

## Food Lion Outparcel

HWY 64, LOT 3, VALLEY RIDGE, MOCKSVILLE, NC 27028

± 1.92 ACRES

FOR SALE



This 1.92 acre parcel offers exceptional visibility from Highway 64 located near the signalized intersection with Highway 601. Accessible from Exit 168 and Exit 170, approximately two miles off I-40. The property is surrounded by recent development and growth. Downtown Mocksville is located just a mile down the road. The property is zoned Highway Commercial, making it an excellent development opportunity for a wide variety of users. Striped area could be included in sale depending on contract price. **Owner financing and built-to-suit options available.**

TO LEARN MORE ABOUT THIS PROPERTY CONTACT:



Jordan Cooper

E Jordan@LTPcommercial.com  
M 303.717.3160  
P 336.724.1715



Nick Gonzalez

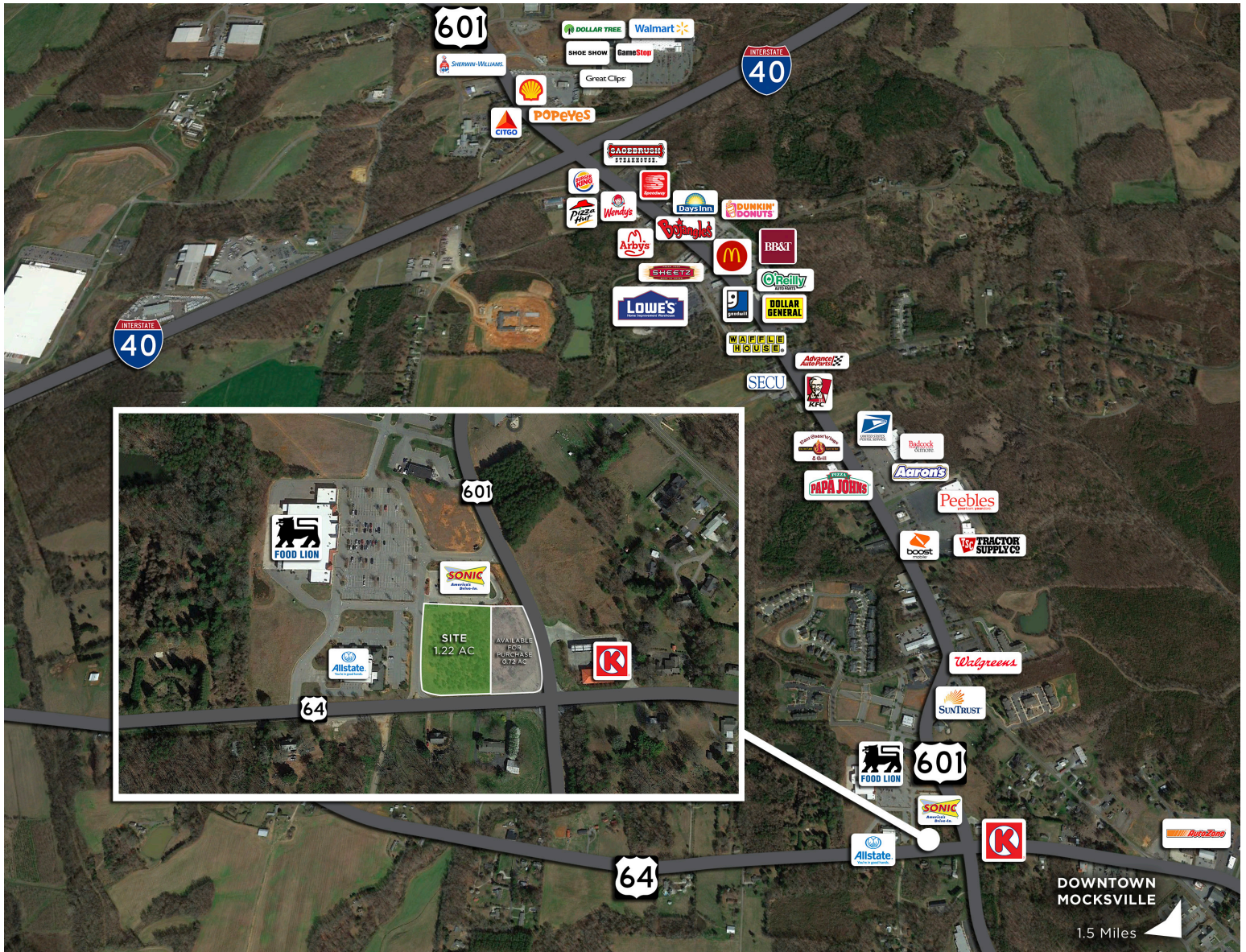
E Nick@LTPcommercial.com  
M 336.448.2833  
P 336.724.1715

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2019 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	1,765	16,800	35,067
TOTAL HOUSEHOLDS	751	6,280	13,774
AVERAGE HOUSEHOLD INCOME	\$54,822	\$61,127	\$60,157

### LOCATION

**Address** Highway. 64 Lot 3 Valley Ridge, Mocksville, NC 27028

### PROPERTY DETAILS

**Property Type** Land **Property Subtype** Office/Retail **Acres** ± 1.92

### TAX INFORMATION

**Zoning** Highway Commercial **Tax PIN(s)** 400000096, 400000098

### PRICING & TERMS

**Price** \$495,000 **Price/Acre** \$257,812 **Terms** Owner financing and build-to-suit available

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.

- ± 1.92 acres for sale in Mocksville, North Carolina
- Exceptional visibility from Highway 64
- Surrounded by recent development and growth
- Downtown Mocksville is located just a mile down the road
- Zoned Highway Commercial
- **Owner financing and build-to-suit available!**
- **Price: \$495,000**

