

INDUSTRIAL DEVELOPMENT SITE

3637 Miller Bridge Road, Connelly Springs, NC 28612

\$22,525/ACRE

31.61 ACRES

\$712,000

UTILITIES ON SITE



Eric Engstrom, MBA, CCIM
Commercial Broker

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All information herein obtained from sources deemed reliable but not guaranteed, and may change or be updated without notice.

Whitney Commercial Real Estate Services

1100 Ridgefield Blvd, Suite 100, Asheville, NC 28806

828.665.9085 | whitneycre.com

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Sale Price	\$712,000
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OFFERING SUMMARY

Lot Size:	31.61 Acres
Price / Acre:	\$22,525
Zoning:	Industrial
Market:	Morganton

PROPERTY OVERVIEW

Located in Burke County near Interstate 40. This property has utilities on site or nearby. A private water line was installed through the site along the graded road. The grade is primarily flat with gentle slopes. Burke county is becoming a major attraction to many industrial users due to its access to utilities and power. This property is suited for industrial and has already been zoned for that use. Still, it can also become a residential site through rezoning which the county is also needing due to the housing shortage in the area. Very close proximity to Interstate 40 Exit 116.

PROPERTY HIGHLIGHTS

- Close proximity to Interstate 40
- Utilities on site or available
- Primarily flat with gentle slopes
- Zoned Industrial

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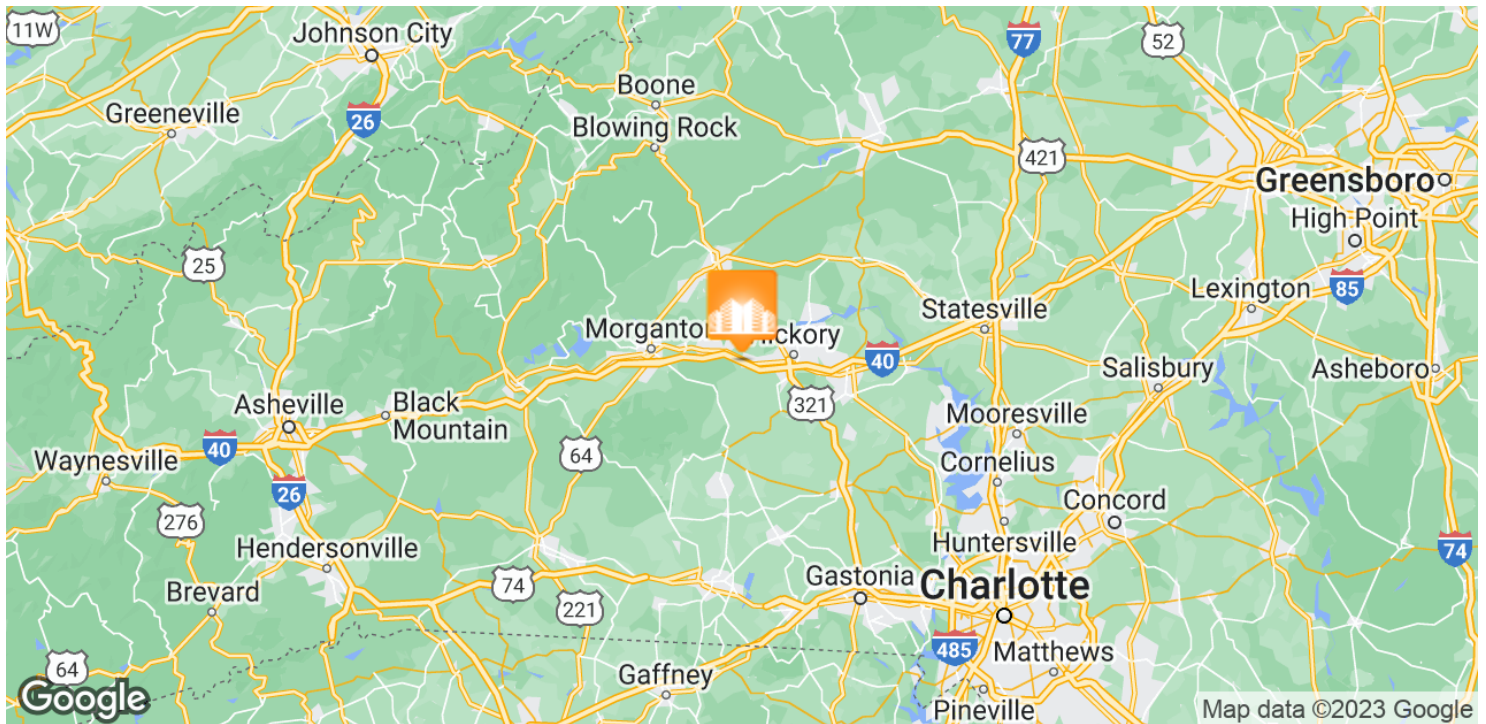
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