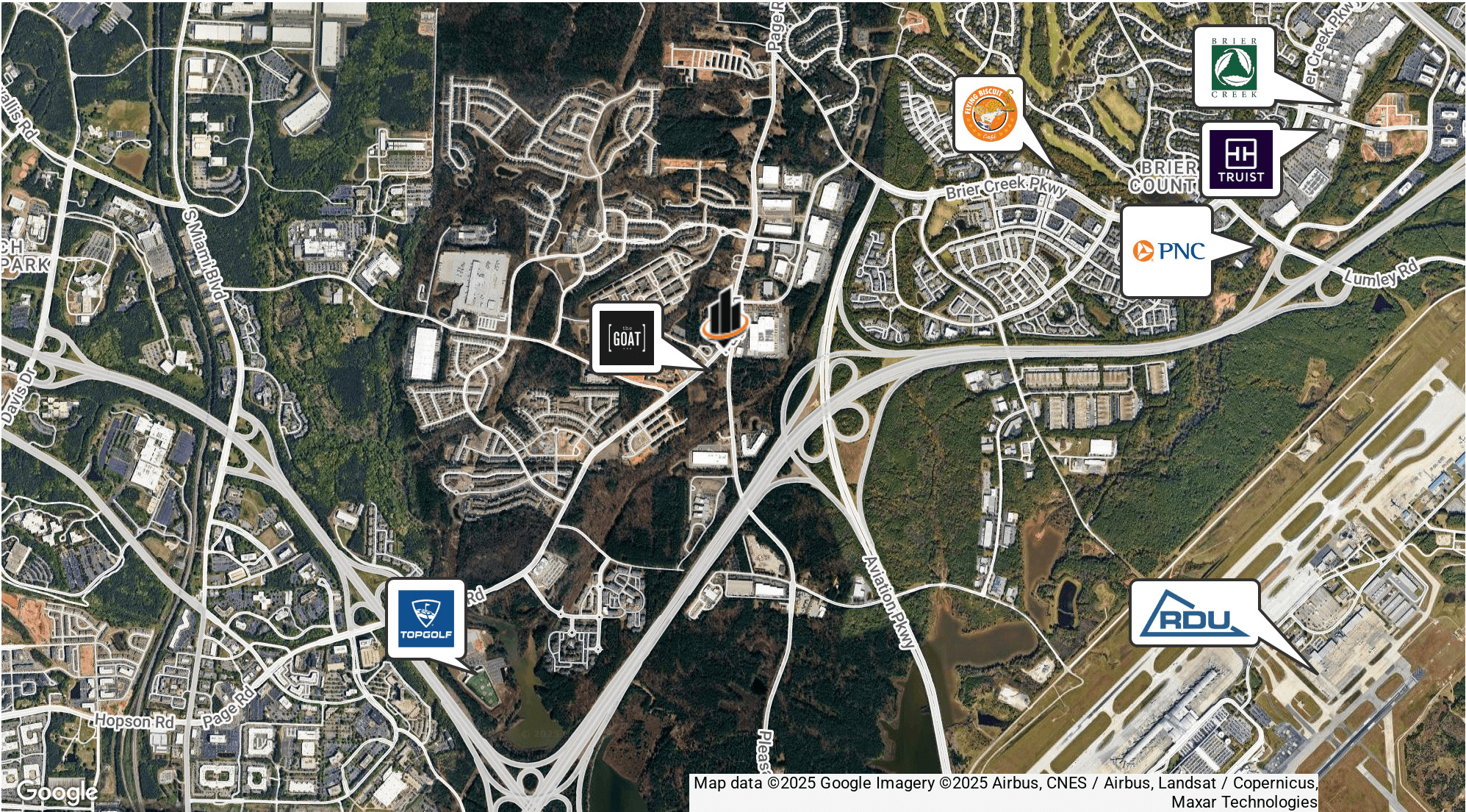


PROPERTY OVERVIEW

Strategic Corner Lot with High Visibility: Strategically positioned at the intersection of Page Road and Airport Road, this ±1.27-acre corner lot offers outstanding visibility with 10,000+ vehicles per day. Located in a growing corridor, the site is ideal for long-term investment or redevelopment.

