

- **Offering Price:** Property Is Unpriced
- **Acreage:** Approximately 165 Net Acres
- **Survey:** See Below/Attached
- **Upland Acreage:** Approximately 91 Upland/Buildable Acres Per Wetland Delineation Map
- **Wetlands Map:** See Below/Attached
- **Zoning:** A-R (Agricultural Residential)
- **PIN Number:** 2805-98-7317
- **Water/Sewer:** Available
Water: 8" Along NC-561
Sewer: 8" Gravity Running Through Property

See Water/Sewer Map Below/Attached
- **Demographics:**
Population (2024)
3 Mile: 5,981
5 Mile: 9,934
10 Mile: 37,690

Average Household Income (2024)
3 Mile: \$78,254
5 Mile: \$79,193
10 Mile: \$86,620
Source: Esri Forecasts For 2024 And 2029
- **Commercial Acreage:**
Approximately 4.720 Acres.
Contact Listing Broker For Additional Information
- **Location:**
Approximately 1 Mile To Downtown Louisburg

Approximately 43 Miles To Raleigh Durham International Airport

Approximately 32 Miles To Downtown Raleigh

Approximately 40 Miles To North Hills/Midtown

The information contained herein has been obtained from sources deemed reliable, however, no representation or warranty, either expressed or implied, is made as to its completeness or accuracy. Prospective buyers should make their own investigations to ascertain the accuracy of the material contained herein. This offering is subject to change, correction or withdrawal.



