

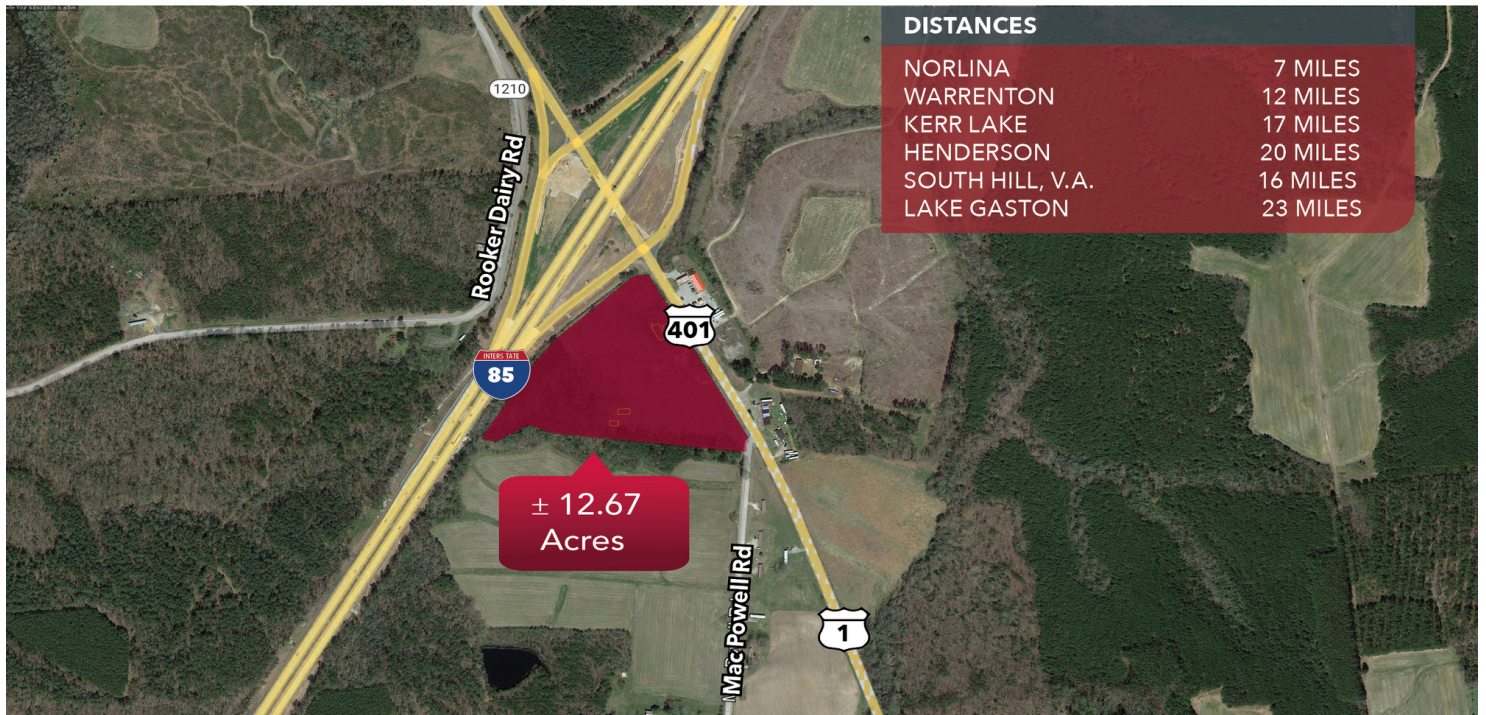
# LAND FOR SALE

## 2361 US HIGHWAY 1 NORTH

Norlina, NC 27563



COMMERCIAL REAL ESTATE SERVICES  
RALEIGH DURHAM



### DISTANCES

NORLINA	7 MILES
WARRENTON	12 MILES
KERR LAKE	17 MILES
HENDERSON	20 MILES
SOUTH HILL, V.A.	16 MILES
LAKE GASTON	23 MILES

### PROPERTY DESCRIPTION

Come join in Warren County's growth with the Glen Raven Mills expansion, the attractions of Kerr Lake and Lake Gaston, and Historic Downtown Warrenton. Exceptional location to serve the I-85 traffic and the Microsoft Data Center in Boydton, V.A. The property consists of +/- 12.67 acres, has water and sewer to the site, zoning is Neighborhood Business. There are two conceptual site plans included for reference.

