COMMERCIAL REAL ESTATE

1173 Yadkinville Road

MOCKSVILLE, NC 27028

MOCKSVILLE REDEVELOPMENT OPPORTUNITY

FOR SALE



Ideal corner for redevelopment on growing Highway 601 corridor in Mocksville, NC. Multiple adjoining parcels available on the corner. The two adjoining parcels are available for purchase, and marketed by others. The corner holds approximately ±2.6 acres available for redevelopment. The houses and convenience store are all on short-term leases. 280' of combined frontage on Highway 601 with an additional easement to Country Lane.

LEARN MORE ABOUT THIS PROPERTY



Jason Bush

- E JBush@LTPcommercial.com
- м 336.486.7093
- P 336.724.1715



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KEY FACTS

7,638

Population



Average Household Size 43.1

Median Age

\$43,516

Median Household Income **EDUCATION**

18%

No High School Diploma



32% High School

Graduate



Some College

19%

Bachelor's/Grad/Prof Degree

BUSINESS



575
Total Businesses



7,224
Total Employees

EMPLOYMENT

White Collar



Blue Collar



Services

51%

31%

18%

4.3% Unemployment

INCOME



\$43,516

Median Household Income



\$23,634

Per Capita Income



\$67,936

Median Net Worth

Households By Income The largest group: \$50,000 - \$74,999 (18.6) The smallest group: \$200,000+ (1.9)

Value	Difference	
13.1	+2.4	
12.0	+2.0	
14.8	+4.7	
15.8	+2.0	
18.6	0	
11.7	-1.9	
10.1	-3.0	
2.2	-2.5	
1.9	-3.4	
	13.1 12.0 14.8 15.8 18.6 11.7 10.1 2.2	13.1 +2.4 12.0 +2.0 14.8 +4.7 15.8 +2.0 18.6 0 11.7 -1.9 10.1 -3.0 2.2 -2.5

3 MILE DEMOGRAPHICS

TO LEARN MORE ABOUT THIS PROPERTY, CONTACT:

Jason Bush

JBush@LTPcommercial.com

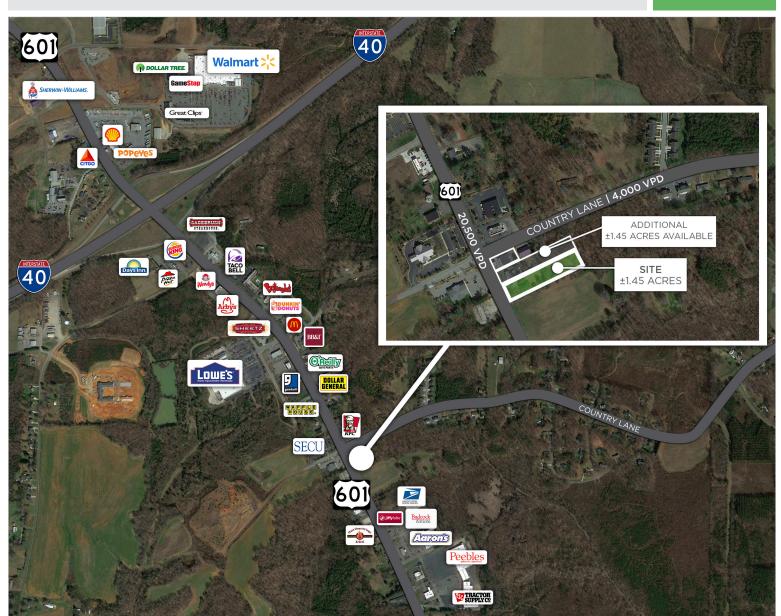
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LOCATION									
Address	1173 Yadkinville Road, Mocksville, NC 27028								
PROPERTY DETAILS									
Property Type	Land	Property Subtype	Residential	Acres ±	1.43	Road Frontage	125' on Country Lane		
UTILITIES									
Electrical	Yes	Sewer	Yes	Water	Yes	Gas	Yes		
TAX INFORMATION									
Zoning	Commercial	Tax Value	\$169,730	Tax PIN(s)	5739118592				
PRICING & TERMS									
Pricing	Contact Broker for Pricing								
Comments	Ideal corner for redevelopment on growing Highway 601 corridor in Mocksville, NC. Multiple adjoining parcels available on the corner. The two adjoining parcels are available for purchase, and marketed by others. The corner holds approximately ± 2.6 acres available for redevelopment. The houses and convenience store are all on short-term leases. 280' of combined frontage on Highway 601 with an additional easement to Country Lane.								

The information contained herein has been taken from sources deemed to be reliable. Linville Team Partners makes no representation or warranties, expressed or implied, as to the accuracy of this information. All information in this document is subject to verification prior to purchase or lease.

- ±1.43 Acres in Mocksville, NC
- Fronting Highway 601 and Country Lane
- 20,500 VPD on Highway 601
- Ideal corner for redevelopment
- Sales Price: Contact Broker for Pricing

