

FOR SALE

3033 US Hwy 301 South
Wilson, North Carolina 27893

**±121 ACRES
FOR
REDEVELOPMENT**

JOHN POWELL | PRESIDENT

(919) 422-1612 (C)

JPOWELL@PHOENIXCOMMERCIALNC.COM

LIZ ARCOS | ADVISOR

(786) 877-8866 (C)

LIZ@PHOENIXCOMMERCIALNC.COM



PHOENIX
COMMERCIAL PROPERTIES



PROPERTY OVERVIEW

ACREAGE ±121.05 ACRES

ZONING CURRENTLY ZONED RURAL & AGRICULTURAL

- PROPERTY FEATURES**
- ±1,500 FT OF ROAD FRONTAGE ALONG HWY 301 S
 - CURRENTLY USED AS A GOLF COURSE COUNTRY CLUB
 - SOLD AS IS

UTILITIES ALL UTILITIES ON SITE

SALES PRICE \$3,934,125.00





FUTURE ZONING

WILSON
Growing Together
THE 2030 COMPREHENSIVE PLAN

FUTURE LAND USE

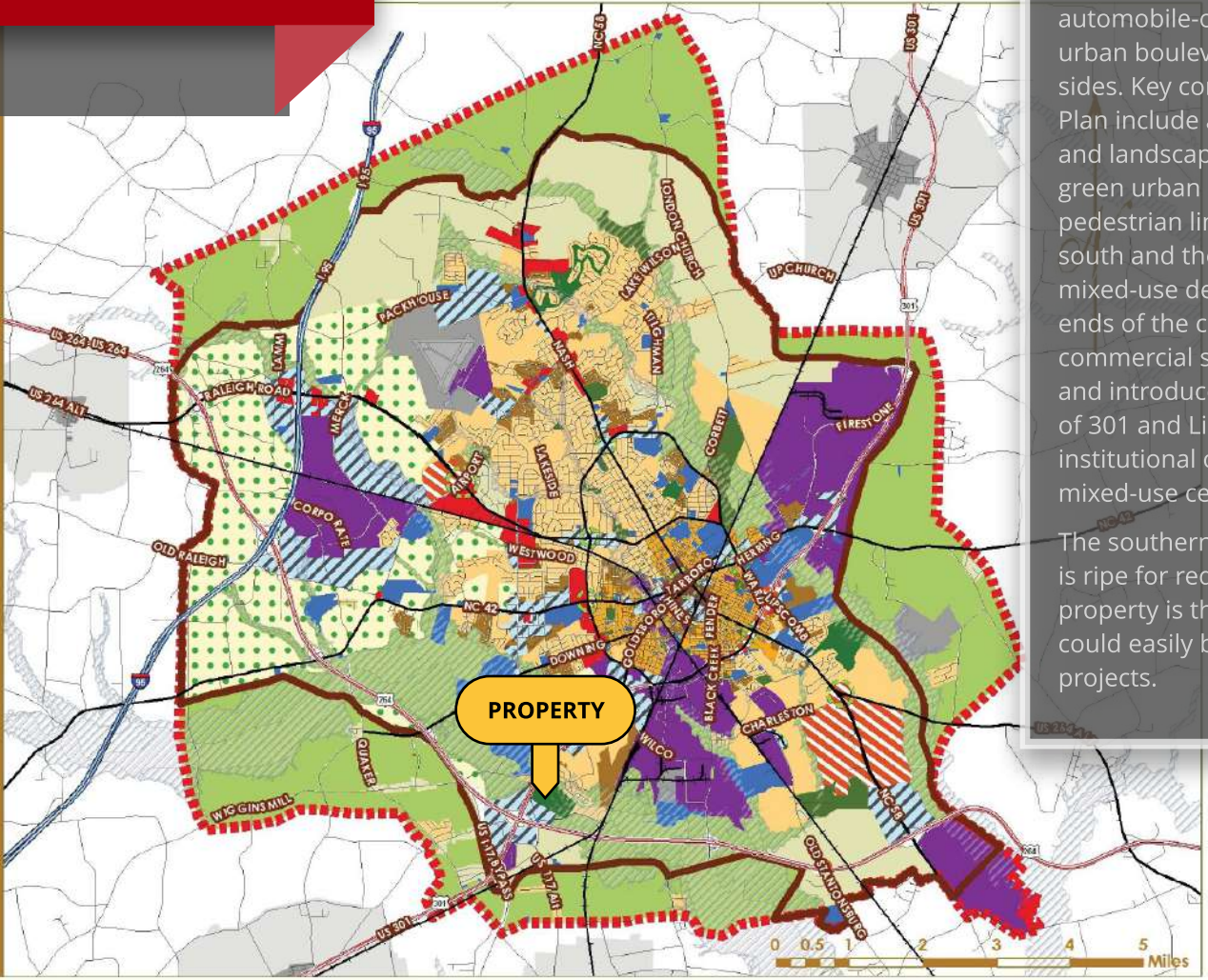
LEGEND

- Planning Area
- Primary Growth Area
- Floodplain
- Future Land Use**
 - Parks and Open Space
 - Rural Residential
 - Cluster Residential
 - Low-Density Residential
 - Medium-Density Residential
 - High-Density Residential
 - Multi-Family Residential
 - Downtown Development District
 - Commercial
 - Mixed-Use Commercial
 - Mixed-Use Office/Employment
 - Institutional
 - Industrial
 - Infrastructure
 - Activity Center

Data Source:
City of Wilson IT Services Department & Planning and Development Services Department

Map Disclaimer:
The City of Wilson and its mapping contractors do not warrant the accuracy of the displayed information and specifically disclaim any warranty for merchantability of fitness for a particular purpose.

