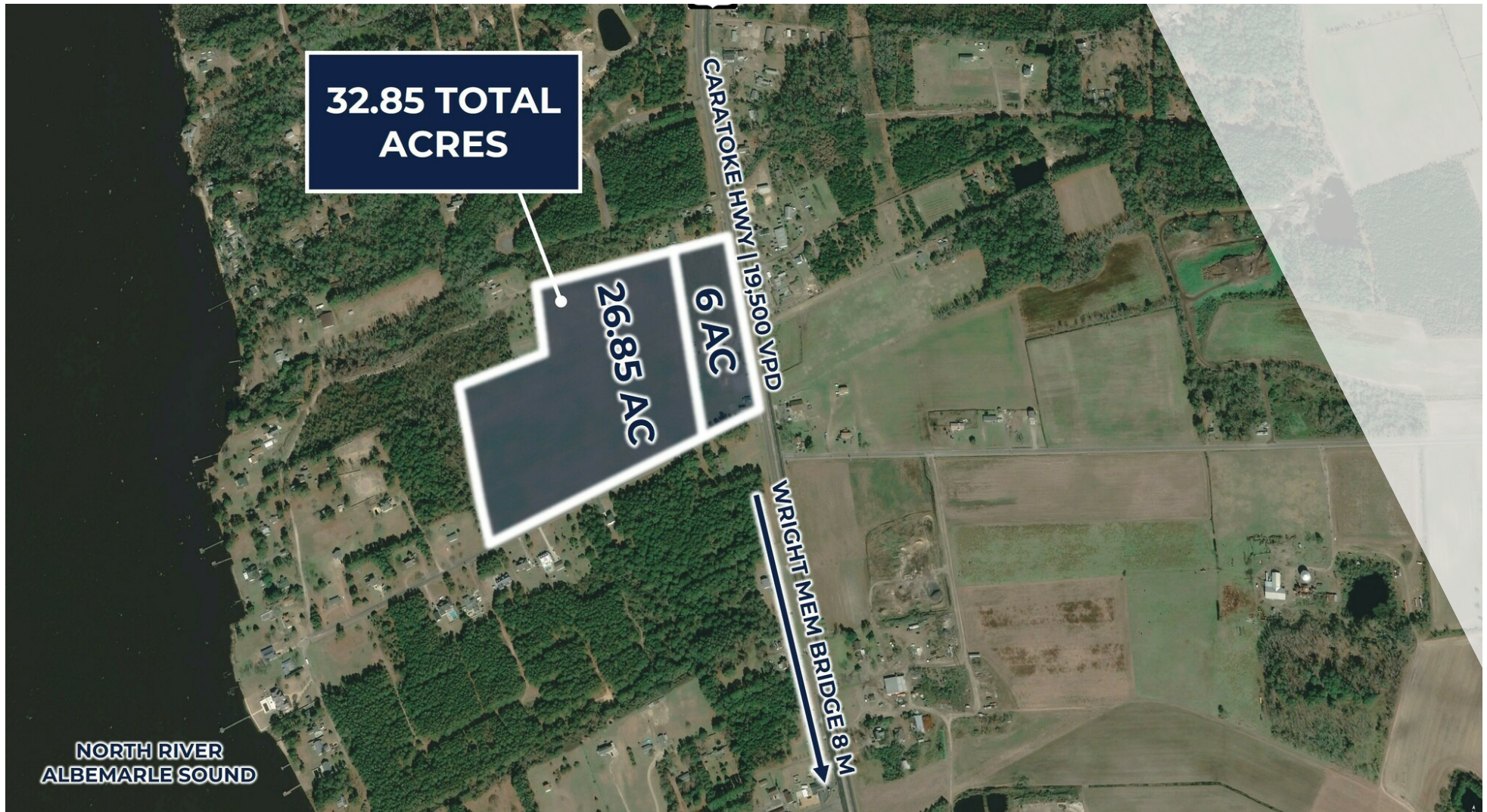


FOR SALE

RESIDENTIAL AND COMMERCIAL DEVELOPMENT OFFERING
7458 Caratoke Hwy | Jarvisburg, NC 27947



S.L. NUSBAUM
REALTY CO.



