

# 1.13 acre parcel in North Chase Business Park For Sale

4549/4545 Technology Dr, Wilmington, NC 28405

Listing ID: 30084859  
Status: Active  
Property Type: Vacant Land For Sale  
Possible Uses: Industrial  
Gross Land Area: 1.13 Acres  
Sale Price: \$199,000  
Unit Price: \$176,106 Per Acre  
Sale Terms: Cash to Seller



## Overview/Comments

This is a combination of the lots at 4545 and 4549 Technology Drive in North Chase Business Park. The combined parcels total 1.13 acres. This property is located to the left of the Oak Pointe Business Park. The property has all utilities in place.

A ground disturbance permit is in hand. The property has a combined impervious surface allowance of 36,000 sf with the existing stormwater that is in place.

This is a great location to build the building you need for your business.

## General Information

Taxing Authority:	New Hanover County	Zoning:	PD-PLANNED DEVELOPMENT
Tax ID/APN:	R02600-004-028-000	Sale Terms:	Cash to Seller
Possible Uses:	Industrial		

## Area & Location

Property Visibility:	Excellent	Airports:	ILM
Legal Description:	LT 64 SEC 2 TECHNOLOGY COURT AT NORTHCHASE PARK OF COMMERCE	Site Description:	Cleared land parcel in North Chase
Largest Nearby Street:	North College Road	Area Description:	Business / Flex / Retail / Residential Park in Northern New Hanover County
Feet of Frontage:	95		

**Highway Access** From the property, take North College Road South. North College will end at Gordon Road and you will have access to I-40. I-40 west will take you to Raleigh and the I-140 Bypass.

## Land Related

Lot Frontage:	95 ft	Topography:	Level
Lot Depth:	231 ft	Soil Type:	Mixed
Zoning Description:	PD-Planned Development (Industrial)	Available Utilities:	Electric, Water, Sewer, Storm Drain
Part of Planned Development?:	Yes	Water Service:	Municipal
Development Name:	Northchase Park of Commerce	Sewer Type:	Municipal, Storm



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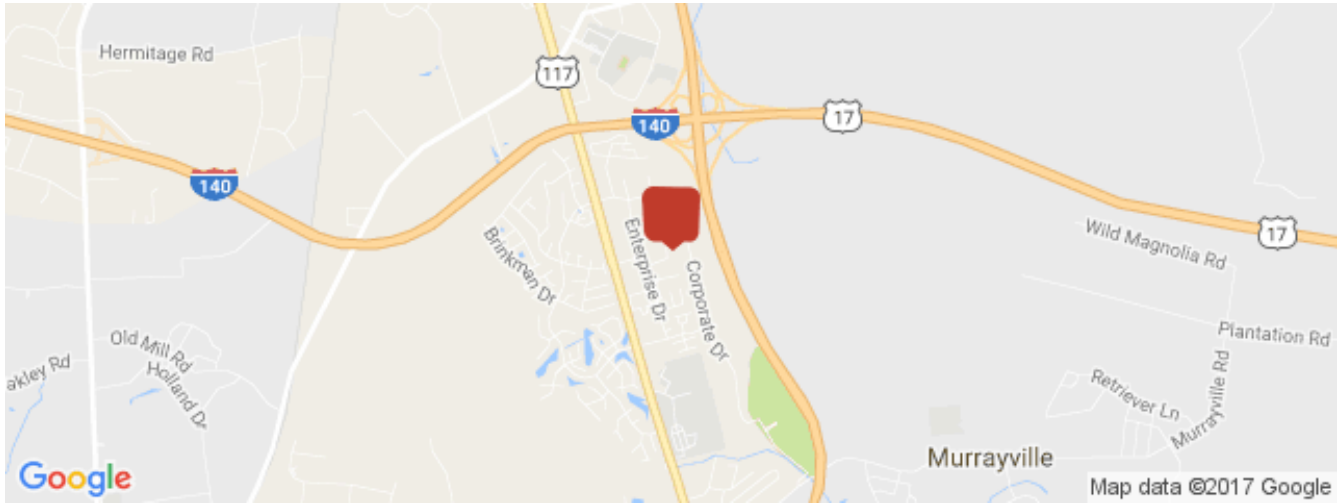
O: 910.399.4602

F: 910.399.4675

All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

**Location**

Address: 4549/4545 Technology Dr, Wilmington, NC 28405  
County: New Hanover  
MSA: Wilmington



**Contact for More Information**

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