

# 40+ ACRES FOR RESIDENTIAL

Williams Road, I-40 Exit 103, Morganton, NC 28655

41.76 ACRES

\$1,579,000

\$37,811.02/ACRE



**Eric Engstrom**  
**Commercial Broker**

CELL: 336.480.5380  
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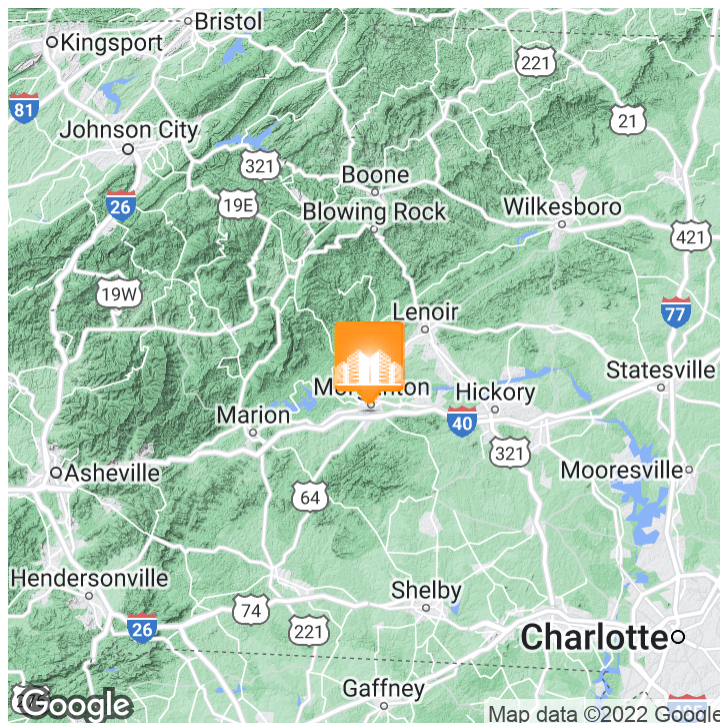
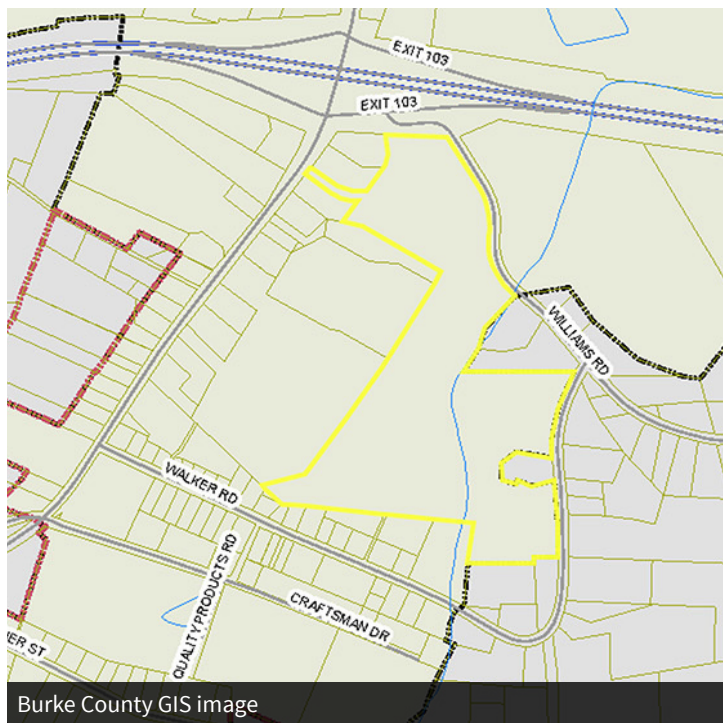
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**Whitney Commercial Real Estate Services**

1100 Ridgefield Blvd, Suite 100, Asheville, NC 28806  
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## RESIDENTIAL DEVELOPMENT SITE

Williams Road, I-40 Exit 103, Morganton, NC 28655



### OFFERING SUMMARY

Sale Price:	\$1,579,000
Lot Size:	41.76 Acres
Price / Acre:	\$37,811
Zoning:	HID/MID (High Intensity/Medium Intensity Districts)
Market:	Morganton
Traffic Count:	21,500

### PROPERTY OVERVIEW

Large undeveloped tract off of Morganton's main corridor and entrance from I-40 at exit 103. Perfect for multi-family/residential with an approximate 3-acre portion possibly suited for retail. Situated perfectly behind the newly revamped Magnolia Plaza shopping center that includes a vast tenant mix, including Rural King, Big Lots, Harbor Freight, KFC, Taco Bell, and more. It is also across the street from Lowe's Home Improvement and Food Lion. With visibility from I-40 and multiple access points, this makes an ideal site for many development possibilities. Morganton has seen continuous growth and with the new NC School of Science and Math opening their campus in Fall 2022, more developments should follow.

### PROPERTY HIGHLIGHTS

- Zoned for residential development with Water and Sewer
- Under HID zoning - up to 20 dwellings per usable acre
- Multiple access points including from the main retail corridor
- Surrounded by national and local retail businesses
- In close proximity to the new NC School of Science and Math
- Mobile Homes permitted

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Aerial facing West



Aerial facing Southwest

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