



**COLDWELL
BANKER
COMMERCIAL**

SUN COAST PARTNERS

FOR SALE

8.85 ACRES COMMERCIAL DEVELOPMENT LAND

\$400,000

NC Hwy 24 at I-40
Warsaw, NC 28398

AVAILABLE SPACE
8.85 Acres

AREA

Located just off of very busy Exit #364 on I-40. Within close proximity to Johnston County and I-95.



CONTACT

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NC Hwy 24 at I-40, Warsaw, NC 28398



PROPERTY DESCRIPTION

Excellent development opportunity at a very busy exit off of I-40. 8.85 acres is located at Exit #364 off of I-40. Property is positioned directly behind Smithfield's Chicken N' BBQ and America's Best Value Inn. Great location for Self Storage, Hospitality, Cell Tower or Solar Farm (Existing Infrastructure Nearby). Close proximity to Johnston County & Interstate 95 allows for great accessibility.

LOCATION DESCRIPTION

Located just off I-40, directly behind Smithfield's Chicken N' BBQ and America's Best Value Inn.

OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	8.85 Acres
Zoning:	AG (Kenansville)

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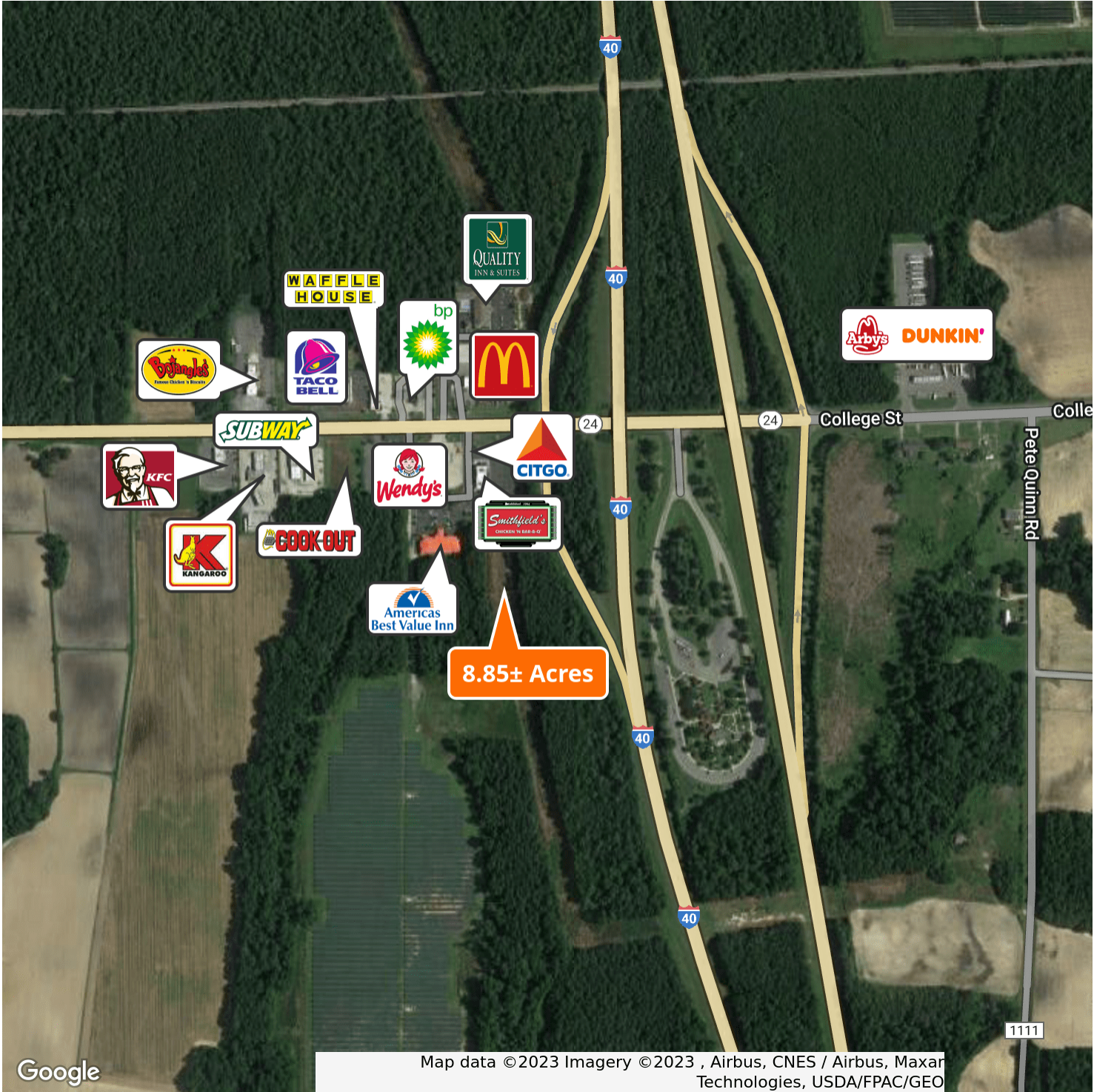
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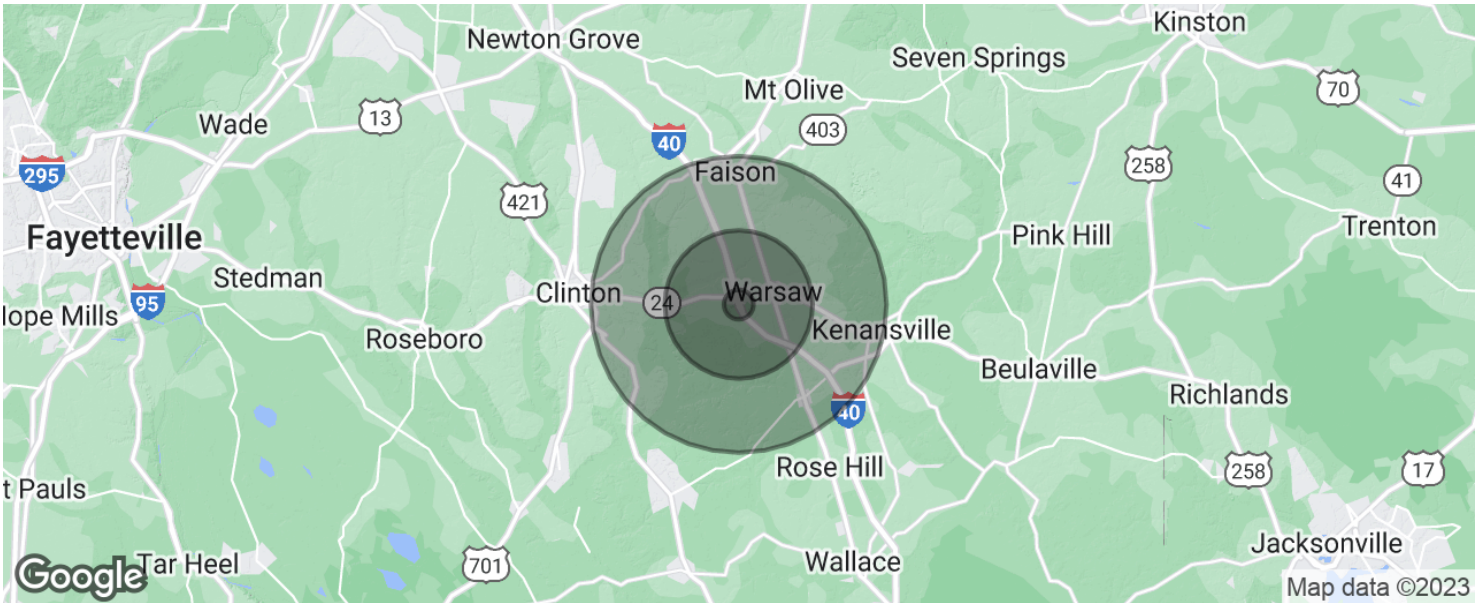
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	363	6,537	22,473
Median age	37.3	36.8	37.6
Median age (Male)	34.3	34.3	35.6
Median age (Female)	40.1	39.4	40.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	141	2,496	8,513
# of persons per HH	2.6	2.6	2.6
Average HH income	\$38,990	\$39,335	\$42,842
Average house value			\$121,731

* Demographic data derived from 2020 ACS - US Census



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MIKE MUSSELWHITE

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