

1903 COTTON GROVE ROAD

FOR SALE | LEXINGTON, NC 27292

Linville | Team Partners

COMMERCIAL REAL ESTATE



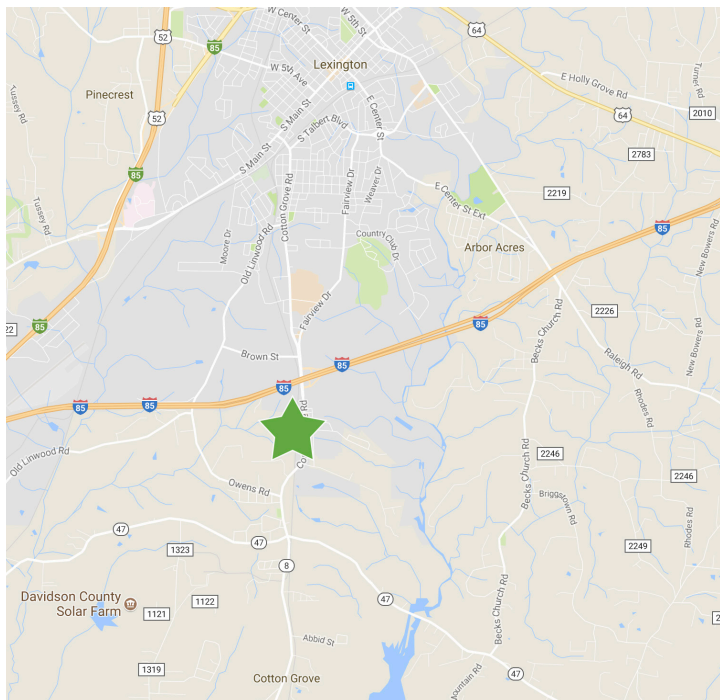
0.84 ACRES AVAILABLE FOR DEVELOPMENT

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land
AVAILABLE ACRES±	0.84
SALE PRICE	\$219,000

DESCRIPTION

Take advantage of this 0.84 acre land development opportunity, ideal for a quick service restaurant or retail. Located on Highway 8 in Lexington, less than half a mile off of I-85. This busy highway corridor is popular with many national retailers. Parcel is water and sewer ready. Owner will consider build-to-suit or finance.



JORDAN COOPER

E Jordan@LTPcommercial.com

M 303.717.3160

P 336.724.1715

NICK GONZALEZ

E Nick@LTPcommercial.com

M 305.9793440

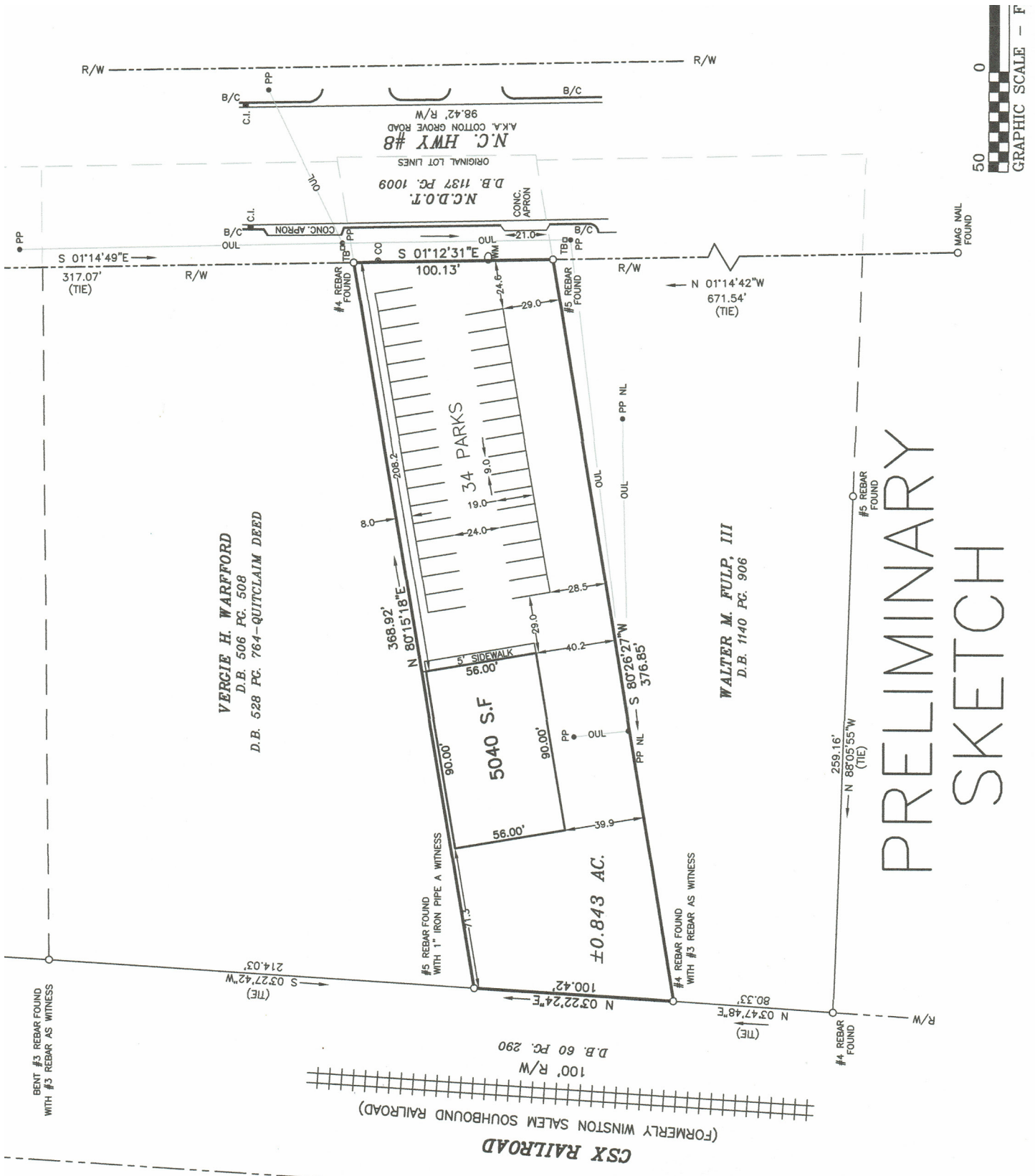
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KEY FACTS

