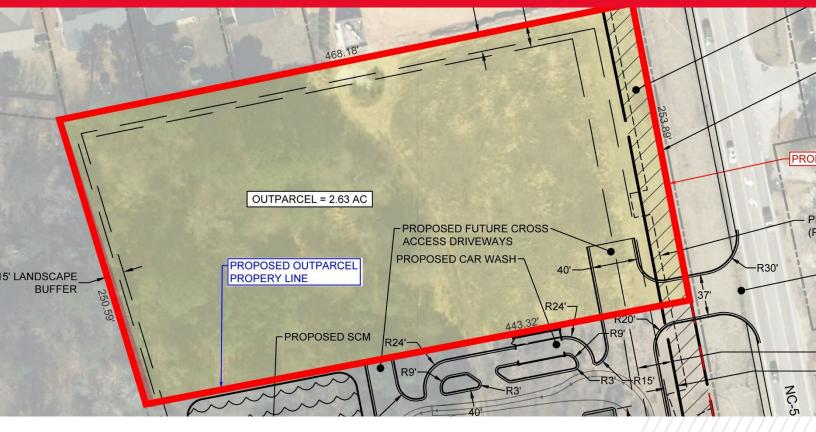


FOR SALE 8364 NC 55 – S NC 55 Hwy & Kennebec Church Rd Angier, NC 27501



PROPERTY HIGHLIGHTS

This development site is in Angier, NC. Known as "Town of Crepe Myrtles" it is only 22 miles from Raleigh, NC. Highway 55 makes commuting to the North and South easy. Its population is due to grow thanks to its proximity to the Raleigh/Durham metro and relatively low cost of living. The General Commercial use of the property gives it a wide range of applications for future development.

BUILDING SF	TBD	SIGN	IAGE TYPE	TBD
LAND SF	114,562.80	1- M II	LE (POP.)	654
YEAR BUILT	TBD	3-MII	LE (POP.)	6,212
PARKING	TBD	MED	. INCOME	\$85,827
TRAFFIC COUNTS	15,599 VPD	SPA	CE USE	General Commercial



JEFF SCHEIDEGGER Account Contact +1 314-384-8662 Jeff.scheidegger@cushwake.com

JORDAN HOLT Senior Associate +1 919 205 2359 Jordan.holt@cushwake.com

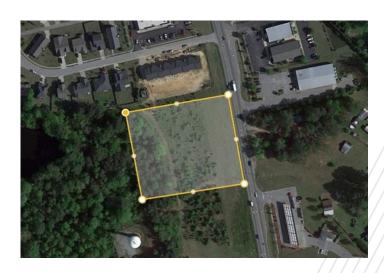
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Location Details:

Development site is located at Kennebec Church Rd and Hwy 55 intersection. Only .3 miles from the Carolina Charter Academy. Hundreds of recently constructed homes are within a 1-mile radius as well. The friendly zoning and local growth metrics align for an exceptional land offering.



LEGAL INFORMATION

TAX PARCEL ID	9642-86-7277-00 (Portion of)		
2022 RE TAXES	+/-\$3,400 (pro rata share)		
ZONING	General Commercial		



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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