WALDROP PROPERTIES, LLC

Commercial Real Estate Solutions

For Sale

Residential Acreage

NC-561 Highway, Louisburg, NC 27549

For Additional Information

Michael Waldrop at 919-645-1605
michael@wp-cre.com

3700 Computer Dr., Suite 240
Raleigh, NC 27609
Office: 919-645-1605
Fax: 919-645-1606
www.waldropproperties.com

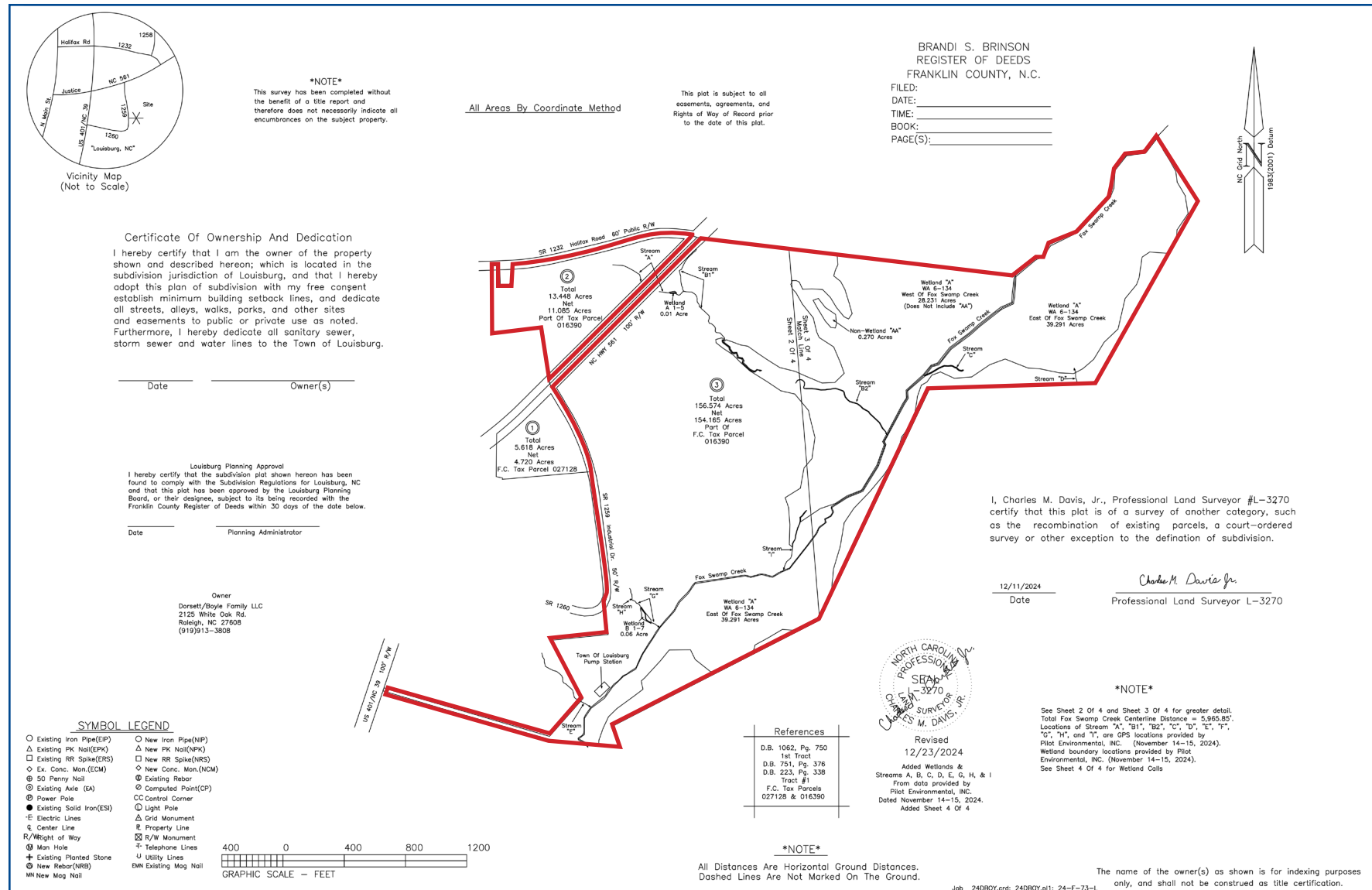
SURVEY

NC-561 Highway, Louisburg, NC 27549



WALDROP PROPERTIES, LLC

Commercial Real Estate Solutions



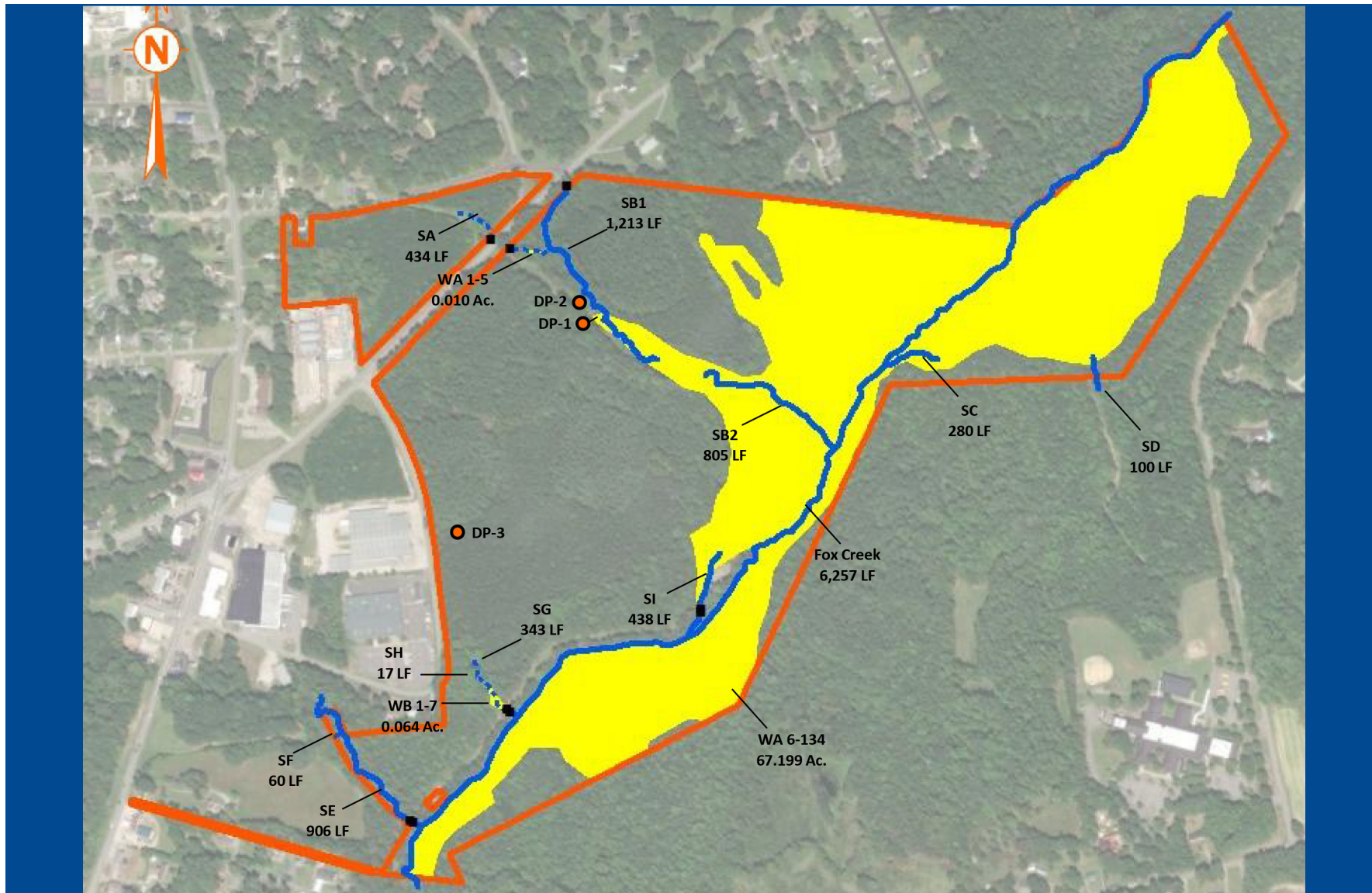
WETLANDS MAP

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for more information contact

Michael Waldrop at 919-645-1605 ■ michael@wp-cre.com



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