

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



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KEY FACTS

7,638

Population



2.50

Average Household Size

43.1

Median Age

\$43,516

Median Household Income

EDUCATION

18%

No High School Diploma



32%

High School Graduate



31%

Some College



19%

Bachelor's/Grad/Prof Degree

BUSINESS



575

Total Businesses



7,224

Total Employees

EMPLOYMENT



51%

White Collar



31%

Blue Collar



18%

Services

4.3%

Unemployment Rate

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)

Indicator ▲	Value	Difference	
<\$15,000	13.1	+2.4	<div style="width: 100%;"></div>
\$15,000 - \$24,999	12.0	+2.0	<div style="width: 100%;"></div>
\$25,000 - \$34,999	14.8	+4.7	<div style="width: 100%;"></div>
\$35,000 - \$49,999	15.8	+2.0	<div style="width: 100%;"></div>
\$50,000 - \$74,999	18.6	0	<div style="width: 100%;"></div>
\$75,000 - \$99,999	11.7	-1.9	<div style="width: 100%;"></div>
\$100,000 - \$149,999	10.1	-3.0	<div style="width: 100%;"></div>
\$150,000 - \$199,999	2.2	-2.5	<div style="width: 100%;"></div>
\$200,000+	1.9	-3.4	<div style="width: 100%;"></div>

3 MILE DEMOGRAPHICS

TO LEARN MORE ABOUT THIS PROPERTY, CONTACT:

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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
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UTILITIES

Electrical	Yes	Sewer	Yes	Water	Yes	Gas	Yes
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TAX INFORMATION

Zoning	Commercial	Tax Value	\$169,730	Tax PIN(s)	5739118592
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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***

