

FOR SALE

NC HWY 24/87,
CAMERON, NC 28326



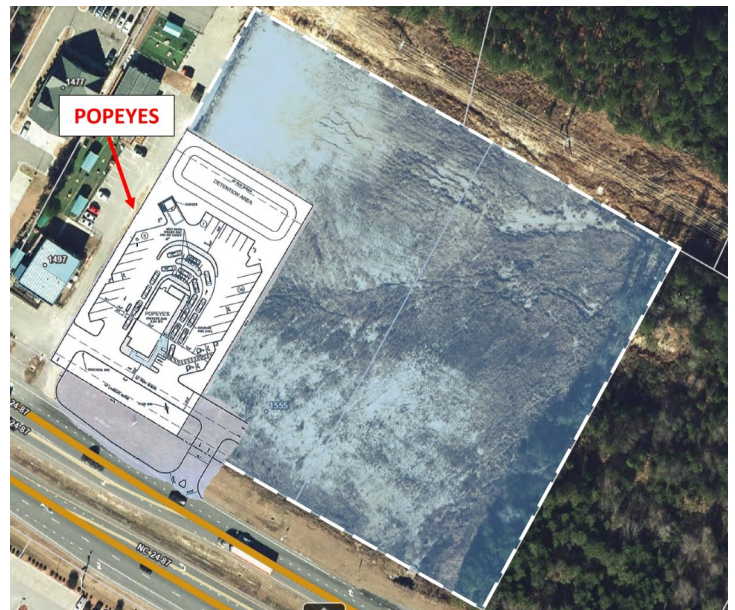
+/- 4.88 COMMERCIAL ACRES ON NC HWY 24/87

Offering Summary

- Sale Price: \$1,500,000.00
- Size: +/- 4.88 Acres
- Zoned: LC—Limited Commercial
- Frontage: +/- 400 Ft

Property Description

Prime +/- 4.88 acres of commercial land available for sale on the busy, fast growing corridor of NC Highway 24-87 in Spout Springs. Or can be sold as 4 individual lots (see attached Exhibit A in pictures). Excellent visibility with approximately +/- 400 feet of road frontage. Located across from The Oaks of Northgate shopping mall, this property is a great opportunity for retail, restaurant, grocery, medical, etc. Popeye's was just built at the corner. Property has water and sewer. Traffic Count is 43,000 NCDOT 2024. Please contact Malinda Craven for further information.



Malinda Craven

910.322.6535 | MalindaCraven@gmail.com

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EXHIBIT A



Lot	Owner	PIN	Address	Legal Description	Acreage	Sq Ft	Price
1	PARROUS PROPERTIES	9584-98-0633	1555 NC 24-87 CAMERON, NC 28326	Deed Book: 2089 Page: 0879	0.85	36,873	Lots # 1 & 2 will be sold after Lots # 3 & 4
2	PARROUS PROPERTIES	9584-98-1572 & 9584-98-0633	NC 24-87 CAMERON, NC 28326	Deed Book: 2089 Page: 0879	0.91	39,512	
3	PARROUS PROPERTIES	9584-98-1572 & 9584-98-0633	1555 NC 24-87 CAMERON, NC 28326	Deed Book: 2089 Page: 0879	1	43,714	Lot #3 is \$750,000 & Lot #4 is \$600,000 but if sold together TOTAL = \$1,200,000
4	PARROUS PROPERTIES	9584-98-1572	NC 24-87 CAMERON, NC 28326	Deed Book: 2089 Page: 0879	1.52	66,147	
Storm Water	PARROUS PROPERTIES	9584-98-1572	NC 24-87 CAMERON, NC 28326	Deed Book: 2089 Page: 0879	0.62	27,199	
Total					4.9	213,445	

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