

PRIME DEVELOPMENT PROPERTY

\$155,000

511 US Hwy 117 S
Burgaw, NC 28425

AVAILABLE ACRES
1.62 Acres



CONTACT

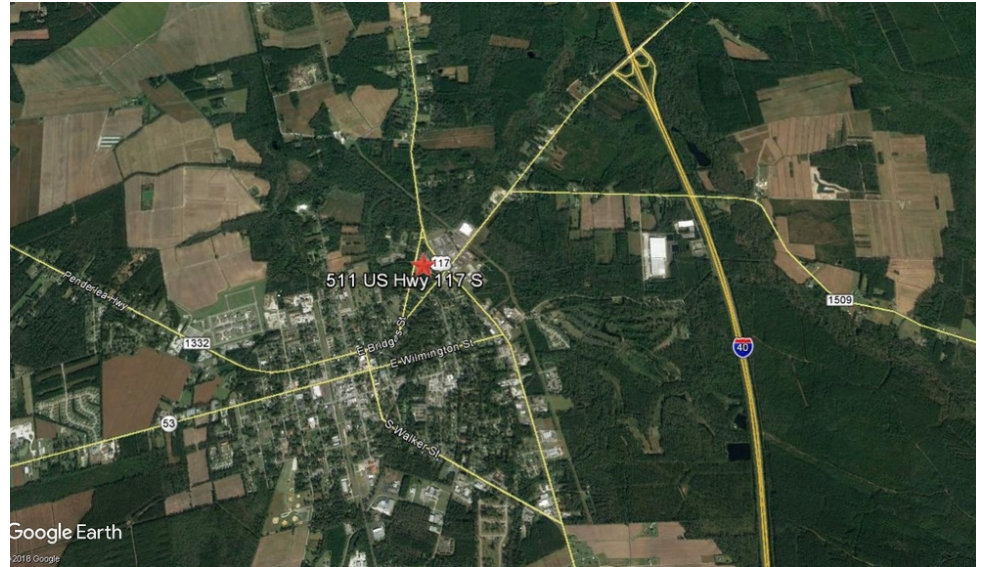
Hank Adams
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SALE



PROPERTY DESCRIPTION

1.6+/- acres near the busy intersection of NC Highway 53 and US Highway 117. Only 1.7 miles from I-40. Located in the main commercial intersection for Burgaw and also provides gas and food for travelers on I-40. Across road from the new Wal-Mart. The property contains old residential property, which a purchaser will probably want to remove. Adjacent commercial land is also available for purchase.

LOCATION DESCRIPTION

From Wilmington, take I-40 West to Exit 398 at NC Highway 53. Turn left on NC Highway 53 and travel 1.7 miles to US Highway 117 North. Turn right, property is 2nd lot on the left.

OFFERING SUMMARY

Sale Price:	\$155,000
Lot Size:	1.62 Acres
Zoning:	B-2

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	109	2,345	7,340
Total Population	320	6,479	19,737
Average HH Income	\$54,698	\$53,247	\$49,720

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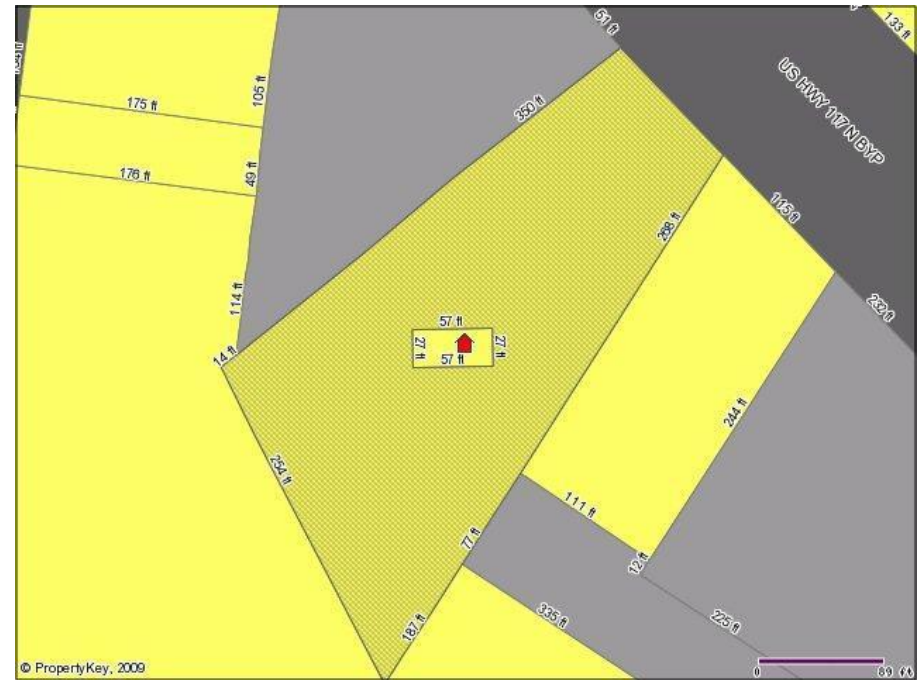
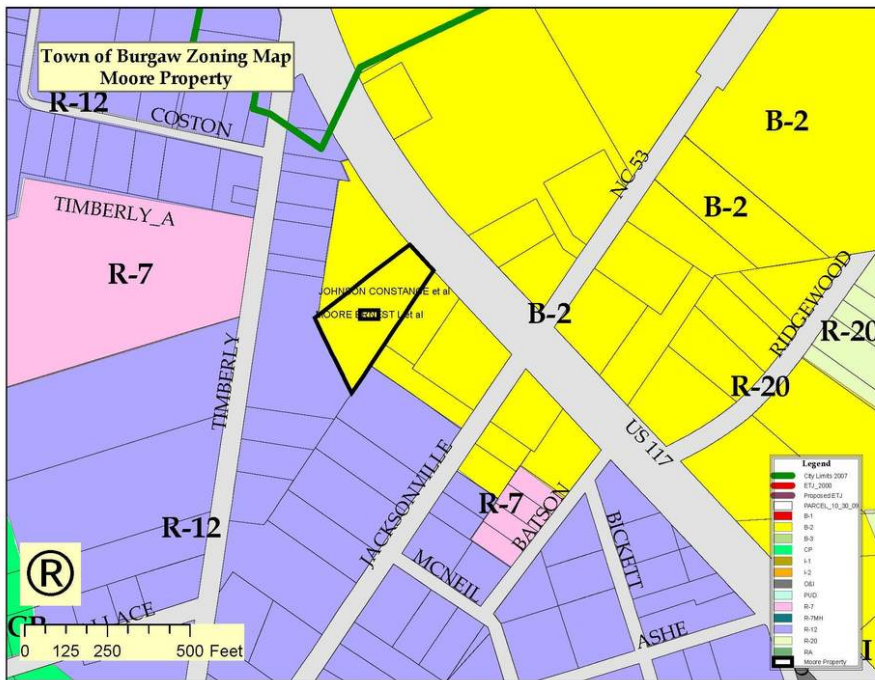
 **COLDWELL
BANKER
COMMERCIAL**
SUN COAST PARTNERS



