



## DEVELOPMENT OPPORTUNITY

### PROPERTY OVERVIEW

**PRICE** | \$2,400,000

**PARCEL ID** | 20150441

**ACREAGE** | 6.58 +/- ACRES

**ZONING** | PLANNED DEVELOPMENT

creating a vibrant hub for convenient shopping, entertainment, and personal services, this location boasts a traffic count of 11,500 AADT on Hwy 5. Benefit from excellent visibility and accessibility in this rapidly developing area. Don't miss this rare opportunity!

Prime Commercial Development Opportunity! Explore the potential of this exceptional property, strategically located off Hwy 5 in Aberdeen, adjacent to Aberdeen Elementary School and across from Pinehurst No. 10, with easy access to US 1/15-501. This site includes one parcel with approximately 6.58 +/- acres, to the east of Farrell Parkway at the main entrance of a future community with 500+ planned residential units including single-family homes and townhomes. Ideal for

**MATTHEW WIMBERLY**

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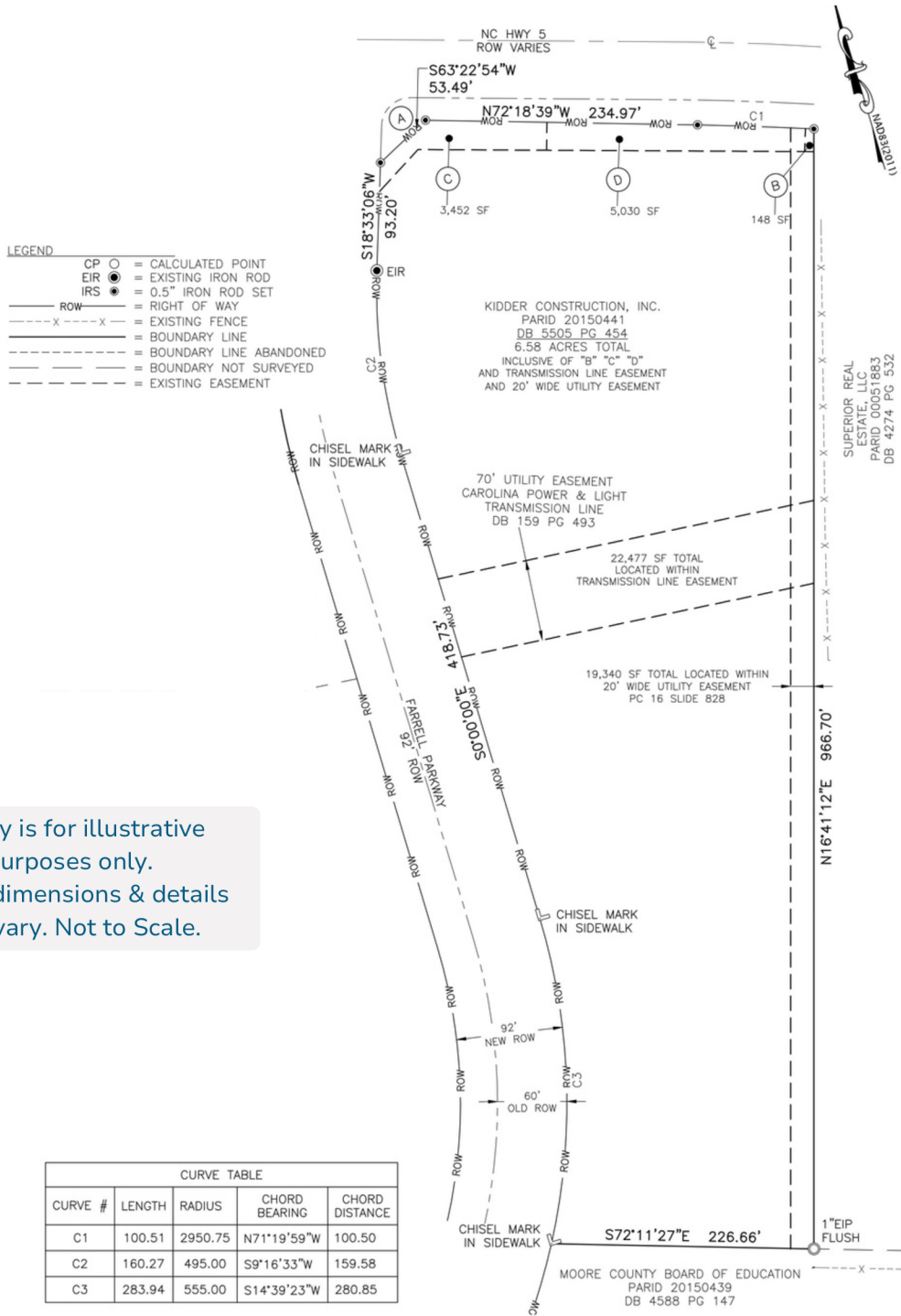
235 E Pennsylvania Ave.

