



COMMERCIAL PROPERTY FOR SALE

PROPERTY OVERVIEW

PRICE | \$150,000

PARCEL ID | 749000136811

ACREAGE | 1.91 +/- ACRES

TRAFFIC COUNT | 17,000 AADT ON I-74

ZONING | B-2

This 1.91 +/- acre commercial site offers a great location near the off-ramp of Interstate 74 (17,000 AADT on I-74) onto Louis Breedon Blvd (NC-38). Situated just 2 miles from downtown Hamlet and less than 4 miles from the South Carolina border, the property is ideal for a convenience store or gas station. Zoned B-2, General Business, allows for a variety of permitted uses, providing flexibility for development. The property is being sold as-is, with no value attributed to the existing structures. Located in City ETJ.

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LOCATION MAP



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Any information of special interest should be obtained through independent verification.