32.85 TOTAL
ACRES

26.85 AC

6 AC

CARATOKE HWY | 19,500 VPD

WRIGHT MEM BRIDGE 8 M

NORTH RIVER
ALBEMARLE SOUND

CARTER WELLS

Senior Associate
O. 804.944.9258
C. 305.775.2099
cwells@slnusbaum.com

NATHAN SHOR

Senior Vice President | Partner
O. 804.944.2399
C. 804.539.7404
nshor@slnusbaum.com

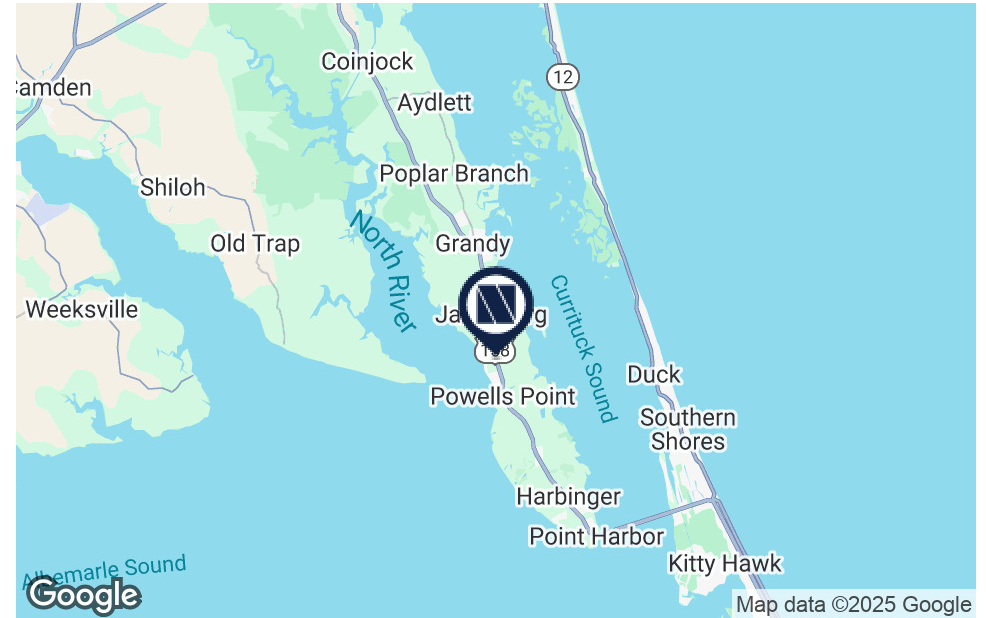
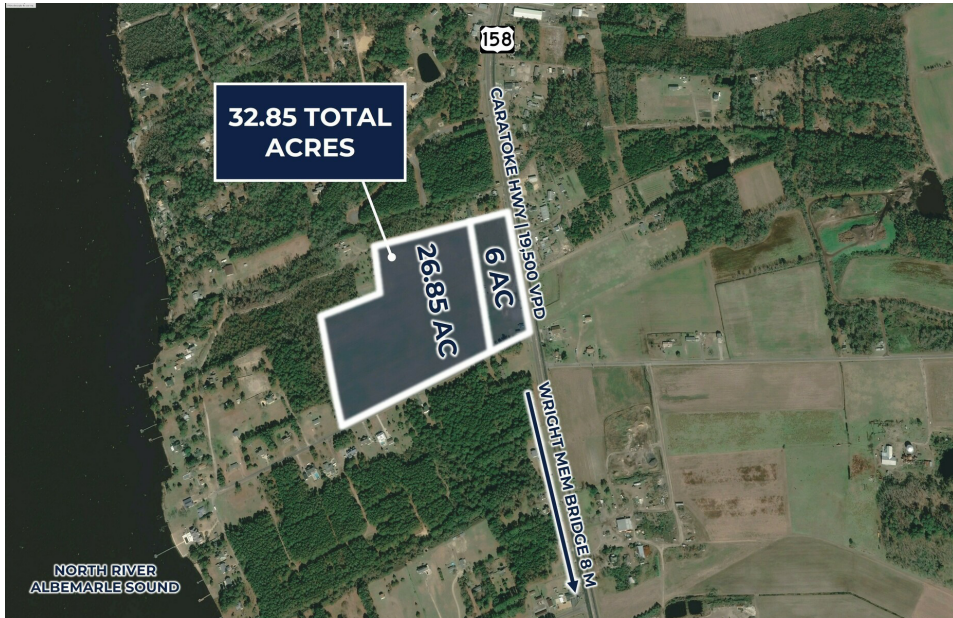
PROUD PARTNER
XTEAM
RETAIL ADVISORS

PROPERTY SUMMARY

RESIDENTIAL AND COMMERCIAL DEVELOPMENT OFFERING
7458 Caratoke Hwy | Jarvisburg, NC 27947



S.L. NUSBAUM
REALTY CO.



