

PICKETT
SPROUSE
COMMERCIAL
REAL ESTATE



A WEST & WOODALL COMPANY

COMMERCIAL LAND FOR SALE

Exit 384 off I-40 Wallace, NC

5.97 ACRES

Exit 384 off I-40 Wallace, NC

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COMMERCIAL LAND FOR SALE

Property Summary

Exit 384 off I-40 Wallace, NC

Property Overview

Just under 6 acres of commercial land available in Duplin County, NC. Located on Hwy 11, with excellent access off I-40 exit 384 and only 35 minutes to Wilmington. Great opportunity to be the first dollar store, gas station, restaurant, or retailer on this exit. Parcel is located within Wallace city limits. Two sewer manholes are on the frontage of the property and city water is across Hwy 11. Entire parcel is located within the Duplin County Opportunity Zone. Duplin County is a Tier-1 county for tax benefits.

Offering Summary

Sale Price	\$298,500
Lot Size	5.97 acres
Zoning	HB (Highway Business)
County	Duplin
PIN #	191315646242

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Exit 384 off I-40 Wallace, NC

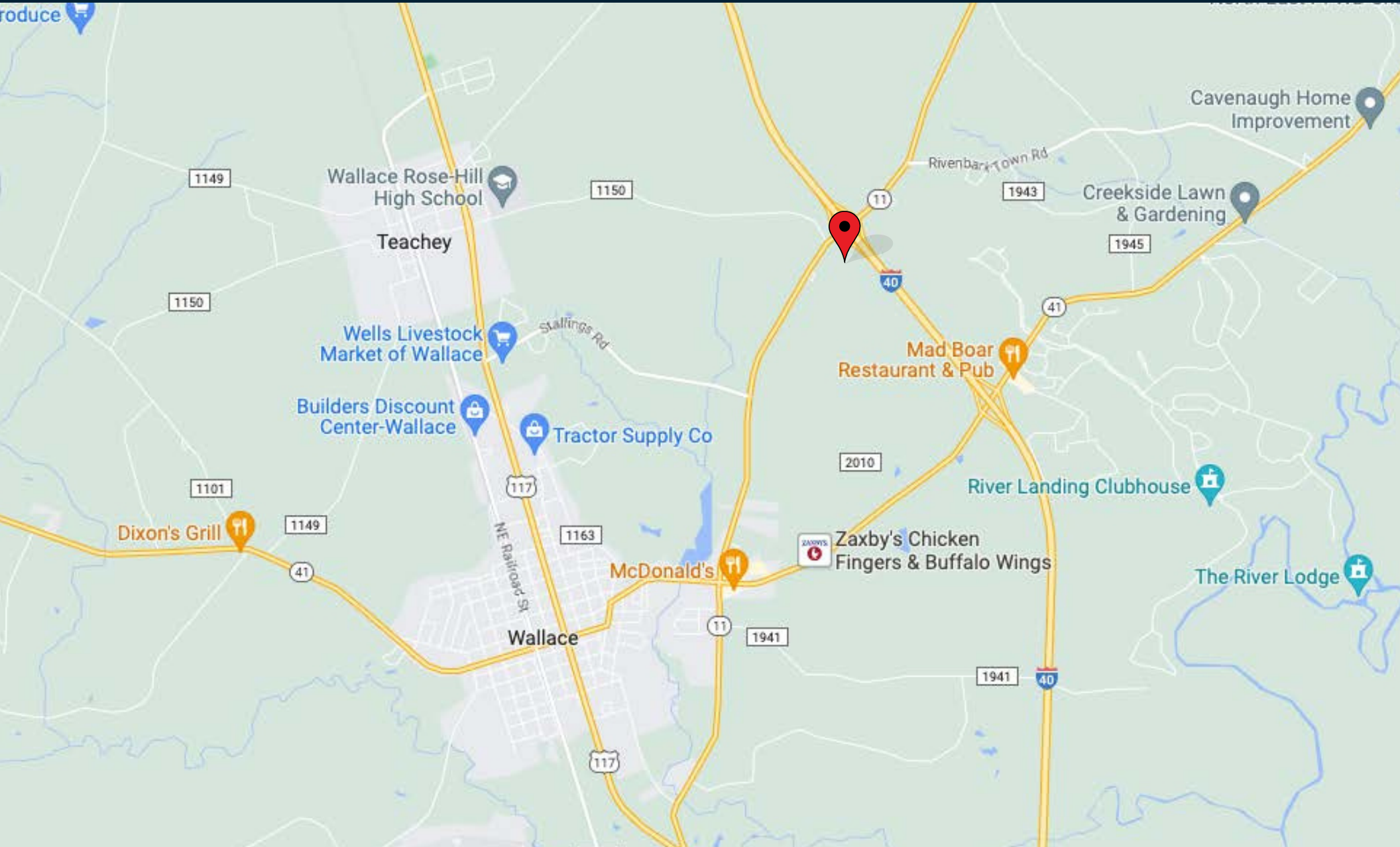
Photos



COMMERCIAL LAND FOR SALE

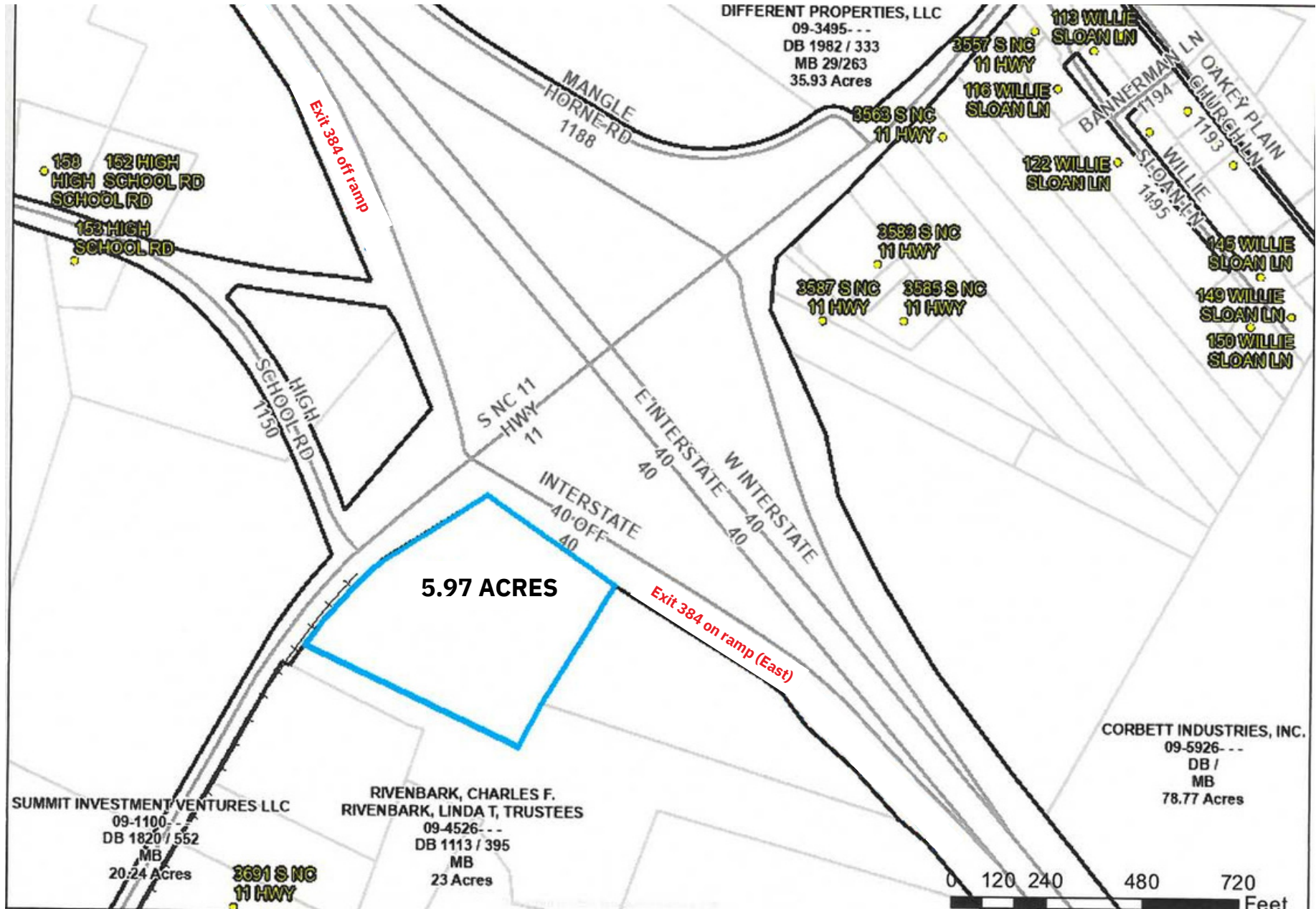
Exit 384 off I-40 Wallace, NC

Map



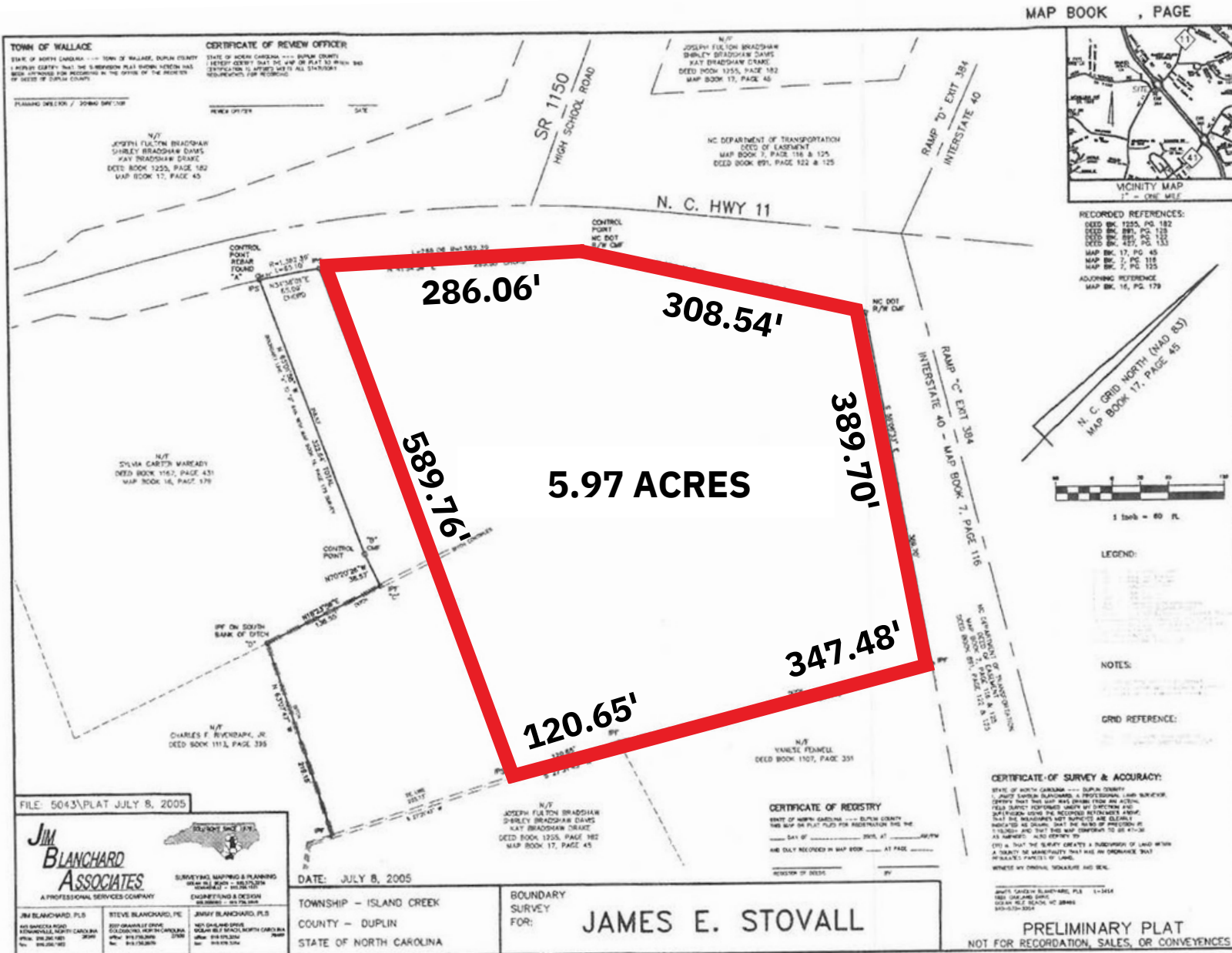
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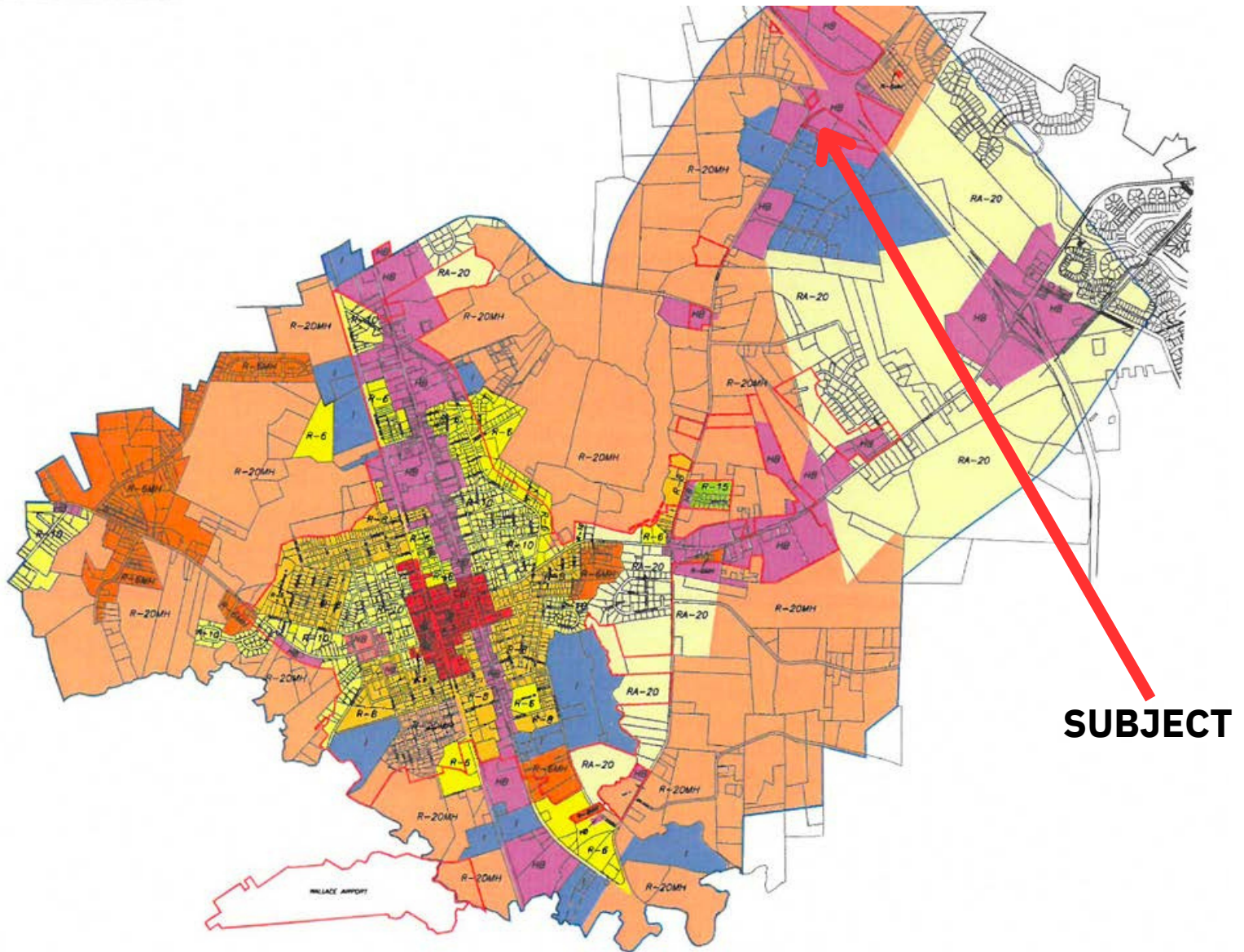
Exit 384 off I-40 Wallace, NC