Flexible Land Use with Development Potential: Currently zoned Rural Residential, the property falls under the Mixed Residential Neighborhood future land use plan —supporting potential for small-scale commercial or mixed-density residential development.

LOCATION MAP



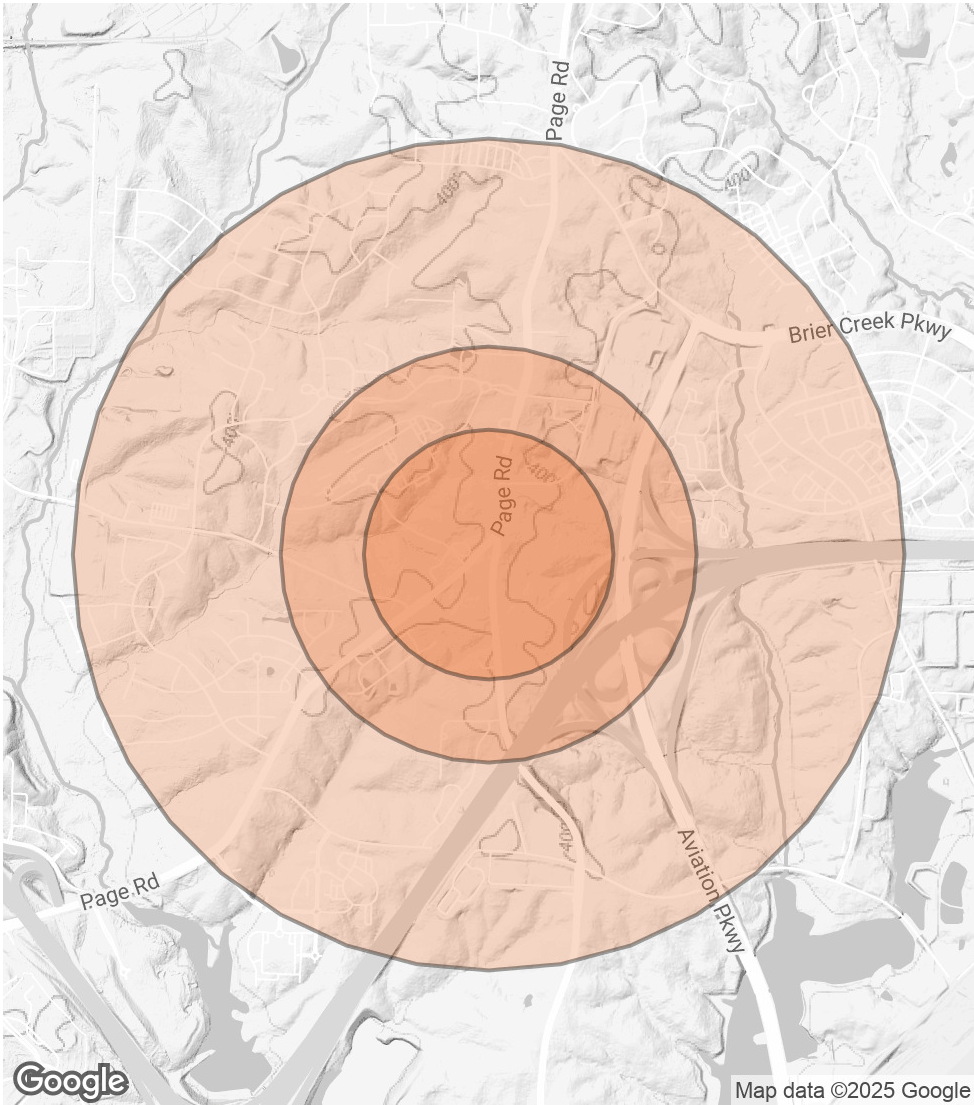
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	43	755	6,046
AVERAGE AGE	44	37	38
AVERAGE AGE (MALE)	43	36	36
AVERAGE AGE (FEMALE)	45	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	20	382	3,061
# OF PERSONS PER HH	2.1	2	2
AVERAGE HH INCOME	\$142,312	\$131,904	\$126,842
AVERAGE HOUSE VALUE	\$505,656	\$432,534	\$491,207

Demographics data derived from AlphaMap



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