



## 441 LONG BRANCH, DUNN, HARNETT

### ACTIVE

\*\*\*COMMERCIAL LAND OPPORTUNITY OFF I-95 EXIT 71 in DUNN!\*\*\* Almost 31 Total Acres off Long Branch Rd (Exit 71) & on each side of the Elm St Extension (that parallels I-95). Just 1 Country Block off I-95. Approx 740' of Road Frontage off Long Branch Rd & approx. 1150' Road Frontage off of BOTH sides of the Elm St Extension. IDEAL LOCATION FOR HOTELS, MEGA GAS STATION COMPLEX, TRUCK STOP, RESTAURANTS OR MOST ANY BUSINESS! Major DOT construction work has been/is being performed Widening I-95 along with the completed reconstruction of the Long Branch Rd Exit & On Ramps. Easy On/Off 95 at this Intersection. Great opportunity for FUTURE GROWTH at this Exit! Currently zoned Commercial & RA-40. This property is in both Dunn's ETJ & Harnett County's Land Deveopment Jurisdiction as a 'Compact Mixed Use' area. Water & sewer available. Two abandoned houses convey at no value. Property being sold 'as is.' Combined acreage of 30.82 acres is from 4 adjoining parcels being sold in conjunction with each other.

### MORE DETAILS

#### Address:

441 Long Branch  
Dunn, NC 28334

**Acreage:** 30.8 acres

**County:** Harnett

#### GPS Location:

35.273344 x -78.621889

**PRICE: \$4,950,000**