OFFERING SUMMARY

Sale Price:	\$1,235,000
Lot Size:	32.85 Acres
Price / Acre:	\$37,595
Zoning - 6 AC	GB
Zoning - 26.85 AC	SFM

PROPERTY OVERVIEW

32.85 AC Development Opportunity

PROPERTY HIGHLIGHTS

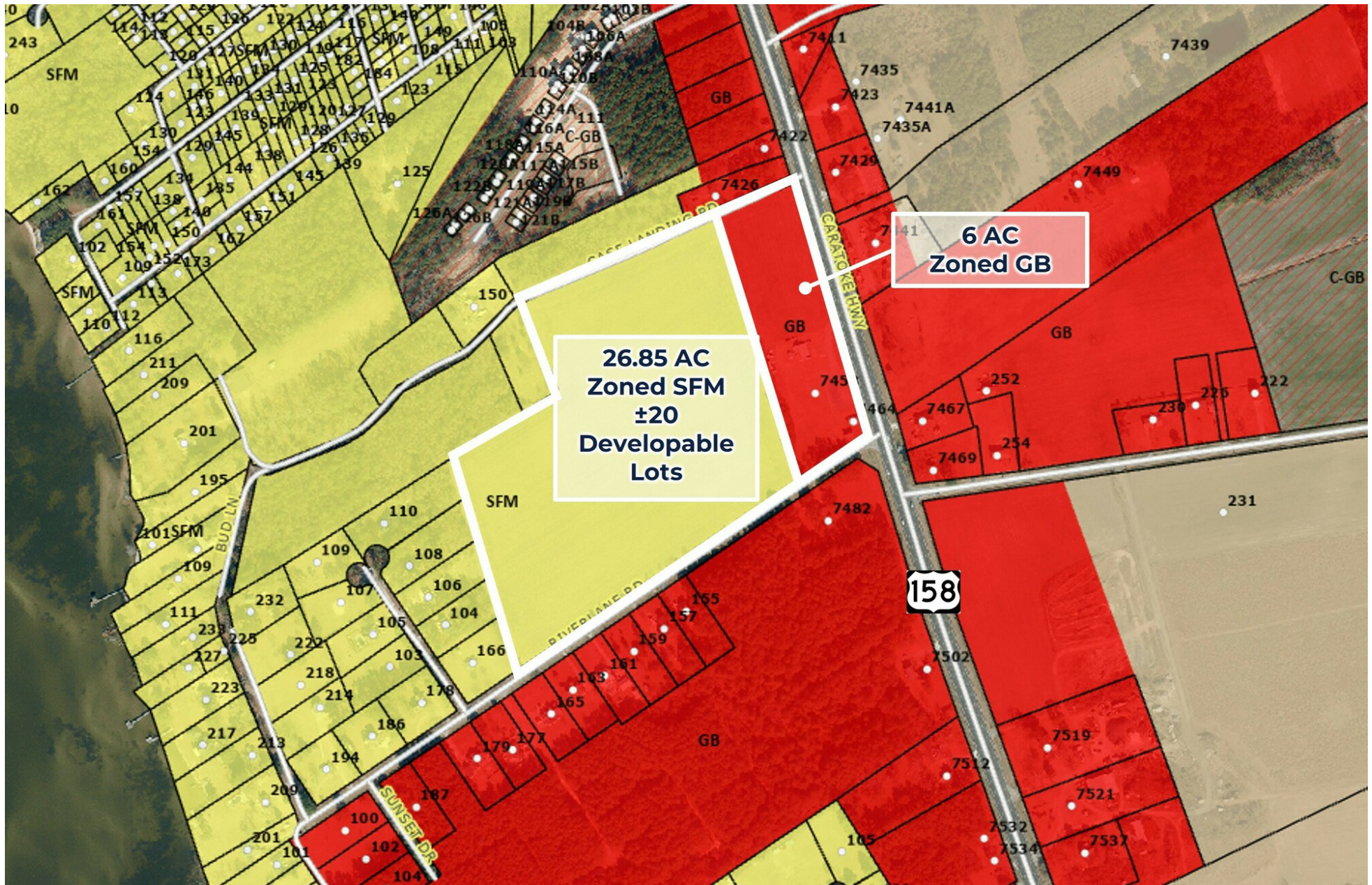
- 26.85 AC of SFM-zoned land and 6 acres of GB-zoned land with ±950' of frontage on Caratoke Hwy (US 158 | 19,500 VPD)
- SFM zoning allows for low density residential development including single-family detached homes, duplexes and manufactured homes.
- GB zoning allows for a variety of retail, (convenience store, restaurant, car wash, etc.), office and single-family uses.
- Water is available at Caratoke Hwy (US 158)
- ±20 developable lots on SFM-zoned parcel with onsite sewer potential
- 10 minutes to Wright Memorial Bridge and 15 minutes to North Carolina's Outer Banks (OBX)