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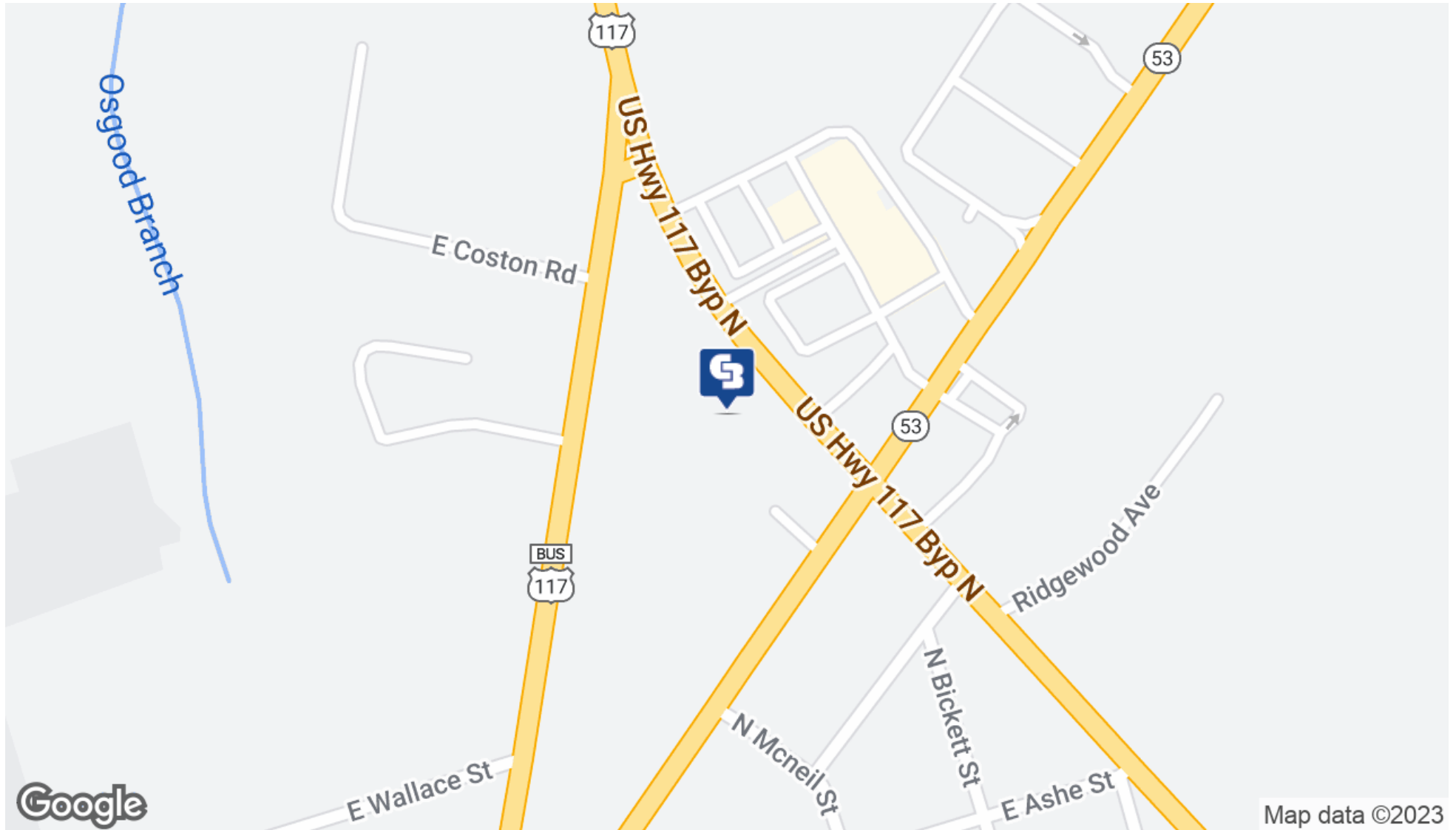
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