



## **TMM Real Estate, LLC**

*Real Estate Brokerage Services*

P. O. Box 97803

Raleigh, NC 27624

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## **Property Profile**

### **Colonial Acquisitions II, LLC Granville County, NC**

**368.8145 +/- Acres  
Price - \$1,480,000**

#### **Property Information:**

Assessed as: Colonial Acquisitions II, LLC  
3030 W. Lyon Station Road  
Creedmoor, NC 27522

#### **Legal Information:**

Parcel ID: 30402, 30403, 30605, 21255 & 17854  
Deed: DB 1388, PG 705  
Plat Books: Bk 33, Pages 121, 122 & 123  
Bk 26, Page 286  
Tax Value: \$1,134,783

Fantastic investment opportunity. Property located in ideal location for future development. Just off Interstate I-85 at Exit 191 near Creedmoor and Butner, NC. Easy commute to Raleigh, Durham and RTP. Property sold in 2006 for over \$4.3 million. Good internal road system. Almost entirely wooded, with various age timber stands including mature pine sawtimber. Abundant wildlife including deer, turkey and ducks. Adjoining parcels available.

#### **Directions:**

From Raleigh, take Hwy 50 (Creedmoor Rd.) north to Hwy 56 west in Creedmoor. Cross over I-85 to first traffic light. Right at light onto W. Lyon Station Road. Property begins 1.3 miles on right. Exit 191 on Interstate 85.

#### **General Information**

Best Use: Future Development  
Current Use: Timberland  
Topography: Level to rolling  
Access: Road frontage  
Zoning: AR-40

#### **Listing Information**

This property is being marketed by:  
TMM Real Estate, LLC  
P. O. Box 97803  
Raleigh, NC 27624

Listing Agent: Edwin E. Orr, ALC, RF, CF Broker  
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Colonial Acquisitions II, LLC; Pine Tree Group, LLC; and Stubbs Heirs Tracts  
Granville County, NC

