

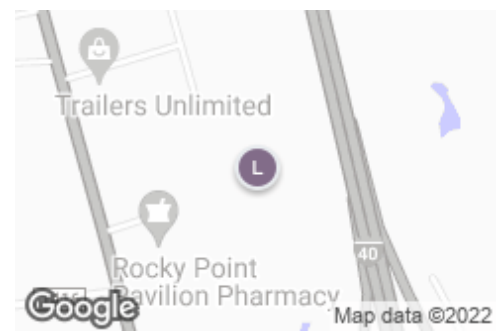
## 22 Acres For Sale With Frontage on I-40

US HWY 117, Rocky Point, NC, 28457

Land For Sale

Prepared on July 14, 2022

1 of 1 Listings



### Listing Details | Land For Sale

Total Available Space	<b>22.16 Acres</b>	Days On Market	<b>1 day</b>
Asking Price	<b>\$3,410,000</b>	Date Listed	<b>7/13/2022</b>
Listing Price Per SF	<b>\$3.53</b>	Last Modified	<b>7/13/2022</b>
List Price Per Acre	<b>\$153,881</b>	Listing ID	<b>31748848</b>
Cap Rate	-	Parking Spaces	-
Terms	<b>Cash or Tbn</b>	Electrical	-
Free & Clear	<b>Yes</b>	Water	-
Available Date	<b>Now</b>	Sanitary Sewer	-

### Description

22 acres for sale at Rocky Point I-40/210 Interchange. Zoned General Business. Water/Sewer. 196' frontage on US 117. 1187' frontage on I-40.

### Property Features

#### Location Details

Address	<b>US HWY 117, Rocky Point, NC 28457</b>	Parcels	<b>3235-84-3850-0000</b>
Zoning	<b>GB</b>	In Opportunity Zone	<b>Yes</b>
County	<b>Pender</b>	Name	<b>Us Hwy 117 &amp; I-40</b>

#### Building Details

Sub Type	-	Water	<b>Yes, Municipal Utility District, Pender</b>
Land Size	<b>22.16 Acres / 965,290 SF</b>	Sanitary Sewer	<b>Yes, Municipal Utility District, Pender</b>
Electrical	-	In Opportunity Zone	<b>Yes</b>

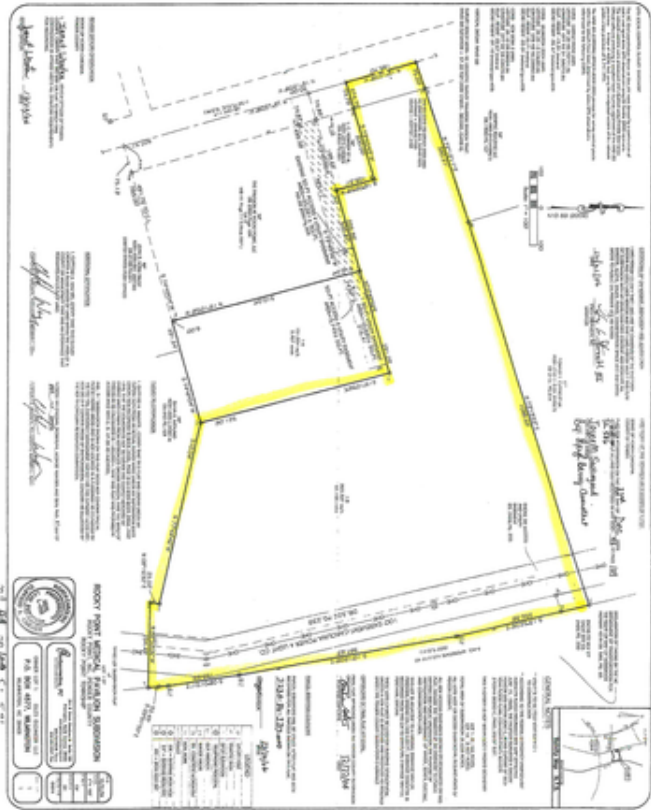
# Property Listings

1 Listing | 22.16 Acres | \$3,410,000

Type	Space Use	Suite	Available Space	Rate	Price Per Acre	Available
For Sale	Agricultural Land	-	22.16 Acre	\$3,410,000	\$153,880.87	Now

## Additional Photos





**Contact**



**Dana Waldkirch**  
 dana@mwmrealestate.com



Maus, Warwick, Matthews & Co.