### PROPERTY HIGHLIGHTS

- Water to the site, sewer, gas
- Excellent access on US Hwy 1 and adjacent to I-85
- Tremendous location to serve the growing area of Warren County around Lake Gaston and Kerr Lake
- Great development site with room for Food, Gas/Convenience Store and Hotel/Hospitality
- Fantastic "oasis" stop between Henderson, N.C. and South Hill, V.A.
- Topo works well to have property drain to the rear and put storm water area behind all development
- Price \$399,950/Acre

### LOCATION DESCRIPTION

The property is located at 2361 US Highway 1 North at interchange #233 on I-85. Visibility from I-85 and on the south side of US Highway 1.

### OFFERING SUMMARY

Sale Price:	\$5,067,366
Lot Size:	+/- 12.67 Acres

Scott Hadley

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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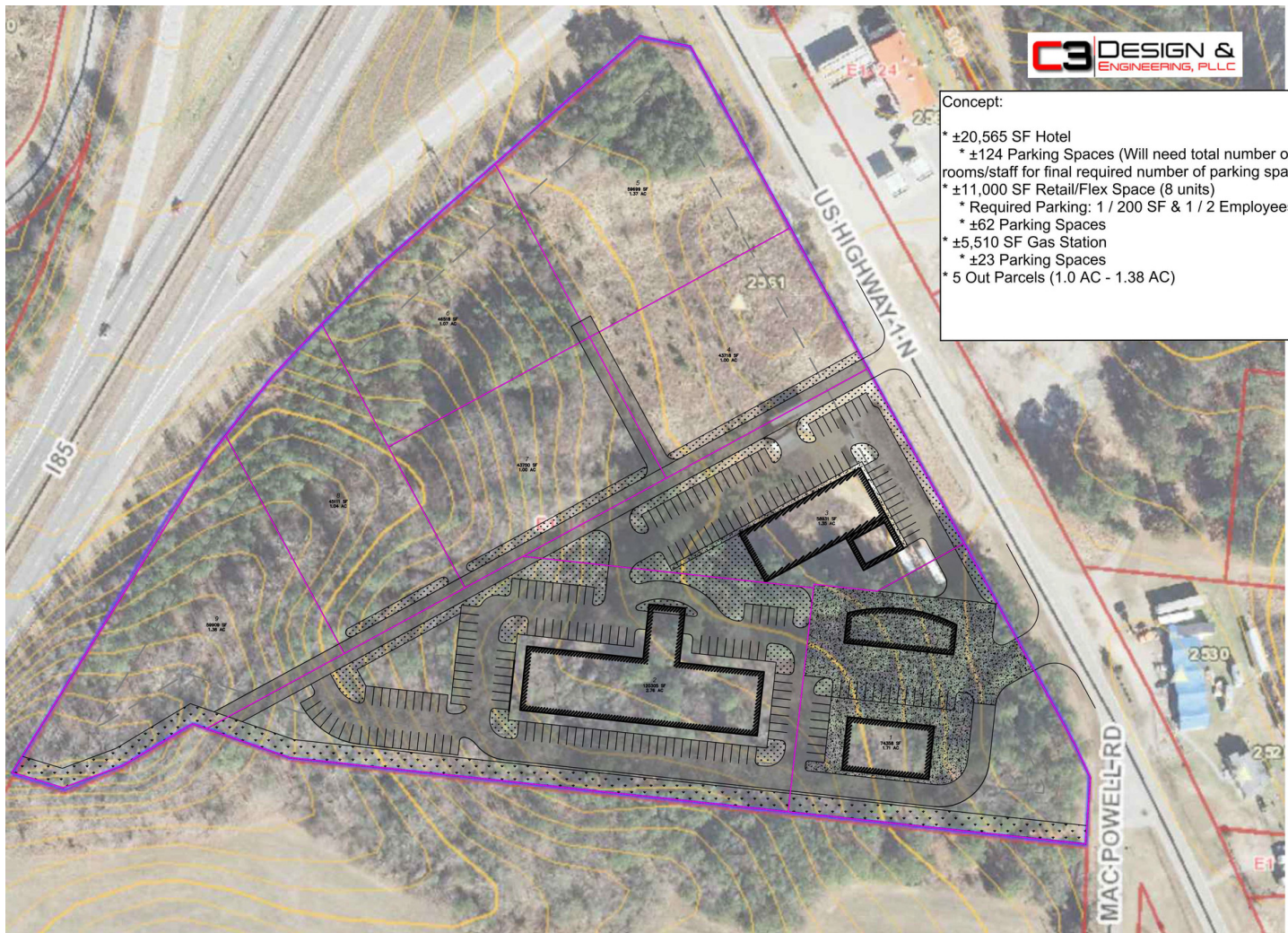
CONCEPTUAL SITE PLAN #1