ZONING MAP

RESIDENTIAL AND COMMERCIAL DEVELOPMENT OFFERING
7458 Caratoke Hwy | Jarvisburg, NC 27947



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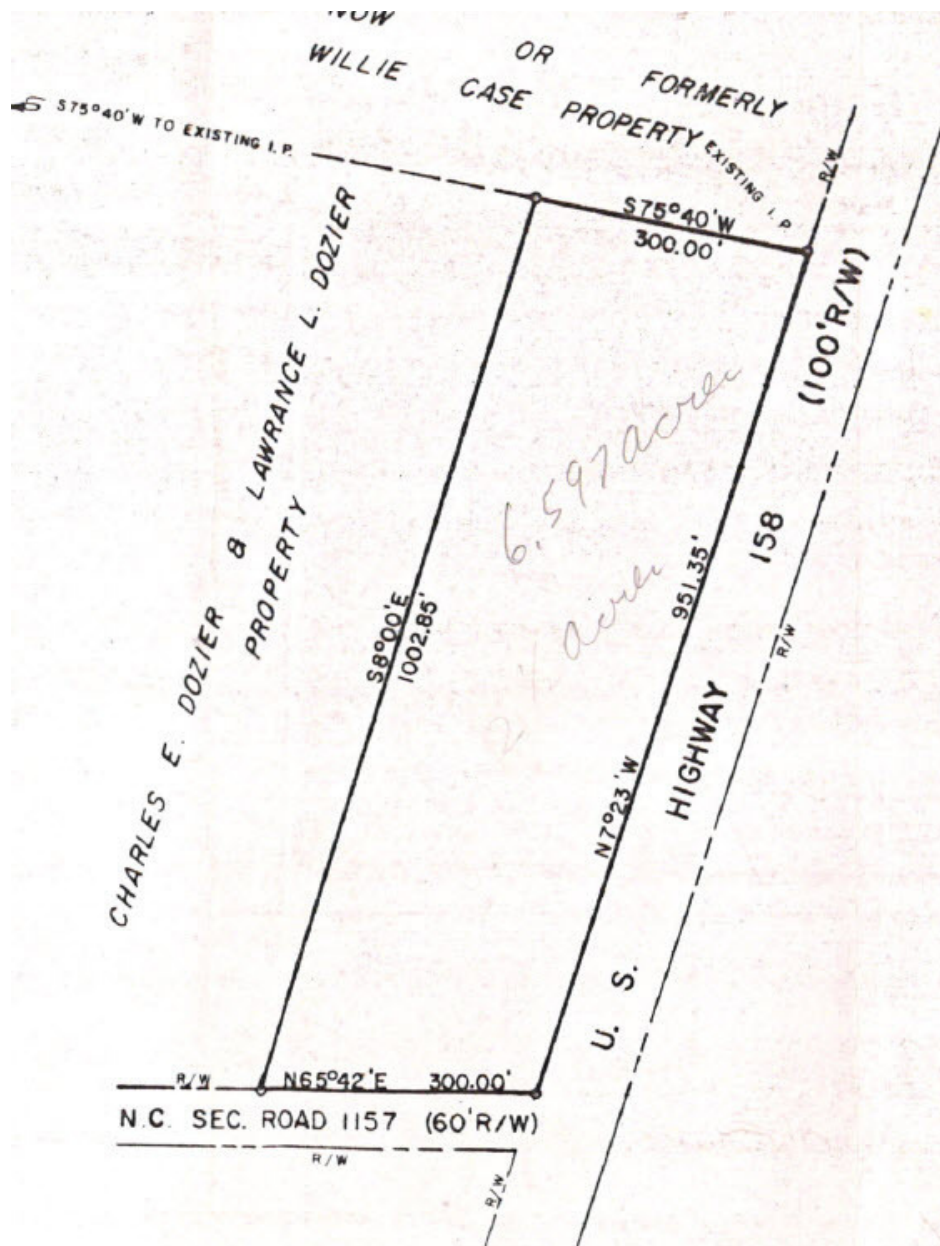


SURVEY - 6 AC PARCEL

RESIDENTIAL AND COMMERCIAL DEVELOPMENT OFFERING
7458 Caratoke Hwy | Jarvisburg, NC 27947



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REALTY CO.