13,671

Population



2.48

Average Household Size

41.7

Median Age

\$38,322

Median Household Income

EDUCATION

21%

No High School Diploma



33%

High School Graduate



27%

Some College



19%

Bachelor's/Grad/Prof Degree

BUSINESS



519

Total Businesses



6,964

Total Employees

EMPLOYMENT

50%

White Collar



28%

Blue Collar



22%

Services

9.6%

Unemployment Rate

INCOME



\$38,322

Median Household Income



\$22,441

Per Capita Income



\$42,913

Median Net Worth

Households By Income

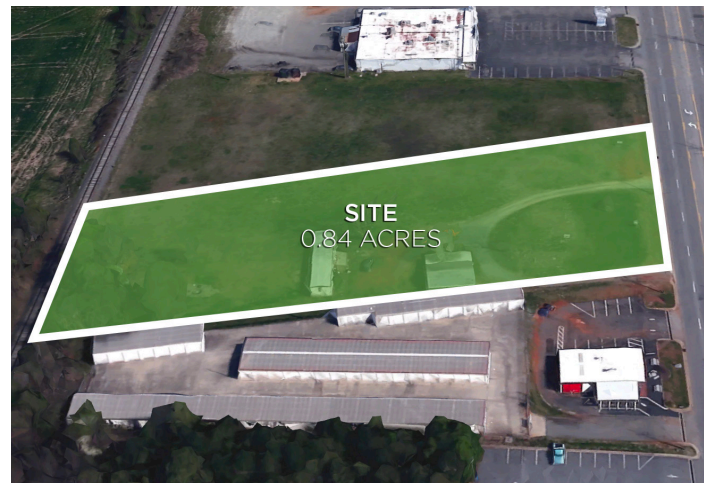
The largest group: <\$15,000 (19.7)

The smallest group: \$150,000 - \$199,999 (2.4)

Indicator ▲	Value	Difference	
<\$15,000	19.7	+6.9	<div style="width: 19.7%;"></div>
\$15,000 - \$24,999	15.5	+3.9	<div style="width: 15.5%;"></div>
\$25,000 - \$34,999	10.4	-0.8	<div style="width: 10.4%;"></div>
\$35,000 - \$49,999	15.2	-0.2	<div style="width: 15.2%;"></div>
\$50,000 - \$74,999	14.5	-5.9	<div style="width: 14.5%;"></div>
\$75,000 - \$99,999	10.2	-2.7	<div style="width: 10.2%;"></div>
\$100,000 - \$149,999	9.4	-1.0	<div style="width: 9.4%;"></div>
\$150,000 - \$199,999	2.4	-0.4	<div style="width: 2.4%;"></div>
\$200,000+	2.6	+0.2	<div style="width: 2.6%;"></div>

KEY FEATURES

- 0.84 acre tract prime for retail development
- Conveniently located just a short distance from Interstate 85
- Centrally located amidst many new retail developments
- Owner will consider build-to-suit or finance
- **Sale Price: \$219,000**



SITE
0.84 ACRES



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PROPERTY INFORMATION

PROPERTY TYPE	Land	FRONTAGE	100'
ACRES ±	0.84	ELECTRICAL	Available
WATER	Available	SEWER	Available
ZONING	B	TAX PIN	6723-02-68-2632

PRICING & TERMS

SALE PRICE	\$219,000	PRICE/ACRE	\$260,714.28
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