



**1655 STAGE COACH ROAD  
SILER CITY, NC 27344**

**+/-144 ACRES  
RESIDENTIAL LAND FOR SALE**

### PROPERTY OVERVIEW

White Oak Commercial proudly presents +/- 144 acres of residential development land for sale in Siler City, NC. The property is located at the intersection of Stage Coach Rd and US Hwy 64, providing great access into the potential development and excellent visibility from the US 64 corridor.

### PROPERTY INFO

**Acreage** = +/- 144 acres of low-density residential land.

**Parcel ID** = 15230

**Pricing** = \$31k/acre for the residential land. Call for pricing on the commercial acreage.

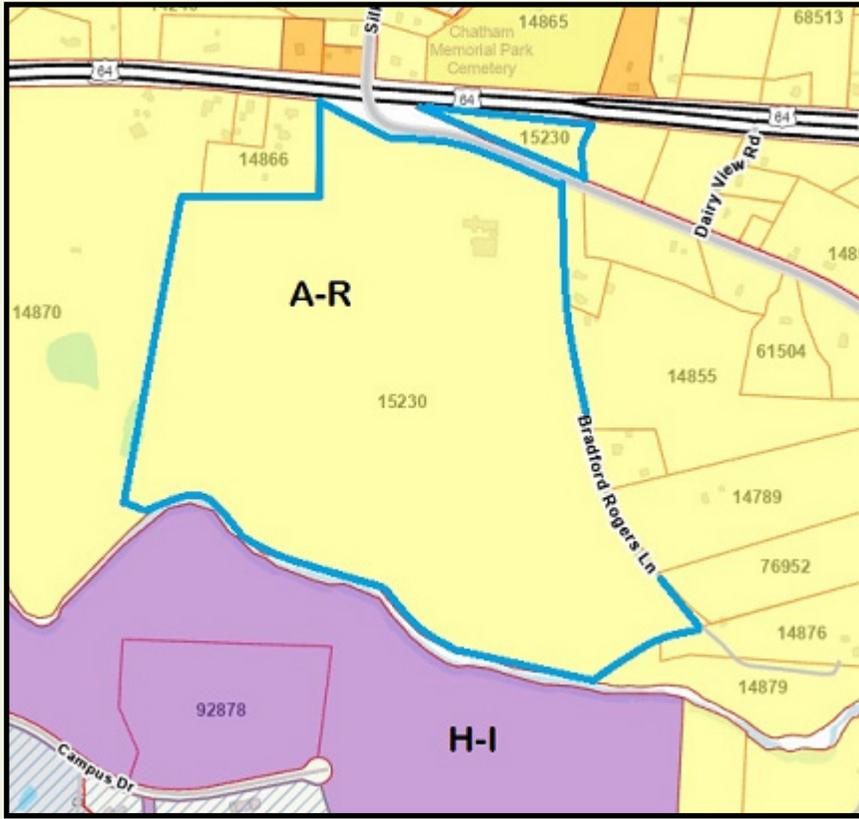


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## PROPERTY DETAILS

**ETJ** = Siler City

**Current Zoning** = A-R (Agricultural Residential)

**Future Land Use** = Low-Density Residential

**Potential Density** = One Unit per Acre

**Utilities** = Electric to the site. County water available along US Hwy 64. No sewer nearby.

**Access** = Primary access into the property shall be from the intersection of US Hwy 64 and Stage Coach Rd.

**Traffic Counts** = Approximately 19,000 VPD per NCDOT.

**Environmental Features** = Rolling topography throughout the property. The Rocky River runs along the southern boundary of the property and a stream bisects the property north-to-south. There is a small pond in the southeastern corner of the parcel. A utility easement hugs the southwestern corner of the property and runs parallel to the Rocky River.



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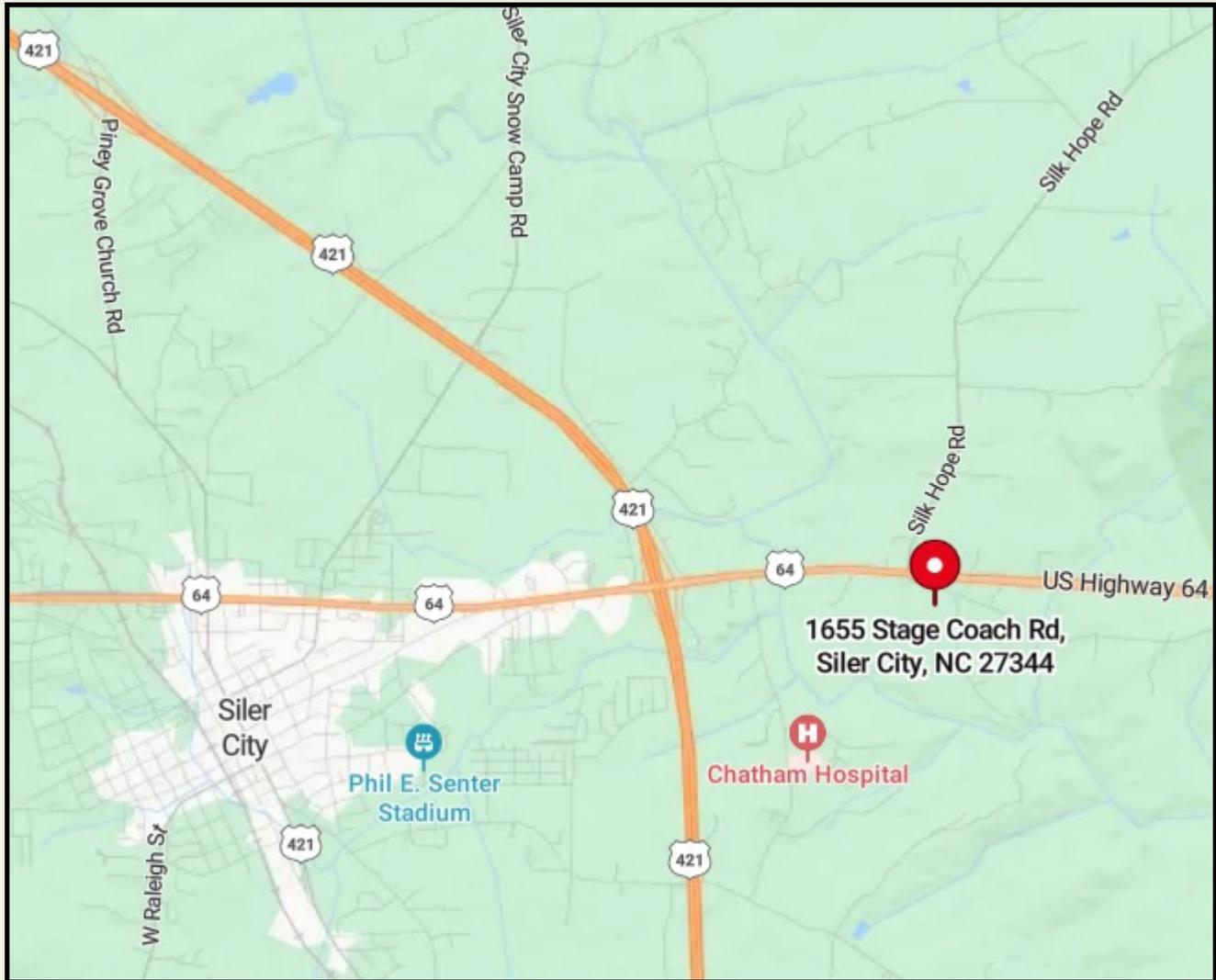
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