

950 LONG FERRY ROAD

FOR SALE | SALISBURY, NC 28144

Linville | Team Partners

COMMERCIAL REAL ESTATE



±16.61 ACRES AVAILABLE

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land
ACRES ±	16.61
SALE PRICE	\$895,000

DESCRIPTION

This piece of land provides a prime development opportunity for service related retail, hotel or multifamily users. The site has excellent grading with almost 700' of frontage on Long Ferry Road. Sewer is in the process of being installed to the front of the site. Zoned Interstate-Business (IB).



WILL BLACKWELL

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LT

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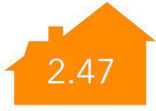
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KEY FACTS

33,469

Population



2.47
Average Household Size

40.2

Median Age

\$43,675

Median Household Income

EDUCATION

15%

No High School Diploma



30%

High School Graduate



32%

Some College



23%

Bachelor's/Grad/Prof Degree

BUSINESS



1,551

Total Businesses



19,005

Total Employees

EMPLOYMENT



53%

White Collar



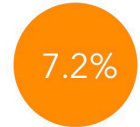
30%

Blue Collar



17%

Services



7.2%
Unemployment Rate

INCOME



\$43,675

Median Household Income



\$23,379

Per Capita Income



\$58,762

Median Net Worth

Households By Income

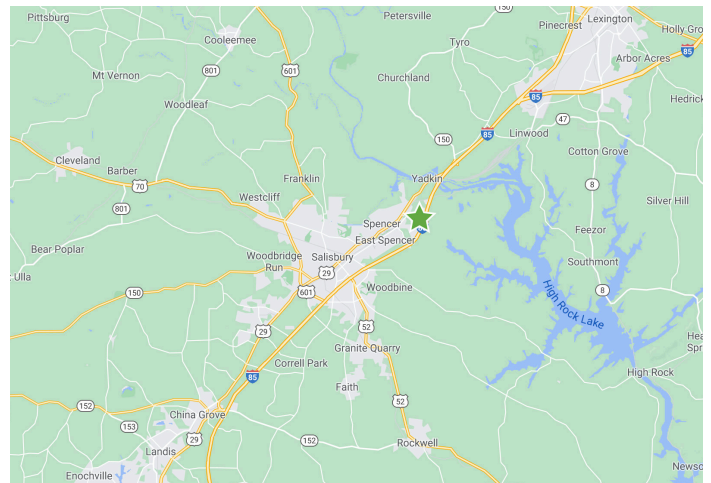
The largest group: <\$15,000 (18.3)

The smallest group: \$200,000+ (2.7)

Indicator ▲	Value	Difference	
<\$15,000	18.3	+5.7	<div style="width: 18.3%;"></div>
\$15,000 - \$24,999	12.2	+1.0	<div style="width: 12.2%;"></div>
\$25,000 - \$34,999	10.2	-0.4	<div style="width: 10.2%;"></div>
\$35,000 - \$49,999	14.3	-2.6	<div style="width: 14.3%;"></div>
\$50,000 - \$74,999	17.8	-2.5	<div style="width: 17.8%;"></div>
\$75,000 - \$99,999	11.4	-1.1	<div style="width: 11.4%;"></div>
\$100,000 - \$149,999	9.1	-1.5	<div style="width: 9.1%;"></div>
\$150,000 - \$199,999	4.2	+1.4	<div style="width: 4.2%;"></div>
\$200,000+	2.7	+0.2	<div style="width: 2.7%;"></div>

KEY FEATURES

- 16.61± Acres available zoned IB
- Prime development opportunity for service related retail, hotel or multifamily users
- Excellent grading with almost 700' of frontage on Long Ferry Road
- **Sale Price: \$895,000**



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PROPERTY INFORMATION

PROPERTY TYPE	Land	ACRES ±	16.61
PROPERTY SUBTYPE	Commercial	ROAD FRONTAGE	700'
ZONING	IB	TAX PIN(S)	05103601; 051036; 05145

PRICING & TERMS

SALE PRICE	\$895,000	PRICE/ACRE	\$53,883
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