

FOR SALE

NC 39 HWY N, HENDERSON, NC, 27536



±87 ACRES WITH HIGHWAY EXPOSURE



MARCUS BOWMAN

919-201-0460
Marcus@KURealEstate.com
KURealEstate.com
Keller Williams Premier



±87 contiguous acres with approximately 255 feet of frontage on NC Highway 39 North, offering direct access and visibility. Nearby traffic counts range from approximately 15,000 to 32,000+ vehicles per day, supporting uses that benefit from exposure and accessibility. Conveniently located near US 158 and I-85, just outside Henderson (ZIP 27537).

Split zoning (R-15 & R-30, buyer to verify) allows flexibility for residential density and layout. A utility easement is located on the property, providing potential infrastructure advantages.

Strategically positioned with regional connectivity, proximity to established utilities, and access to a stable residential base within a 5-mile radius, this tract is well-suited for residential development, solar or renewable energy projects, or long-term land investment.

Large acreage with highway frontage is increasingly limited—this property offers scale, access, and future growth potential.

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PROPERTY OVERVIEW

- ±87 contiguous acres
- ±255' frontage on NC Highway 39 North
- Split zoning: R-15 & R-30 (buyer to verify permitted uses)
- Utility easement located on-site with potential infrastructure advantages
- Located in ZIP code 27537, just outside central Henderson



STRATEGIC ADVANTAGES

- Proximity to established utilities and major transportation routes
- Strong regional connectivity to Henderson, US Hwy 158 & I-85
- Nearby traffic counts ranging approximately 15,000–32,000+ vehicles per day
- Over 10,000 households within a 5-mile radius
- Large acreage tract offering flexibility for phased development
- Increasing scarcity of similarly sized tracts in the area



IDEAL USES

- Residential or mixed-density development
- Solar or renewable energy projects
- Institutional or long-term land investment
- Buyers seeking future upside tied to corridor & infrastructure growth

A rare opportunity offering the scale, access, and flexibility to support thoughtful development and long-term growth potential.

All information is believed to be accurate, but is not guaranteed. Buyer is responsible for independently verifying acreage, zoning, traffic counts, utility availability, and permitted uses. Property is offered in compliance with all applicable fair housing and land-use laws.

SCAN FOR
MORE INFO



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