

0.84 Acres on Highway 8

1903 COTTON GROVE ROAD, LEXINGTON, NC 27292

LAND AVAILABLE FOR DEVELOPMENT

FOR SALE



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.

TO LEARN MORE ABOUT THIS PROPERTY, CONTACT:



Jordan Cooper

E Jordan@LTPcommercial.com
M 303.717.3160
P 336.724.1715



Nick Gonzalez

E Nick@LTPcommercial.com
M 336.448.2833
P 336.724.1715

0.84 Acres on Highway 8

1903 COTTON GROVE ROAD, LEXINGTON, NC 27292

LAND AVAILABLE FOR DEVELOPMENT

FOR SALE

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



White Collar

50%



Blue Collar

28%



Services

22%

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	
\$15,000 - \$24,999	15.5	+3.9	
\$25,000 - \$34,999	10.4	-0.8	
\$35,000 - \$49,999	15.2	-0.2	
\$50,000 - \$74,999	14.5	-5.9	
\$75,000 - \$99,999	10.2	-2.7	
\$100,000 - \$149,999	9.4	-1.0	
\$150,000 - \$199,999	2.4	-0.4	
\$200,000+	2.6	+0.2	

3 MILE DEMOGRAPHICS

STDB, 2019

TO LEARN MORE ABOUT THIS PROPERTY, CONTACT:

Jordan Cooper

Jordan@LTPcommercial.com

Nick Gonzalez

Nick@LTPcommercial.com

0.84 Acres on Highway 8

1903 COTTON GROVE ROAD, LEXINGTON, NC 27292

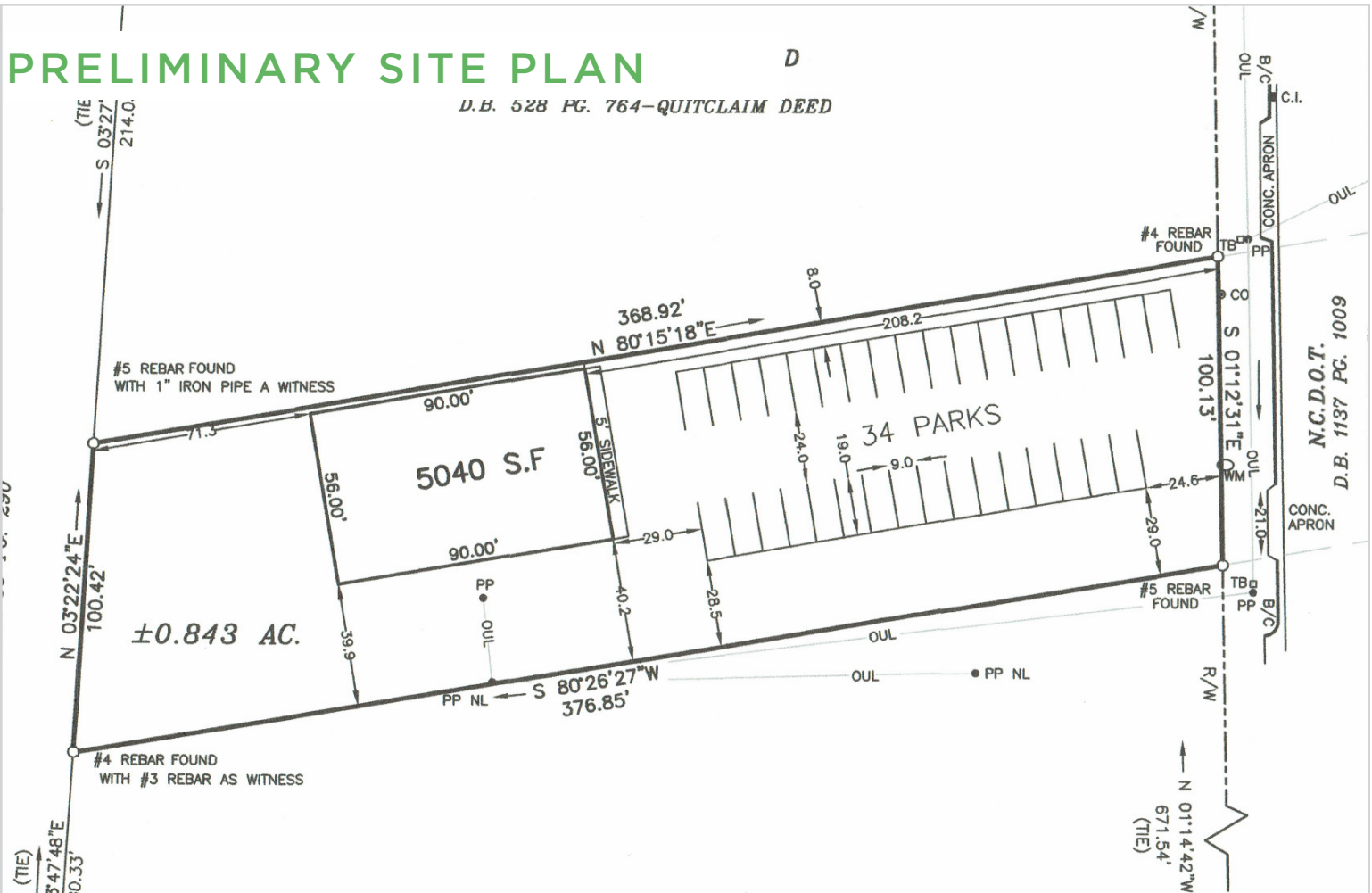
LAND AVAILABLE FOR DEVELOPMENT

FOR SALE

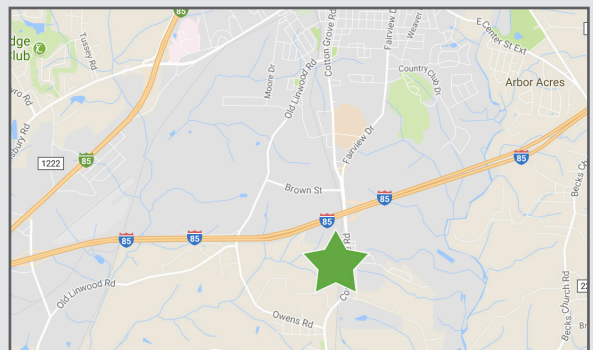
PRELIMINARY SITE PLAN

D

D.B. 528 PG. 764-QUITCLAIM DEED



- 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
- Price: \$219,000



0.84 Acres on Highway 8

1903 COTTON GROVE ROAD, LEXINGTON, NC 27292

LAND AVAILABLE FOR DEVELOPMENT

FOR SALE

LOCATION

Address 1903 Cotton Grove, Lexington, NC 27292

PROPERTY DETAILS

Property Type	Land	Acres ±	0.84	Gross sf ±	36590	Frontage	100'
----------------------	------	----------------	------	-------------------	-------	-----------------	------

UTILITIES

Electrical	Available	Water/Sewer	Available	Heat/Air	-	Gas	N/A
-------------------	-----------	--------------------	-----------	-----------------	---	------------	-----

TAX INFORMATION

Zoning	B	Tax Map		Tax Block/Lot		Tax PIN	6723-02-68-2632
---------------	---	----------------	--	----------------------	--	----------------	-----------------

PRICING & TERMS

Price	\$219,000	Price/Acre	\$260,714.28
--------------	-----------	-------------------	--------------

Comments 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.

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.

2018 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,002	13,671	35,571
TOTAL HOUSEHOLDS	394	5,412	13,871
AVERAGE HOUSEHOLD INCOME	\$52,745	\$55,924	\$53,330
TRAFFIC COUNTS			
HIGHWAY 8 VPD	17,000		
I-85 VPD	45,000		

TO LEARN MORE ABOUT THIS PROPERTY, CONTACT:

Jordan Cooper

Jordan@LTPcommercial.com

Nick Gonzalez

Nick@LTPcommercial.com