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Concept:

- \* ±20,565 SF Hotel
  - \* ±124 Parking Spaces (Will need total number of rooms/staff for final required number of parking spaces)
- \* ±11,000 SF Retail/Flex Space (8 units)
  - \* Required Parking: 1 / 200 SF & 1 / 2 Employees
  - \* ±62 Parking Spaces
- \* ±5,510 SF Gas Station
  - \* ±23 Parking Spaces
- \* 5 Out Parcels (1.0 AC - 1.38 AC)

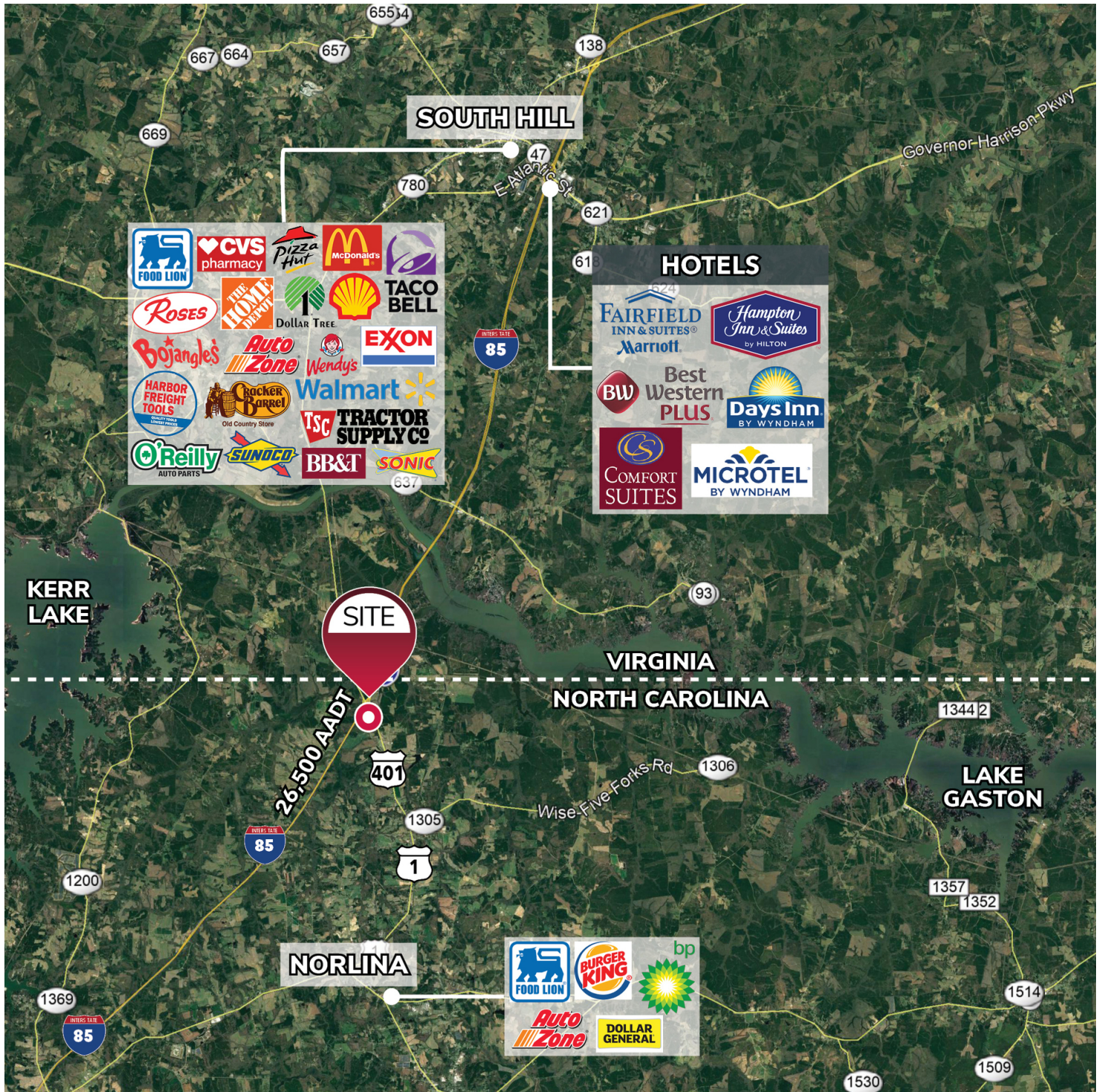
## CONCEPTUAL SITE PLAN #2

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