



ROCK CREEK LAND COMPANY

Highway 53 Lot



Location: Pender County

Highway 53, Burgaw, NC 28425 34.619310 -77.804575

Directions: From the intersection of Highway 53 and Interstate 40 near Burgaw, take Highway 53 east for 6.5 miles to Shaw Highway. Property is south of Highway 53 and east of Shaw Highway.

**Distances: Burgaw – 9 Miles Wilmington – 33 Miles Hampstead – 23 Miles Jacksonville – 24 Miles
Wrightsville Beach – 35 Miles Surf City – 31 Miles**

Acreage: 4.24 +/- Road Front: 678' +/- on Highway 53, 340' +/- on Shaw Highway

**Parcel Number: 3361-08-1600-0000, 3351-98-7498-0000, 3351-98-6391-0000, Portion of 3361-07-4121-0000
Zoning: RA – Residential Agricultural, RP – Residential Performance**

Possible Uses: Home Sites, Recreation, Hunting, Commercial with potential re-zoning

Description: Located at the corner of Shaw Highway and Highway 53 east of Burgaw in Pender County North Carolina, only minutes from Wilmington, Hampstead, Burgaw, and Jacksonville. Located less than an hour from the Pender and New Hanover County beaches of Topsail Island and Wrightsville Beach. Burgaw is only 10 minutes away for shopping, dining, and a hospital. Deer, turkeys, and small game can be hunted on the property. This would make a nice large lot for a home, or a commercial lot with a potential re-zoning.

For more information on this property or other premier properties in North Carolina and South Carolina, give me a call at (910) 617-4326, e-mail me at marty@rockcreeklandcompany.com, or visit my web site at www.rockcreeklandcompany.com.

Offering Price: \$ 239,000 **PRICE REDUCED! NOW ONLY \$175,000**