PROPERTY BEING CONVEYED TO
G-SQUARE, INC.

SITUATED,
POPLAR BRANCH TOWNSHIP
CURRITUCK COUNTY, NORTH CAROLINA

BEING A PORTION OF THOSE LANDS DESIGNATED AS THIRD TRACT AND FIFTH TRACT IN A DEED OF RECORD RECORDED IN D.B. 96, PAGE 52, CURRITUCK CO. REG. OF DEEDS OFFICE.

SCALE: 1" = 200'

FEB. 11, 1972

Robert D. Kramer, Jr.
ROBERT D. KRAMER, JR.
REG. LAND SURVEYOR
ELIZABETH CITY, N.C.

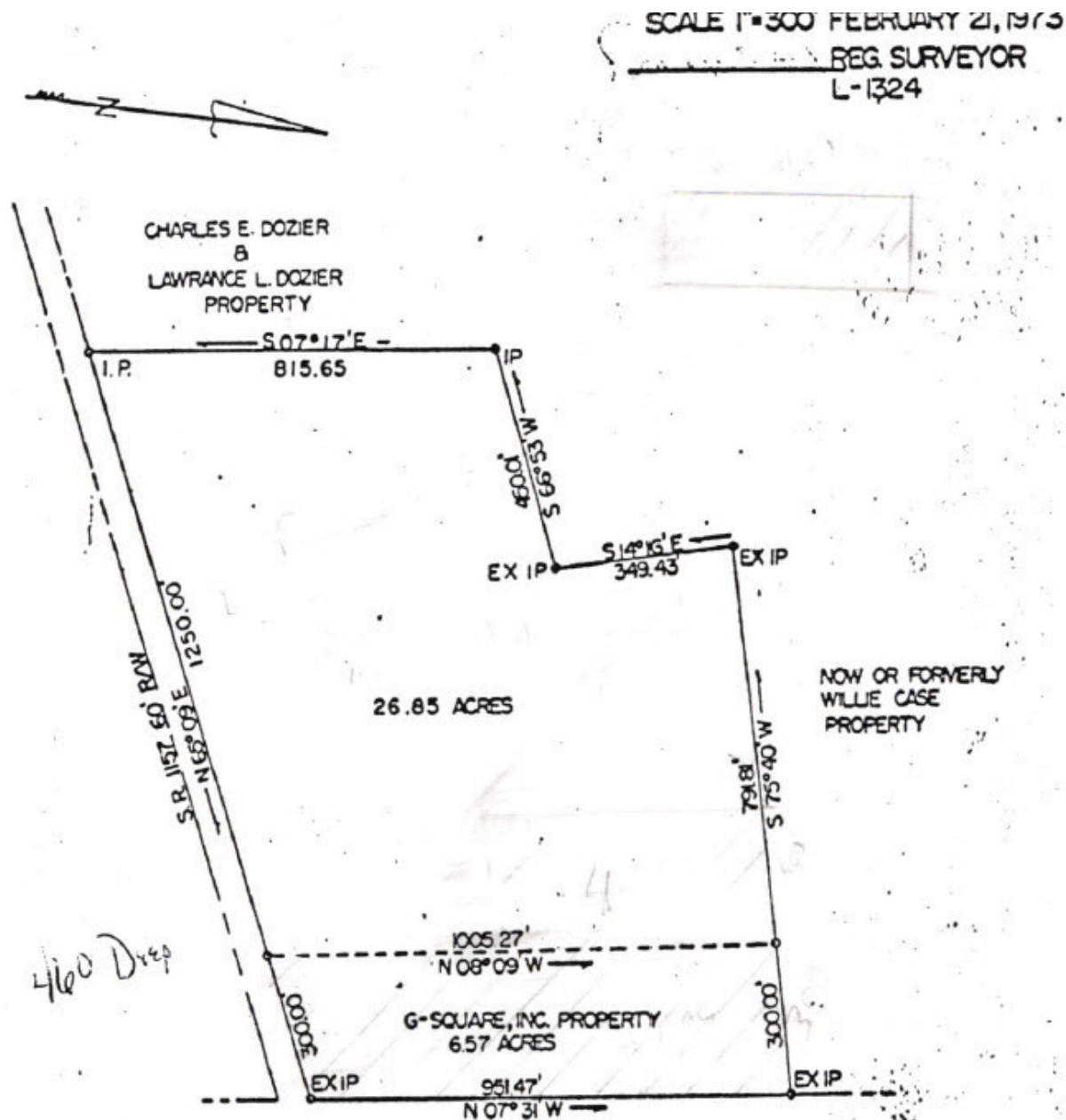
SURVEY - 26.85 AC PARCEL

RESIDENTIAL AND COMMERCIAL DEVELOPMENT OFFERING

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S.L. NUSBAUM
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TRADE AREA