Southern Pines, NC 28387

910.684.5353

carolinasummitgroup.com

### SURVEY | Parcel ID 20150441

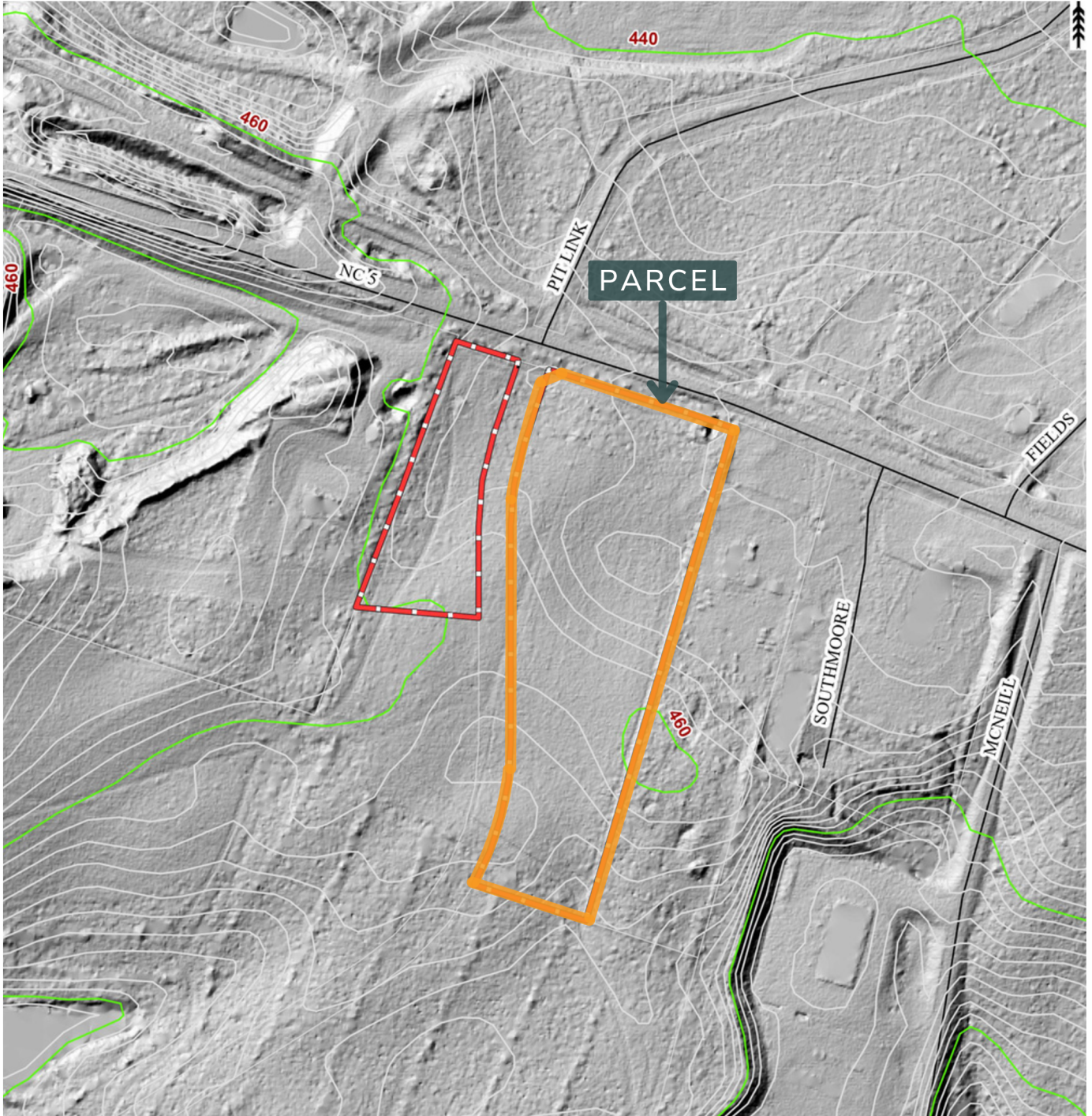


Survey is for illustrative purposes only. Actual dimensions & details may vary. Not to Scale.