Map Prepared by:
CLARION ASSOCIATES January 25, 2010



The town's future vision for the Highway 301 corridor is transforming it from an automobile-oriented highway into a green urban boulevard that unites uses on both sides. Key components of the Concept Plan include adding sidewalks, street trees, and landscaping in the median to create a green urban boulevard; providing stronger pedestrian links between the school to the south and the park to the north; providing mixed-use development nodes at both ends of the corridor to break the existing commercial strip pattern of development and introduce new uses at the intersection of 301 and Lipscomb, such as an institutional or medical use and a mixed-use center.

The southern portion of the 301 Corridor is ripe for redevelopment, and the subject property is the largest single tract that could easily be assembled for a variety of projects.

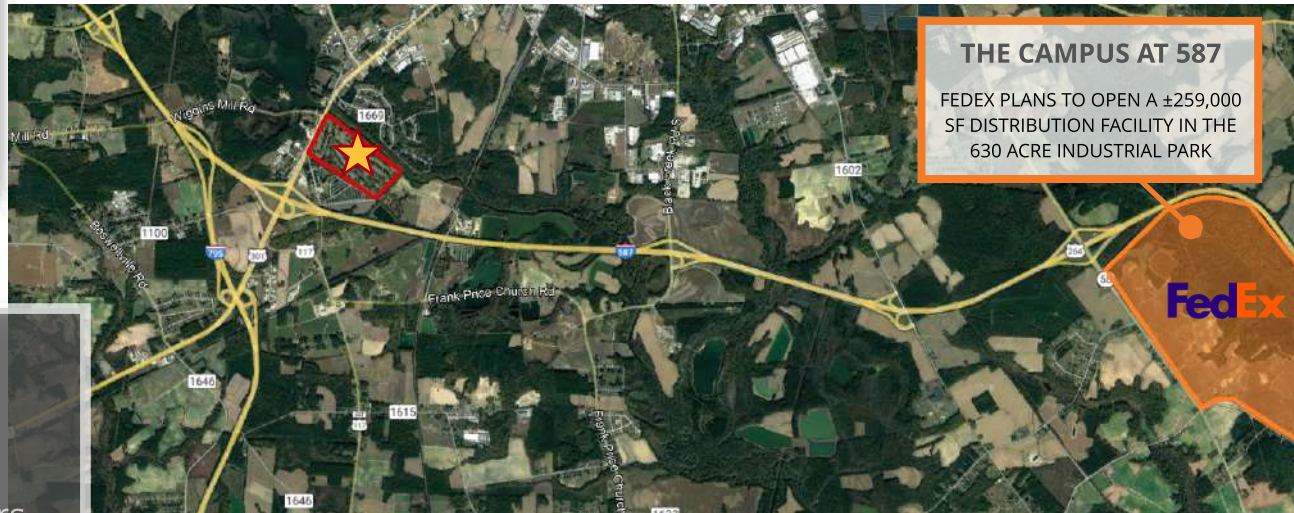
The property is currently zoned as Rural and Agricultural zoning, and the neighboring parcels include Single Family Residential and Industrial uses. ([Click here for zoning map](#)). The following [link](#) represents what the property could be used for without rezoning.

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LOCATION & FUTURE PROJECTS



The property, located a short 45-minute drive from Raleigh and Greenville, expands across a heavily wooded 121.05 acres. It is strategically positioned along major transportation corridors, including I-95, Hwy 264 (Future Interstate 587), I-795.

One of the main benefits of this property is the more than 1,500 feet of road frontage along Highway 301, providing excellent visibility and north, south, east, and west connectivity to main transportation arteries.

This close proximity and ease of access to I-95 is ideal for residential, commercial, and industrial-based developers who desire hospitality, retail, manufacturing, and distribution-focused products.



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MARKET OVERVIEW

WILSON NORTH CAROLINA

The City of Wilson NC is a vibrant community of nearly 50,000. It is home to a thriving economy with leadership in sectors including agribusiness, manufacturing, finance, life sciences, next generation networking, and the arts. Wilson's emerging focus on innovation is driven by their strong history of investing in the infrastructure that supports the future.



DEMOGRAPHICS

	2 MILE	5 MILES	10 MILES
2022 POPULATION	15,300	50,007	76,906
MEDIAN AGE	39	39.9	40.8
2022 HOUSEHOLDS	6,159	20,075	30,706
AVG. HOUSEHOLD INCOME	\$32,469	\$54,048	\$59,466

With a county population of ±50,000 and covering approximately 29 square miles, Wilson is the county seat to Wilson County. It is considered a Tier 1 county by the North Carolina Department of Commerce. This Tier system is based on economic well-being and is incorporated into various state programs to encourage economic development activity in less prosperous areas of the state.

CONTACT

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PHOENIX COMMERCIAL PROPERTIES, LLC

[HTTPS://PHOENIXCOMMERCIALNC.COM](https://phoenixcommercialnc.com)

ADDRESS

751 CORPORATE CENTER DRIVE, STE 305
RALEIGH, NC 27607

