

## DEVELOPMENT OPPORTUNITY

### PROPERTY OVERVIEW

**PRICE | \$1,600,000 PER LOT**

**PARCEL ID | PORTION OF 20030557**

**ACREAGE | TWO 4.12 ACRE LOTS**

**TRAFFIC COUNTS | 14,000 AADT**

**ZONING | GENERAL COMMERCIAL**

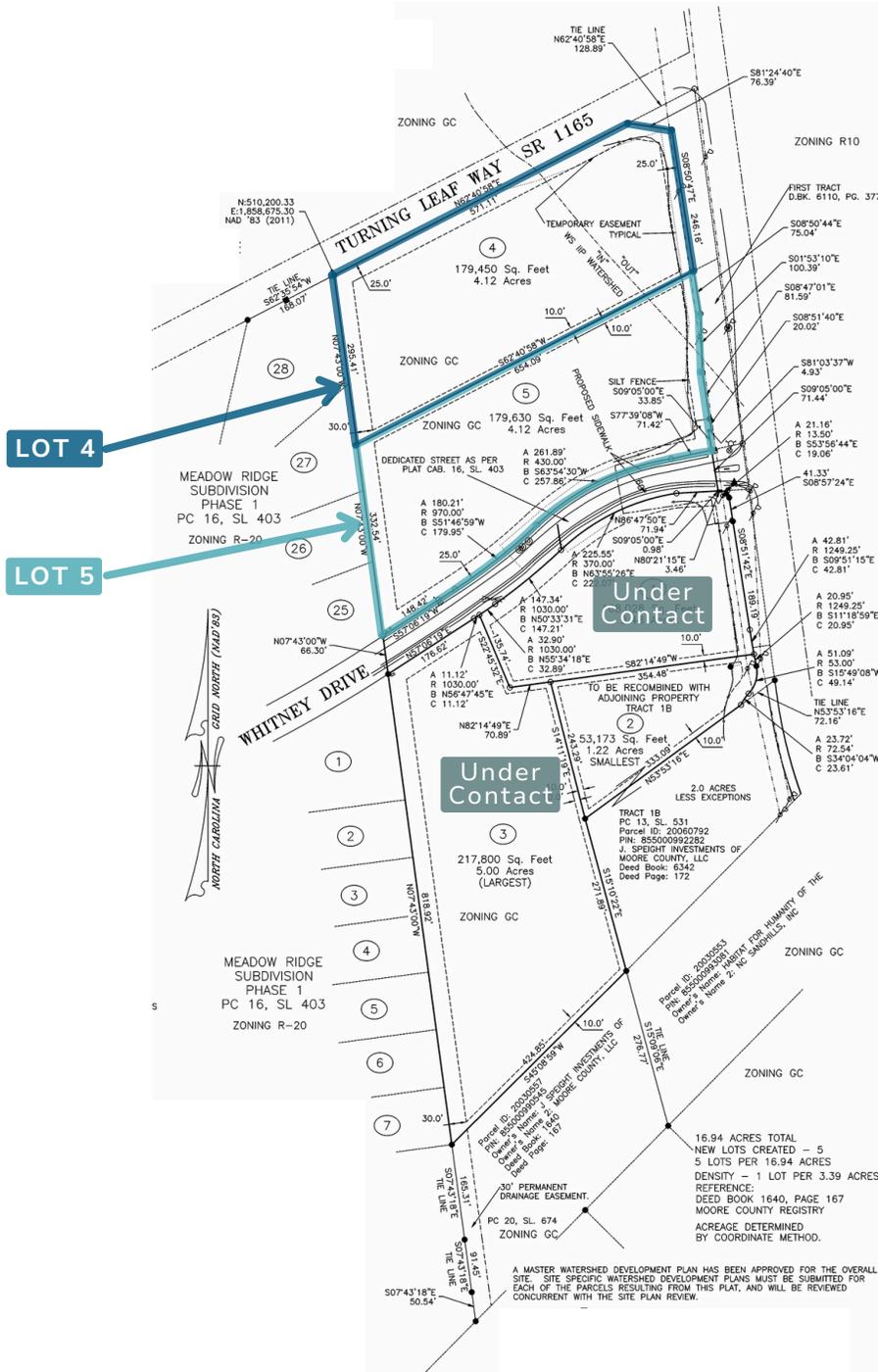
Discover the development potential on NC 5 in rapidly growing Aberdeen. This offering includes two lots with frontage on NC 5—the main route between Aberdeen and Pinehurst. Lot 5 also has frontage on Whitney Drive, the entrance to Meadow Ridge, a 150+ home neighborhood, while Lot 4 has frontage on Turning Leaf Way. The sites offer excellent visibility, easy access to US 1/15-501, and are less than a mile from Martin Farms, a future community of 500+ planned residential units. Boasting a traffic count of 14,000 AADT, these lots present a rare opportunity to invest in a fast-developing area.