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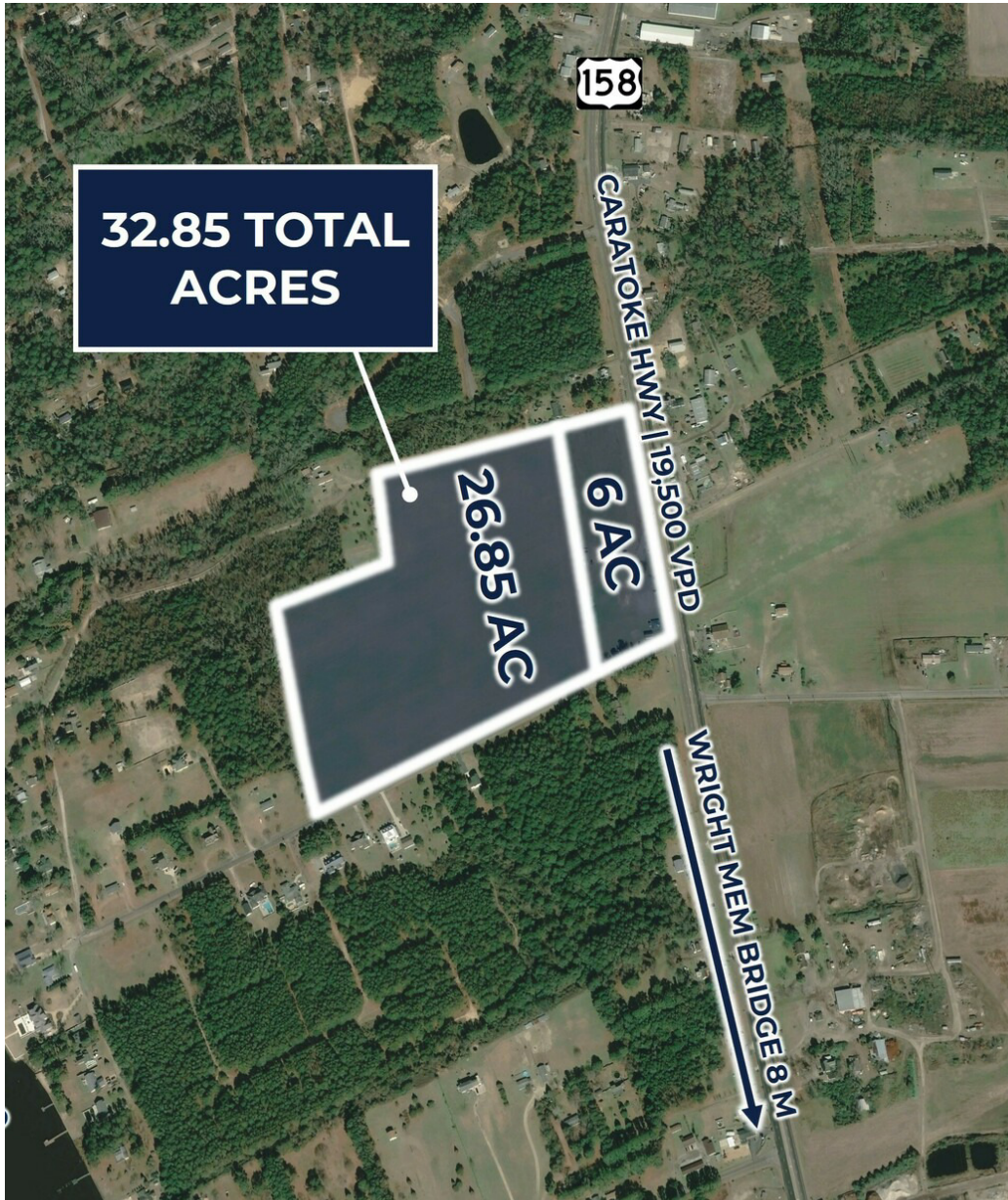


CONTACT INFORMATION

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