

# FOR SALE

Hwy 24/87

Cameron, NC 28326



## 28.86 ACRES IN UNDER-SERVED TRADE AREA

### Offering Summary

Sales Price:	\$8,658,000.00
Size:	28.86 +/- Acres
Road Frontage:	850 +/- Feet
Traffic Count:	35,000 VPD

### Property Description

Prime location with unlimited retail potential in a very under-served trade area located more than 15 miles from major retail centers. 35,000 VPD on Hwy 24/87 & over 10,000 existing households within 5 miles with an avg. income of \$80,000/yr. Recently approved 6,000 unit subdivision with in 200 yards. County incentives available. Owner is willing to subdivide. Other frontage & adjacent parcels may be available.



**Thomas Lloyd**

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