**GEORGE MANLEY**  
NC BROKER  
C: 910.603.8395  
GEORGE@CSGNC.COM

**CAROLINA SUMMIT GROUP**  
390 SW Broad Street, Suite B  
Southern Pines, NC 28387  
910.684.5353  
carolinasummitgroup.com

**HOLLY BELL**  
NC BROKER  
C: 910.690.1065  
HOLLY@CSGNC.COM

PLAT

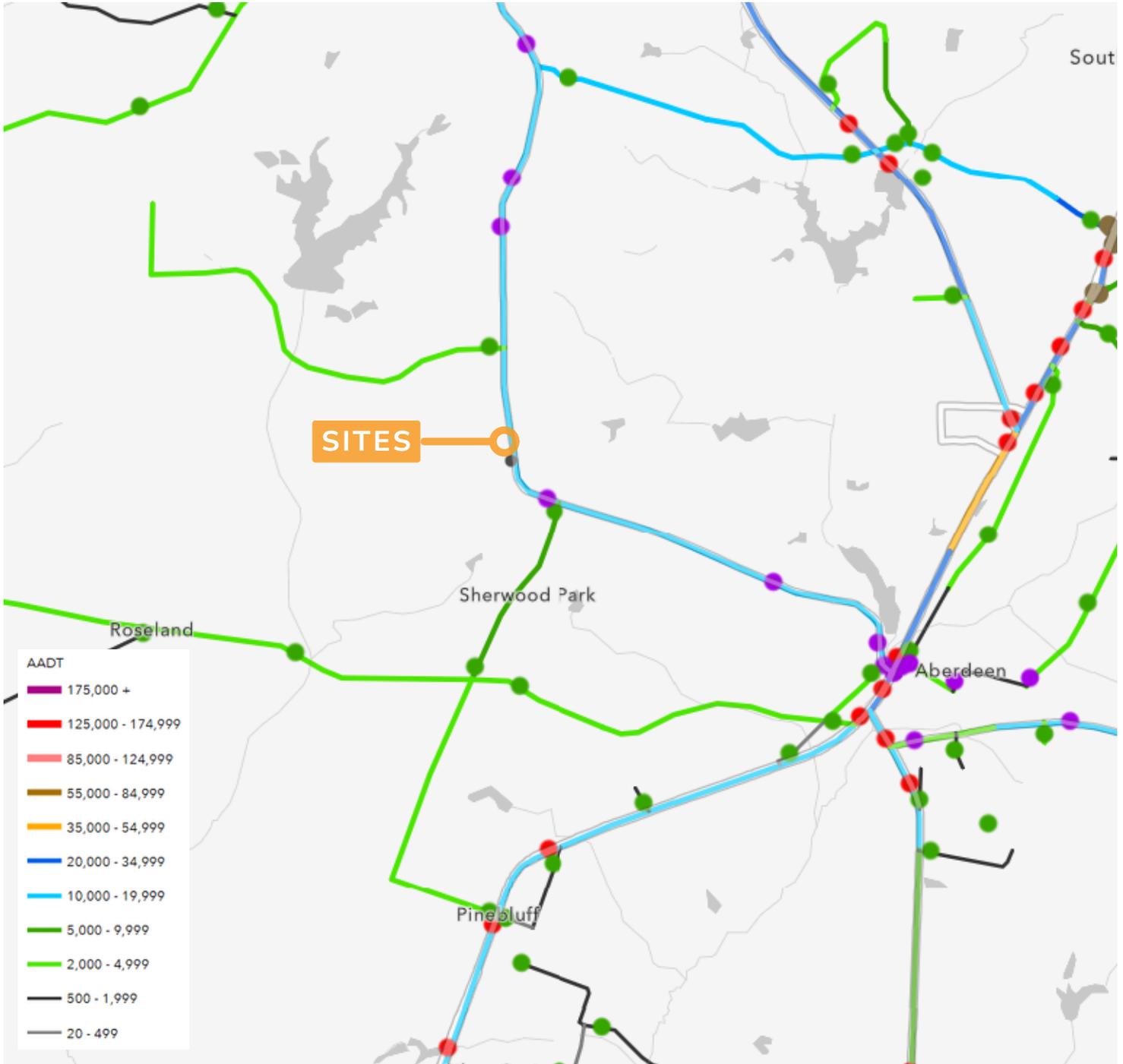


**GEORGE MANLEY**  
NC BROKER  
C: 910.603.8395  
GEORGE@CSGNC.COM

**CAROLINA SUMMIT GROUP**  
390 SW Broad Street, Suite B  
Southern Pines, NC 28387  
910.684.5353  
carolinasummitgroup.com