LEGEND

- TOWN LIMITS LINE
- EXTRATERRITORIAL JURISDIC
- TAX PARCEL LINE

ZONING CLASSIFICATIONS

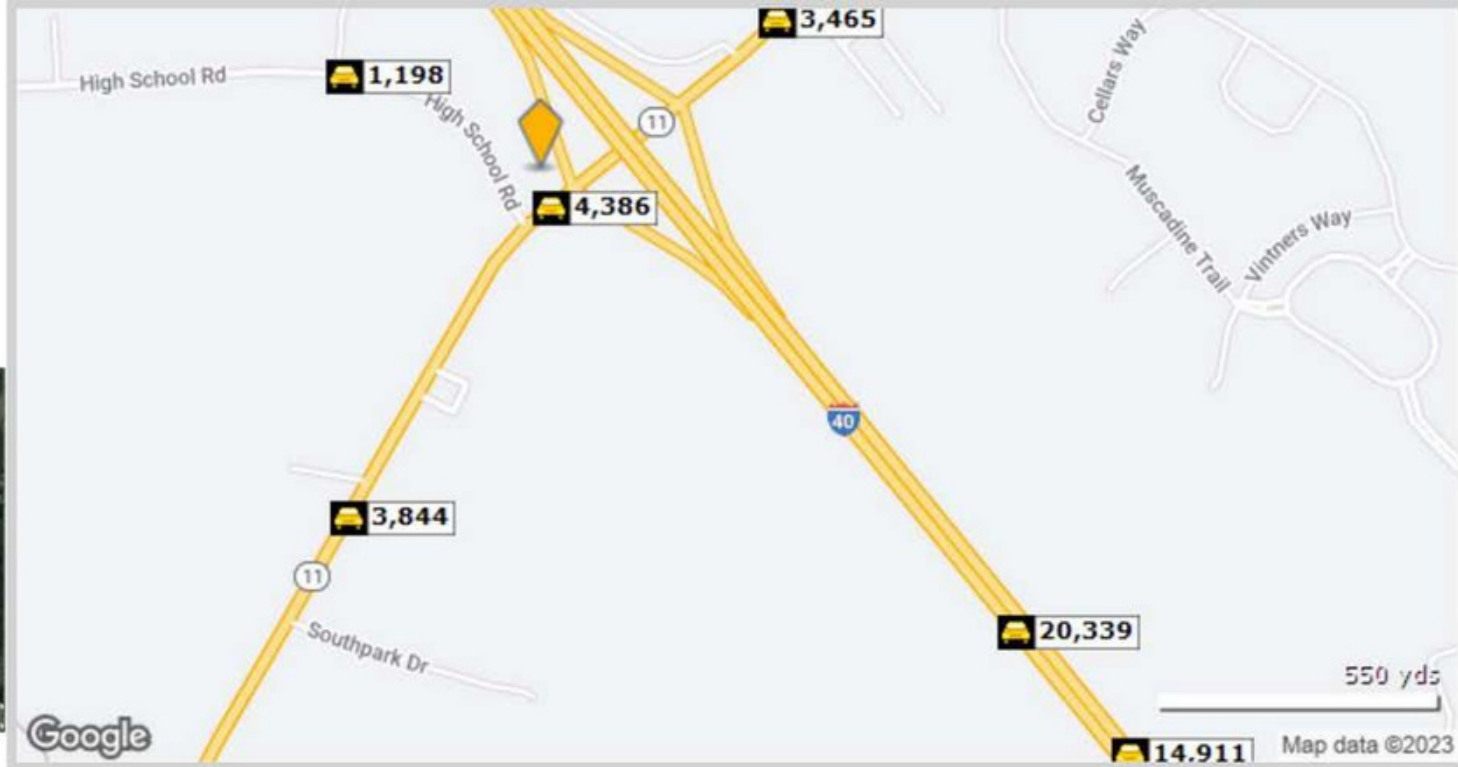
	RA-20	RESIDENTIAL/AI
	R-20MH	RESIDENTIAL-M
	R-15	RESIDENTIAL
	R-10	RESIDENTIAL
	R-8	RESIDENTIAL
	R-6MH	RESIDENTIAL-M
	R-6	RESIDENTIAL
	CB	CENTRAL BUSI
	NB	NEIGHBORHOOD
	HB	HIGHWAY BUSI
	I	INDUSTRIAL



SUBJECT

COMMERCIAL LAND FOR SALE

Exit 384 off I-40 Wallace, NC



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	State Hwy 11	High School Rd	0.04 SW	2020	4,430	MPSI	.04
2	State Hwy 11	High School Rd	0.04 SW	2021	4,403	MPSI	.04
3	State Hwy 11	High School Rd	0.04 SW	2022	4,386	MPSI	.04
4	High School Road	Samuel Boney Ln	0.01 W	2022	1,198	MPSI	.25
5	S State Hwy 11	Hwy 11	0.04 SW	2022	3,465	MPSI	.32
6	State Hwy 11	Southpark Dr	0.14 SW	2022	3,844	MPSI	.45
7	Vintners Way	Muscadine Trl	0.45 NE	2022	19,973	MPSI	.75
8	Vintners Way	Muscadine Trl	0.45 NE	2021	20,567	MPSI	.75
9	Vintners Way	Muscadine Trl	0.45 NE	2020	20,339	MPSI	.75
10	I- 40	S Hwy 41	0.39 SE	2022	14,911	MPSI	.94

PROPERTY LINES ARE APPROXIMATE. INFORMATION HEREIN IS SUBJECT TO VERIFICATION BY ALL PARTIES AND MAY CHANGE WITHOUT NOTICE.