



## KEY FEATURES

- Large commercial tract with commercial zoning in place
- Slope allows for commercial frontage and stormwater in rear
- Sanitary sewer located just off NW property corner
- NC Hwy 24/27 boasts 16,000 + AADT
- 1/2 mile to Walmart, restaurants, and employment
- Less than 1.5 hours to downtown Charlotte, Fort Brag, and Southern Pines
- 620+ ft road frontage & 1,240 ft parcel depth

RAW LAND

FOR SALE

## McNEILL ESTATE

2363 NC Highway 24/27

Biscoe, NC 27209

Highly visible commercial development opportunity on Hwy 24/27 in Biscoe, NC! Just minutes away from retail, restaurants, and office developments with lots of car traffic, averaging over 16,000 trips per day. Don't miss this great development opportunity!

### LEARN MORE ABOUT THIS PROPERTY

### BRAD KLOSTERMAN, AICP, LEED AP ND

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# McNEILL ESTATE

## LOCATION

Address	2363 NC Hwy 24-27				
City	Biscoe	Zip Code	27209	County	Montgomery

## PROPERTY DETAILS

Property Type	Raw Land	±	16.43
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## UTILITIES

Water	Municipal	Sewer	Available *	Heat/Air	N/A
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## TAX INFORMATION

Zoning	C-24/27	Tax PIN	7568-10-47-0230
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## PRICING & TERMS

Price	\$585,000	Tax Value	202,660	Price/SF	\$0.82
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\*Public sewer is available off the NE corner. An easement may be required to access.

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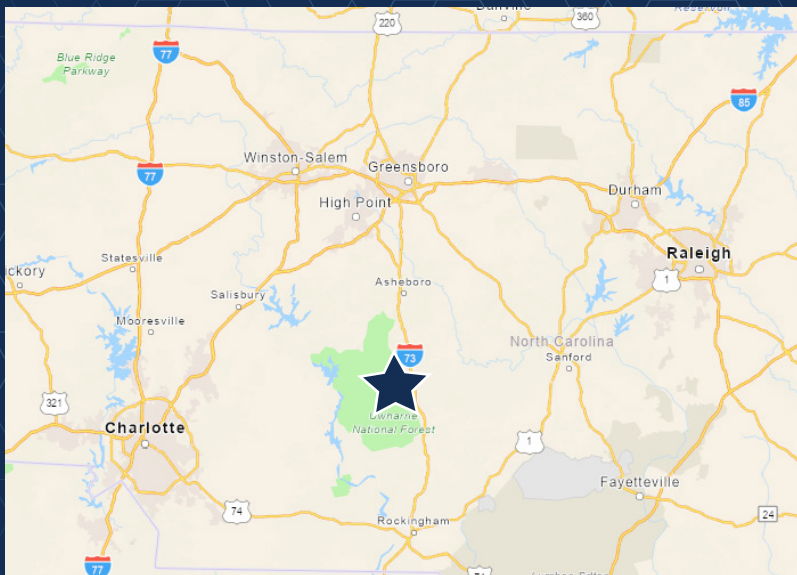
House on property is currently rented - please get approval to walk the property.

DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION:	1,752	2,913	3,255
MEDIAN HOUSEHOLD INCOME:	\$36,001	\$38,175	\$37,705
NUMBER OF HOUSEHOLDS:	539	1,096	1,312



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- 1.5 mile from I-73