**HOLLY BELL**  
NC BROKER  
C: 910.690.1065  
HOLLY@CSGNC.COM

**TRAFFIC COUNTS**

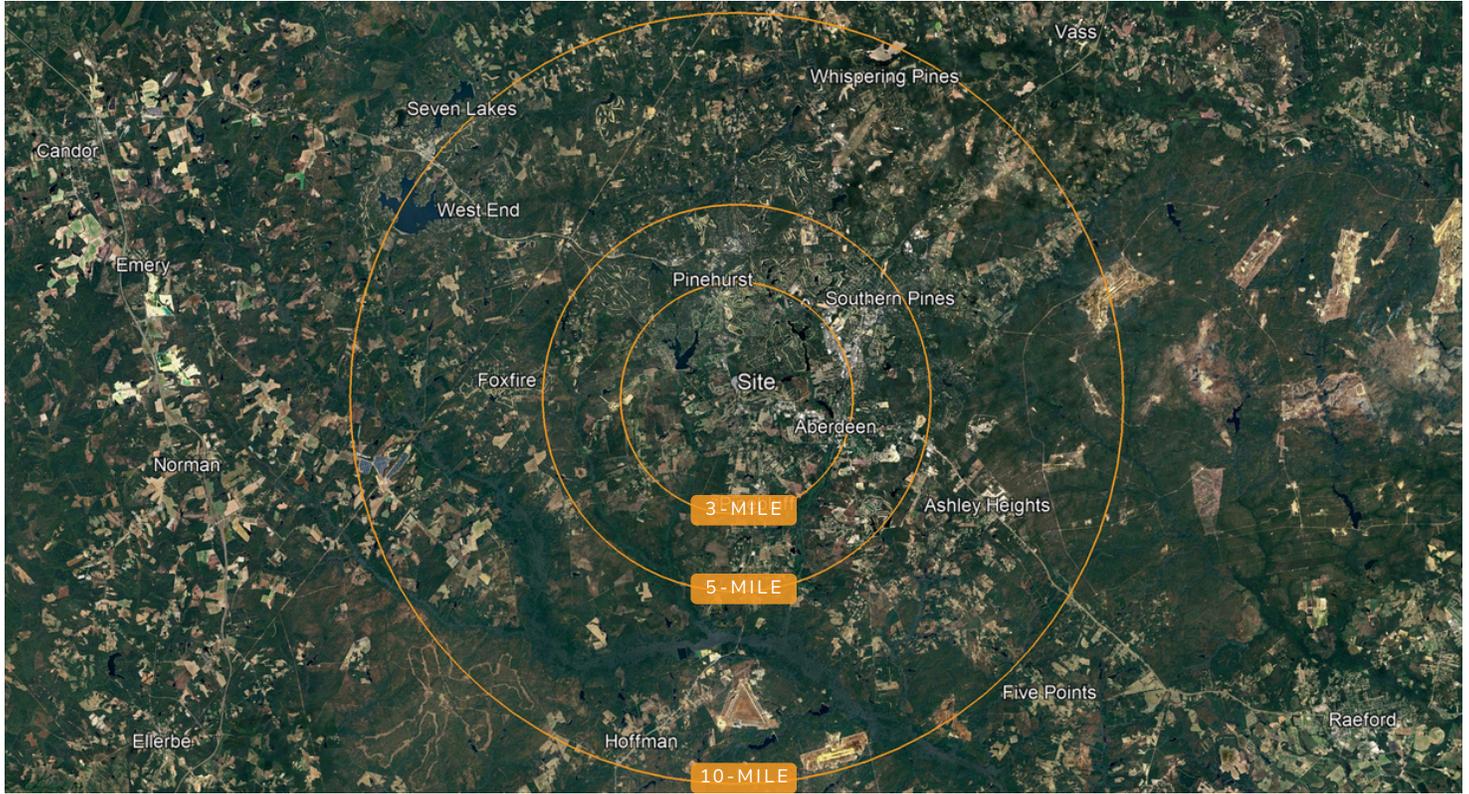


**GEORGE MANLEY**  
 NC BROKER  
 C: 910.603.8395  
 GEORGE@CSGNC.COM

**CAROLINA SUMMIT GROUP**  
 390 SW Broad Street, Suite B  
 Southern Pines, NC 28387  
 910.684.5353  
 carolinasummitgroup.com

**HOLLY BELL**  
 NC BROKER  
 C: 910.690.1065  
 HOLLY@CSGNC.COM

**DEMOGRAPHICS**



**3 MILE RADIUS**

	<b>16,979</b> ESTIMATED POPULATION
	<b>48</b> MEDIAN AGE
	<b>6,994</b> LABOR FORCE 16+
	<b>\$392,398</b> MEDIAN HOME VALUE
	<b>94,912</b> MEDIAN HOUSEHOLD INCOME

