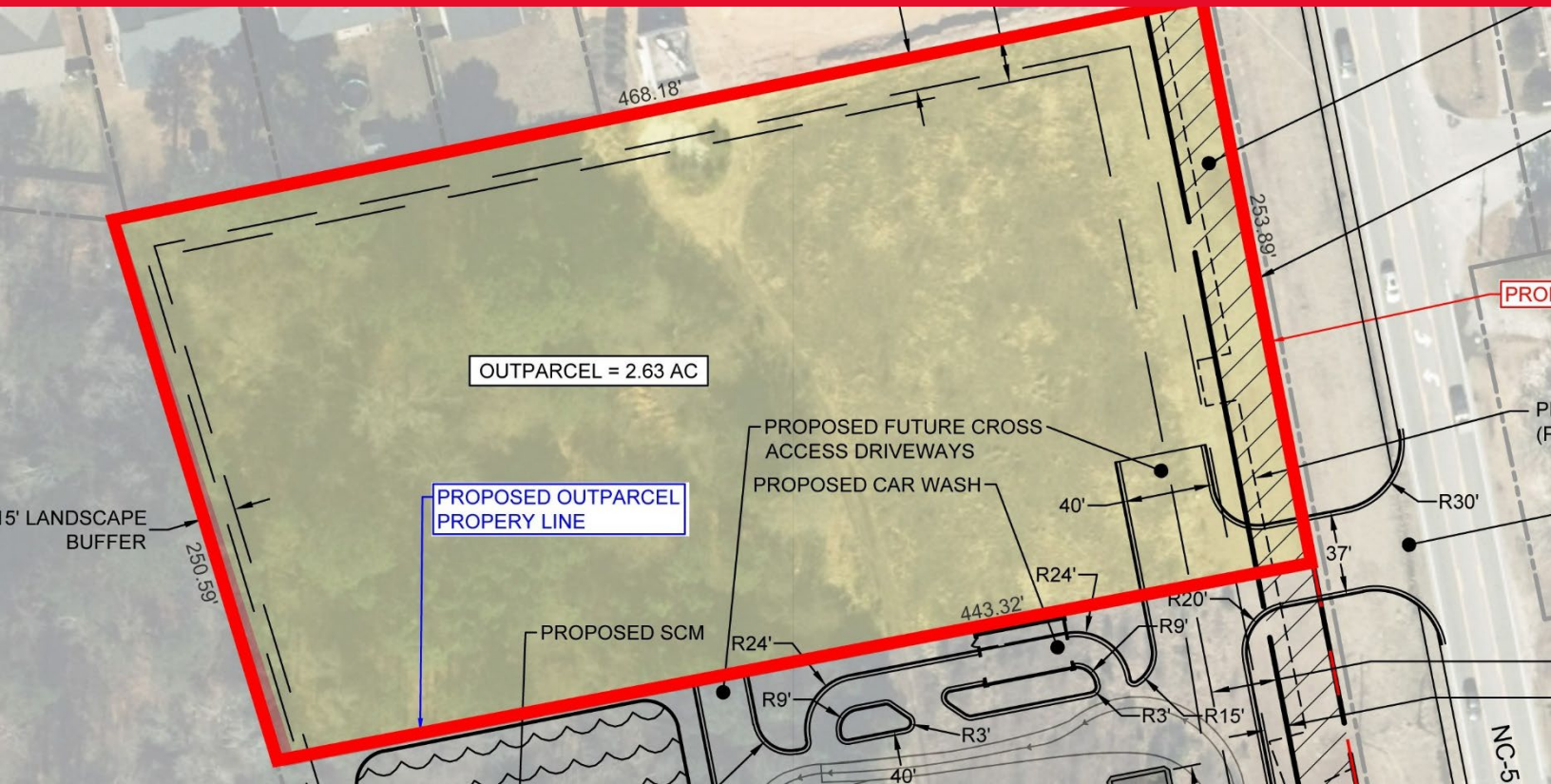


FOR SALE

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

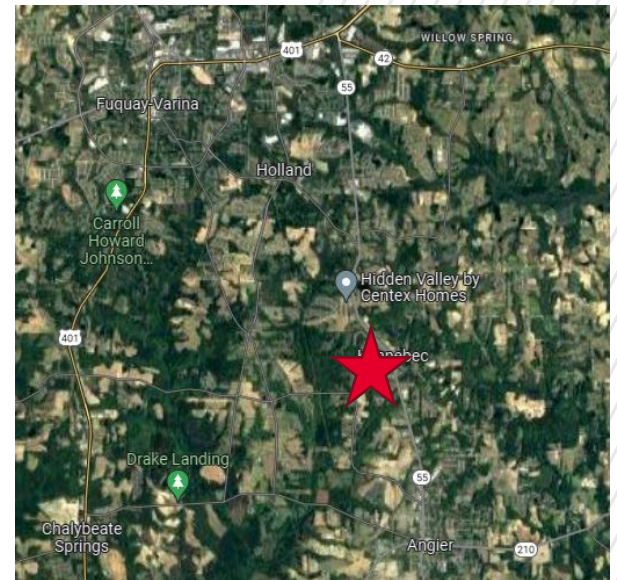


PROPERTY HIGHLIGHTS

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
LAND SF	114,562.80
YEAR BUILT	TBD
PARKING	TBD
TRAFFIC COUNTS	15,599 VPD

SIGNAGE TYPE	TBD
1-MILE (POP.)	654
3-MILE (POP.)	6,212
MED. INCOME	\$85,827
SPACE USE	General Commercial



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

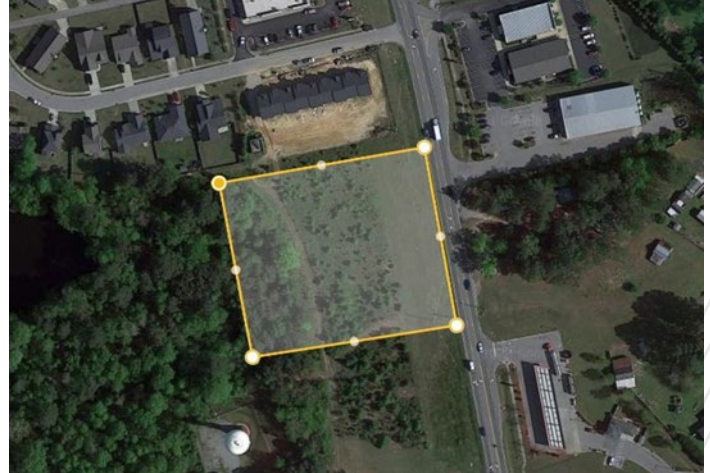
JORDAN HOLT
Senior Associate
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Jordan.holt@cushwake.com

FOR SALE

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

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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