

UNDER CONTRACT



Highway Business I-40

29.5 +/- Acres | Pender County, NC | \$1,750,000



ADDRESS

0 117 Hwy & I40
Union, NC 28425

LOCATION

Coming from Wilmington, take I-40 west to exit 390. The property is on the right.

PROPERTY SUMMARY

Located directly at the high-visibility interchange of I-40 and US 117, this 29 +/- acre tract offers an ideal development opportunity. Just minutes from Burgaw, NC, and only 18 minutes from Wilmington, this site benefits from a robust NCDOT traffic count of 30,000 AADT.

This property was previously platted for a fuel depot and refilling station and is fully graded with a retention pond already installed. Preliminary engineering and site plans are available upon request. Utilities are provided by Pender County, which services the Town of Burgaw. A "will serve" letter is on file confirming a 750,000 GPD wastewater capacity and a 10" water main along US 117.

Zoned General Business (GB), the site allows for a wide range of commercial uses. Pender County is the second fastest-growing county in North Carolina, positioning itself well for future growth and development with a focus on economic expansion, public infrastructure, and quality-of-life initiatives.

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