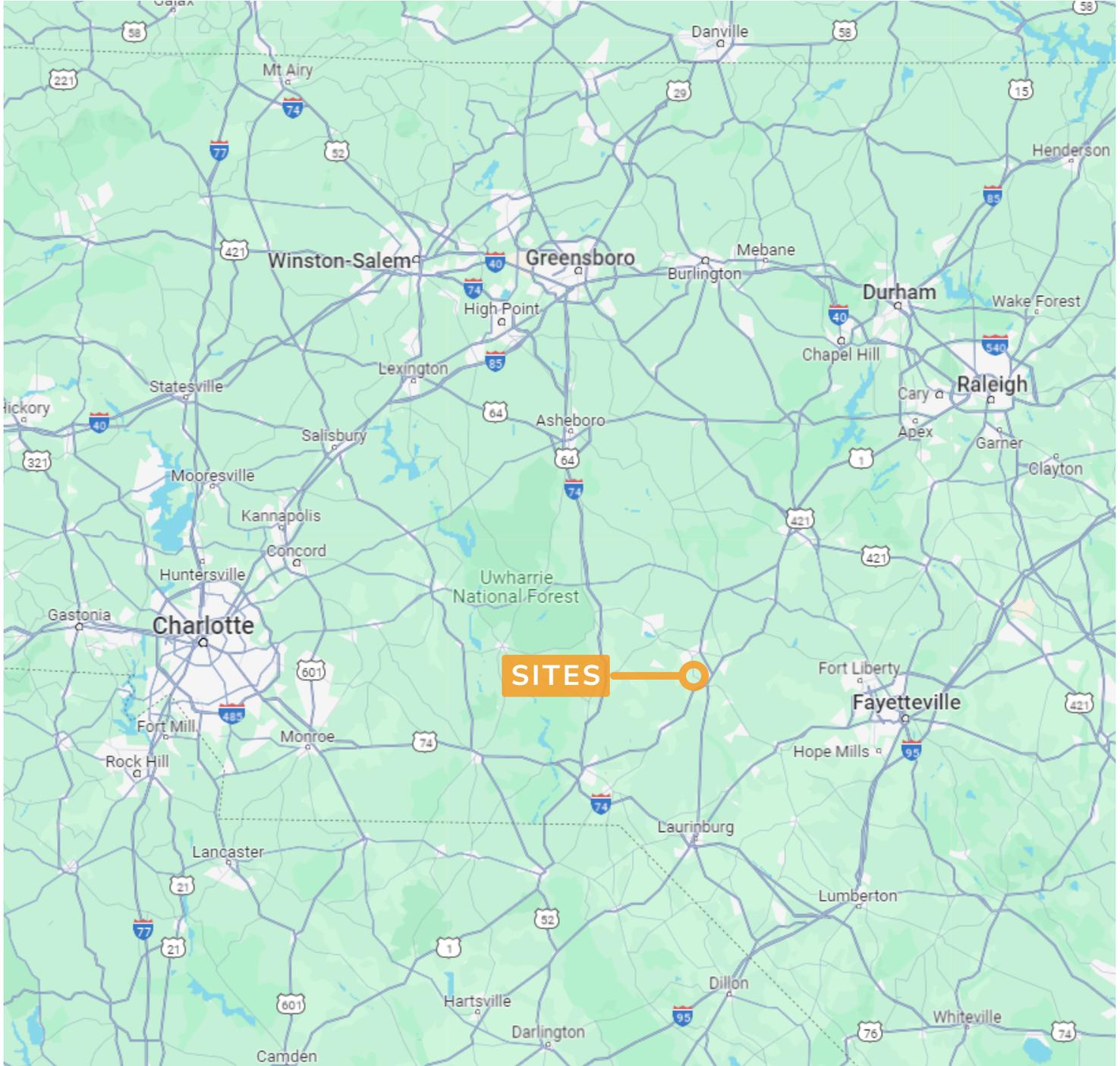
**5 MILE RADIUS**

	<b>43,584</b> ESTIMATED POPULATION
	<b>46.6</b> MEDIAN AGE
	<b>18,348</b> LABOR FORCE 16+
	<b>\$419,059</b> MEDIAN HOME VALUE
	<b>\$93,266</b> MEDIAN HOUSEHOLD INCOME

**10 MILE RADIUS**

	<b>73,778</b> ESTIMATED POPULATION
	<b>45.7</b> MEDIAN AGE
	<b>30,926</b> LABOR FORCE 16+
	<b>\$408,876</b> MEDIAN HOME VALUE
	<b>\$91,712</b> MEDIAN HOUSEHOLD INCOME

**LOCATION MAP**



**GEORGE MANLEY**  
NC BROKER  
C: 910.603.8395  
GEORGE@CSGNC.COM

**CAROLINA SUMMIT GROUP**  
390 SW Broad Street, Suite B  
Southern Pines, NC 28387  
910.684.5353  
carolinasummitgroup.com

**HOLLY BELL**  
NC BROKER  
C: 910.690.1065  
HOLLY@CSGNC.COM