

±1.23 ACRES FOR SALE

SAMARITANS RIDGE ROAD, ELKIN, NC 28621

Linville | Team Partners

COMMERCIAL REAL ESTATE



DEVELOPABLE LAND OPPORTUNITY

PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land
ACRES ±	1.23
SALE PRICE	\$170,000

DESCRIPTION

±1.23 acres of developable land directly behind Samaritans Ridge Executive Suites. Just a 2 minute drive to Hugh Chatham Memorial Hospital and 5 minutes to I-77. The site offers excellent privacy as well as easy access to many amenities in Elkin and is the perfect opportunity for a medical and/or office building. This ±1.23 acre opportunity is also part of a package deal with a ±2.00 acre developable parcel on the corner of Johnson Ridge Road and Samaritans Ridge Road along with 124 Samaritans Ridge Road, a 5 year NNN medical office sale leaseback offered at a 6.21% CAP rate for \$1,950,000 (can be purchased together or separately).



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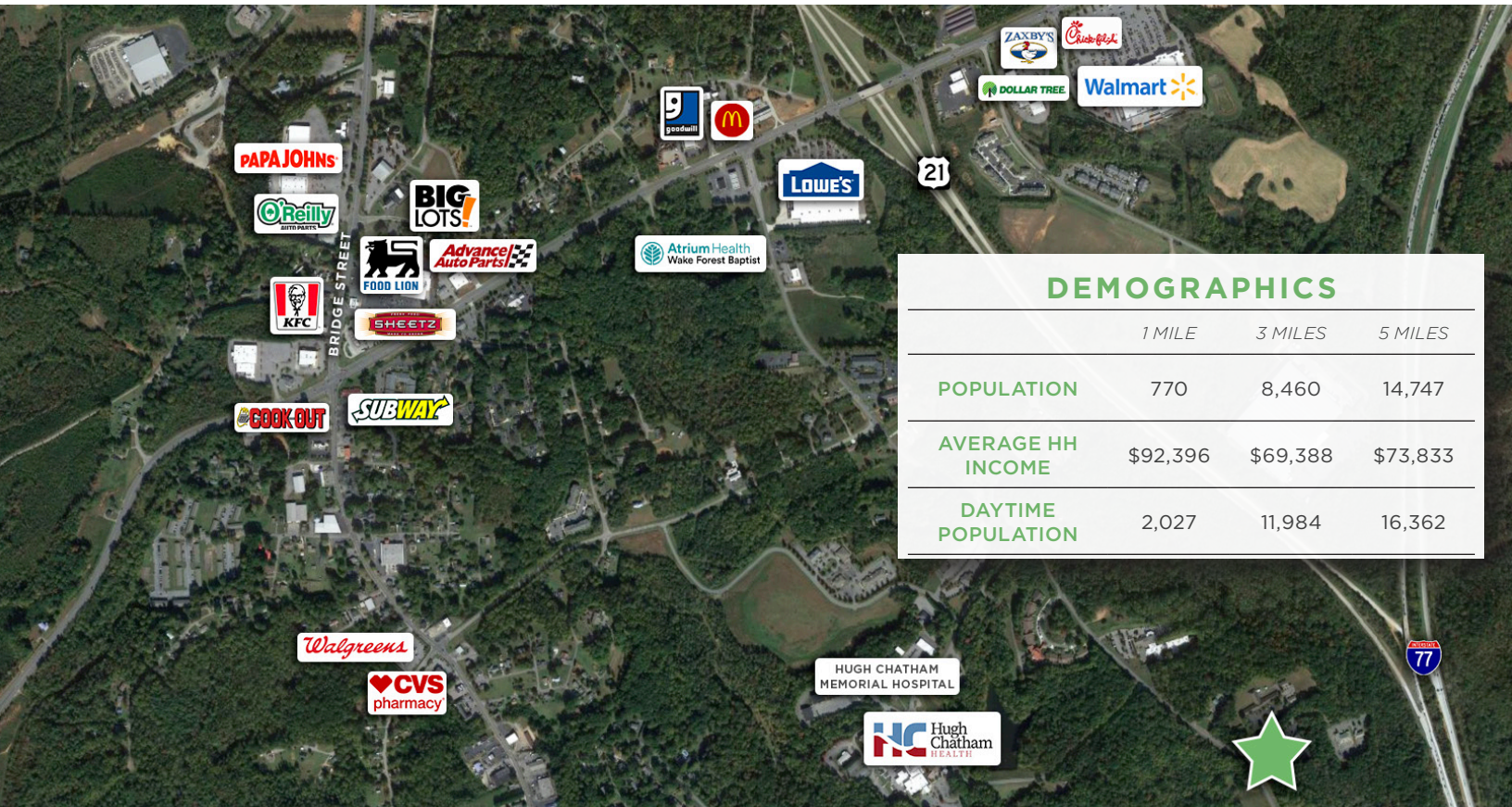
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	770	8,460	14,747
AVERAGE HH INCOME	\$92,396	\$69,388	\$73,833
DAYTIME POPULATION	2,027	11,984	16,362

PROPERTY INFORMATION

PROPERTY TYPE	Land	TAX PIN	4961-01-19-3039
ACRES ±	1.23		

PRICING & TERMS

SALE PRICE	\$170,000
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