

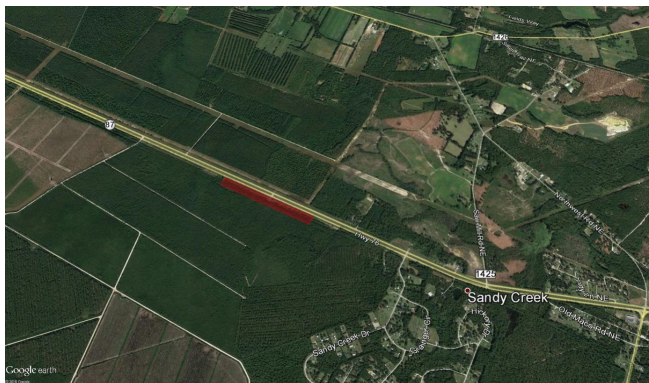


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**28451 US-74**  
**Riegelwood, NC 28456**

Listing ID	30165323
Listing Office	Coldwell Banker Commercial Sun Coast Partners, LLC
Status	Active
Property Type	Land
Transaction Type	Sale
Acres	12.30 Acres
Longitude	-78.1661

**Overview/Comments**

12.3+/- Acre tract on Highway 74/76 with one income producing double sided IBC Wind Load Billboard offering visibility in both directions with traffic counts over 40,000 cars per day. The property offers 2,330 feet of road frontage on Highway 74/76. This property is located in Brunswick County with close proximity to the North Carolina Logistics Park and the Mid-Atlantic Industrial Rail Park. A preliminary site plan is available reflecting utility easements & access points to Hwy 74/76. There is close proximity to water and sewer access. The existing billboard is 10 ft. tall by 36 ft. wide and could be converted to a Tri-Vision. 7.53 to 12.99 additional acres also available and contiguous to this site. Please call listing brokers for more information.

This listing is courtesy of Coldwell Banker Commercial Sun Coast Partners

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