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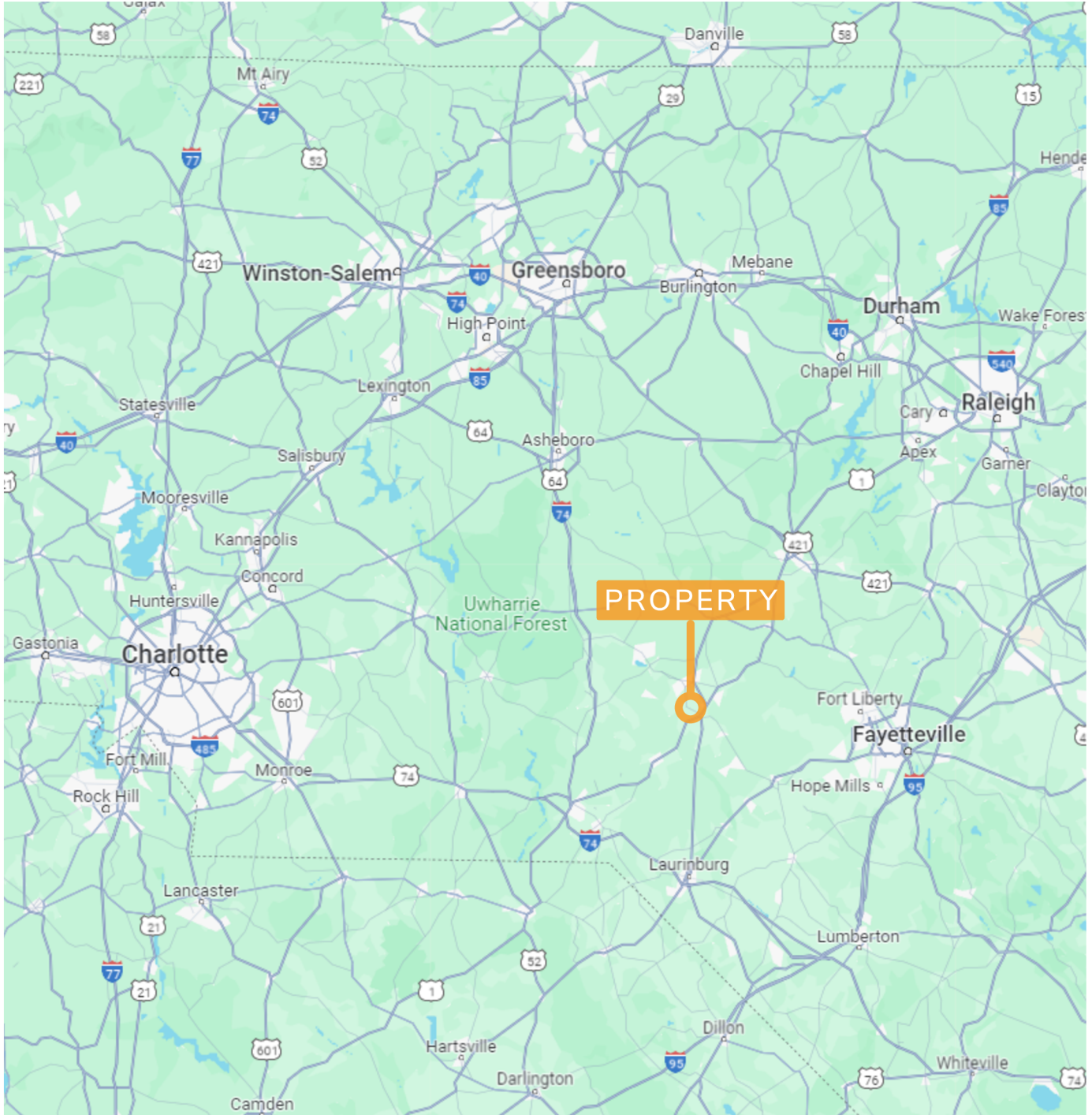
**TOPO MAP**



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**LOCATION MAP**



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## PLANNED DEVELOPEMENT USE TABLE

PD Use Table		
P : Permitted		
Use Category	Use Type	Planned Development
<b>Residential Use Classification</b>		
Common elements recreation	Common Elements Recreation	P
Household Living	Duplex Dwelling	P
	Single-family Attached Dwelling	P
	Single-family Detached Dwelling	P
<b>Institutional Use Classification</b>		
Civic	Cultural Facility, Major	P
	Cultural Facility, Minor	P
	Government Facility	P
	Public Recreation Facility	P
	Public Facility, Minor	P
Day Care	Day Care Center	P
Health Care	Medical Care Facility, Minor	P
Religious Institution	Religious Institution	P
Utilities	Utility Facility, Minor	P
	Wireless Telecommunication Facility, Minor	P
<b>Commercial Use Classification</b>		
Animal Care	Animal Care, Minor	P
Eating Establishments	Restaurant, Major	P
	Restaurant, Minor	P
Offices	Office, Major	P
	Office, Minor	P
Parking, Commercial	Parking, Commercial	P
Personal Services	Personal Service, Major	P
	Personal Service, Minor	P
Recreation and Leisure	Amusement and Entertainment	P
	Sports and Fitness Centers	P
Retail Sales	Retail Sale, Large	P
	Retail Sales, Major	P
	Retail Sales, Minor	P
Visitor Accommodation	Hotels or Motels	P
<b>Industrial Use Classification</b>		
Manufacturing and Production	Microbrewery, Micro Distillery or Micro Winery	P