

LAND FOR SALE

WILCOX - US HWY 421 N - 4 ACRES

111 US 421 N, Vilas, NC 28692



OFFERING SUMMARY

SALE PRICE:	\$185,000
AVAILABLE SF:	
LOT SIZE:	4 Acres
ZONING:	None
PRICE / SF:	\$1.06

PROPERTY OVERVIEW

This is the front four acres of a 10 acre parcel with 480 feet of easily accessed Highway frontage in Vilas. Non-restricted parcel on Highway 421 N in Vilas Less than 5 miles from the Highway 105 Bypass/ 421 intersection - Approximately 4 acres of flat usable land with easy access and 481 feet of Highway Frontage with excellent sight distance exiting both North and South of the property. The back acreage would make a very nice minor subdivision as it has a rolling topography and very nice long-range views. There is a small pond and creek on the property. Owners will split the parcel if needed. The front four acres would be \$185,000 and the back acreage (approximately 6 acres) would be \$114,500. Would be excellent for a small retail center, mini-storage facility, trucking business, landscaping business,

PROPERTY HIGHLIGHTS

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643 Greenway Road,
Suite H2
Boone, NC 28607

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

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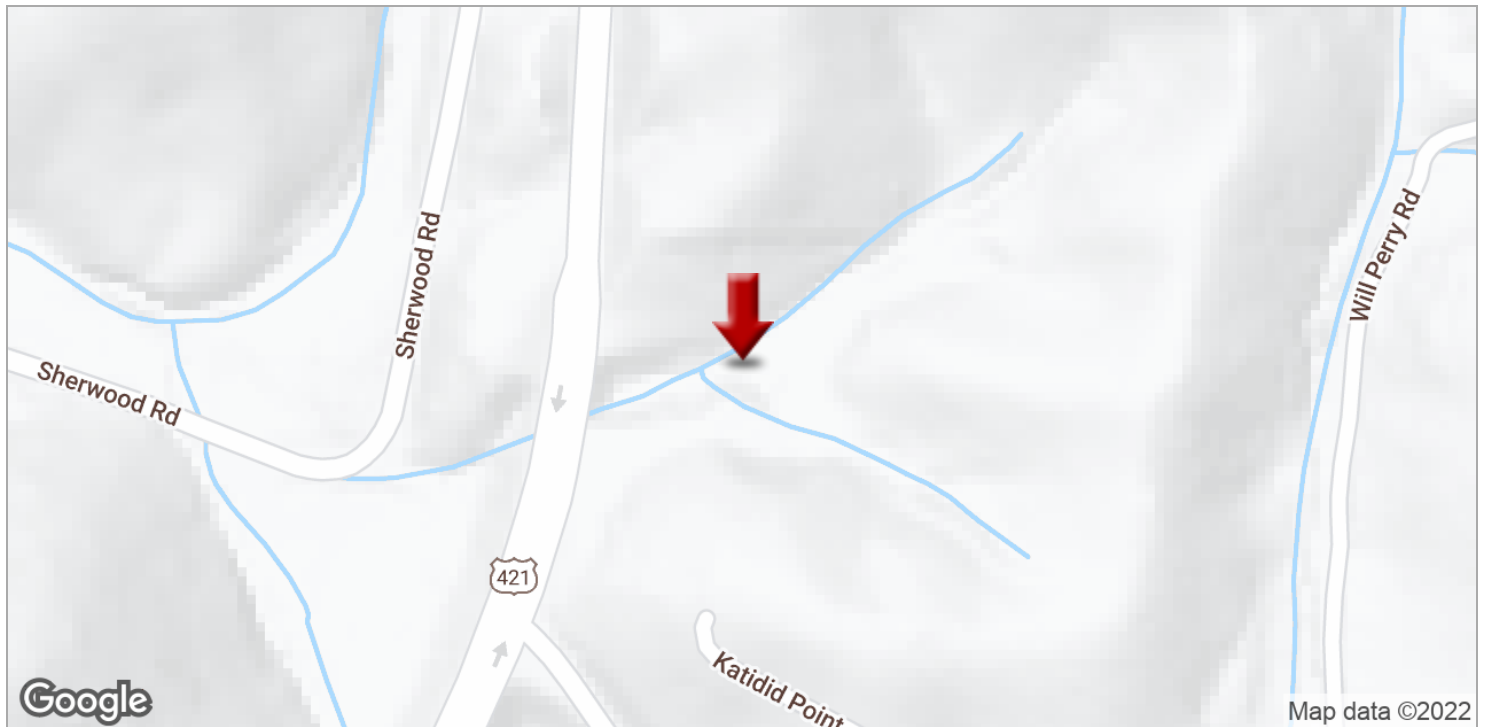
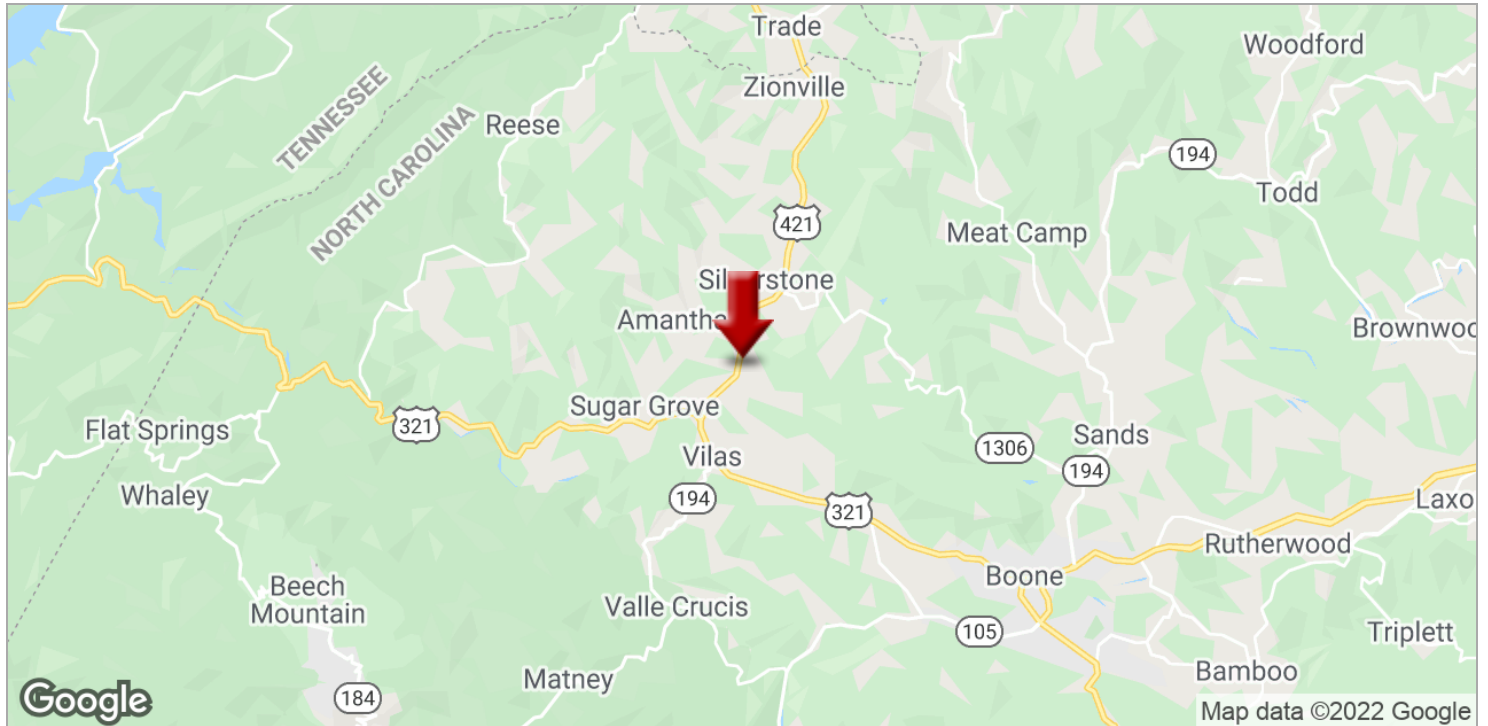
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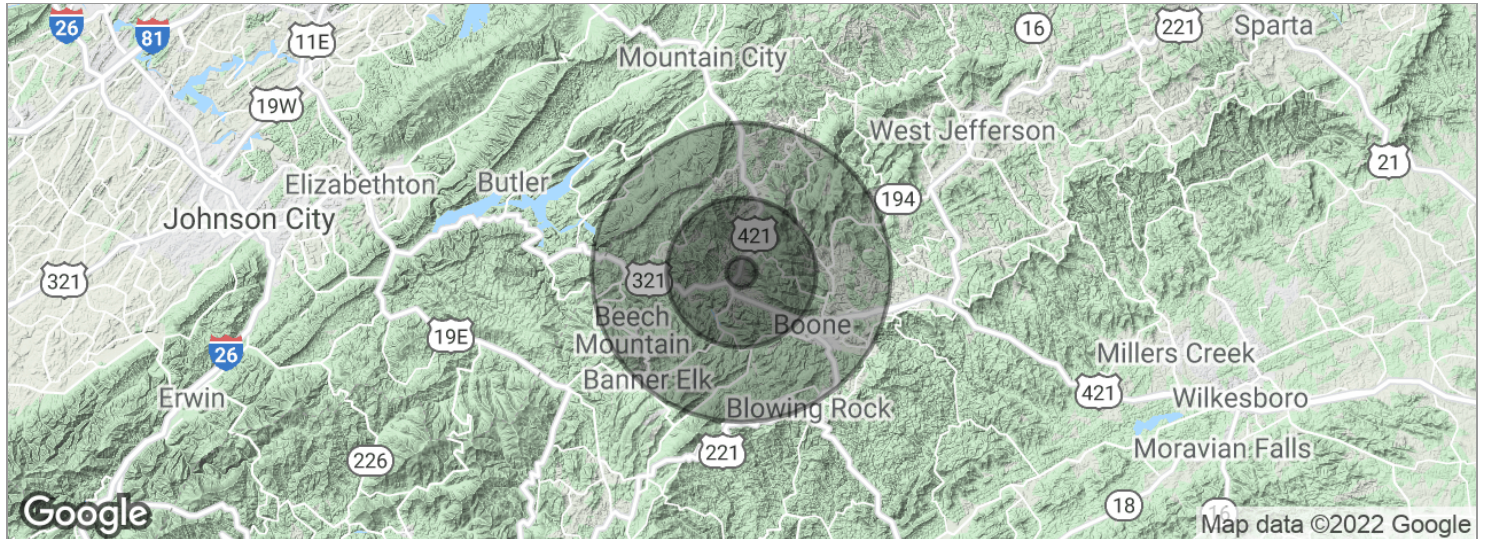
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	880	13,287	52,652
Median age	26.2	31.2	31.9
Median age (male)	26.1	30.6	31.0
Median age (Female)	26.0	31.3	32.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	411	5,996	21,924
# of persons per HH	2.1	2.2	2.4
Average HH income	\$42,268	\$44,451	\$45,339
Average house value	\$254,267	\$234,035	\$241,245

* Demographic data derived from 2010 US Census

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