

0 CC CAMP ROAD

FOR SALE | ELKIN, NC 28621

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land
ACRES	8.78
SALE PRICE	\$450,000

DESCRIPTION

Highly visible land in Elkin, NC, located at I-77 (9,500 VPD) and CC Camp Road (6,200 VPD). This development site would be ideally suited for any number of businesses looking to locate at the on-ramp for I-77 North. See sample site plan for reference.

KEY FACTS

13,879

Population

45.7

Median Age



Average Household Size

\$81,183

Average Household Income

BUSINESS



709

Total Businesses



7,931

Total Employees

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CONCEPT 1.0 QSR WITH SINGLE DRIVE-THRU

CONCEPT DATA

Quick Service Restaurant	3,400 SF +/-
Drive Thru	Single Lane
Parking Provided (@1 SP / 100 SF)	34 Spaces + 3 Drive Thru Wait + 11 Drive Thru Stack

SITE DATA TABLE

Total Site Area	8.78 acres
Jurisdiction	Surry County (Town of Elkin ETJ)
Existing Zoning	LDR (Low Density Residential)
Proposed Zoning	HB (Highway Business)
Watershed	Mitchell River Watershed (Outstanding Resource)
Open Space Required (10% of Site)	0.88 acres / 38,333 SF
Passive Open Space	0.66 Ac / 28,750 SF
Park Space	0.22 Ac / 9,583 SF

CONCEPT PLAN NOTES

- 01 Concept layout is for planning purposes only and is subject to verification of all assumptions shown.
- 02 All base file information taken from GIS is subject to change unless otherwise stated.
- 03 Site rezoning and annexation is subject to jurisdictional standards and schedules.
- 04 Streams and wetlands shown are subject to State and USACE verification.
- 05 On site information including site area, boundaries, density, open space, and tree conservation calculations are subject to change unless surveyed boundary is explicitly referenced on plans.
- 06 A Traffic Impact Analysis (TIA) may be required in order to determine any required roadway improvements.
- 07 All assumptions shown herein are in accordance with current UDO standards as of the date shown on the plan. Changes to UDO standards, or jurisdictional text changes after that date may impact plan.
- 08 Sewer and water availability is undetermined. Additional information and analysis needed to understand feasibility and improvements required.
- 09 Storm drainage and grading analysis required to verify storm drainage requirements and improvements.
- 10 All storm ponds may be reduced or removed if Green Stormwater Infrastructure (GSI) is utilized.

DEVELOPMENT CHALLENGES
DUE TO STEEP SLOPES
3:1 OR STEEPER EXISTING SLOPE

30' LANDSCAPE BUFFER STRIP
ADJACENT TO LIMITED-ACCESS HIGHWAY

DEVELOPMENT CHALLENGES
DUE TO STEEP SLOPES
3:1 OR STEEPER EXISTING SLOPE

30' TYPE B BUFFER
(ADJ. TO VACANT LDR)

POTENTIAL STREAM FEATURE
INDICATED ON SURRY COUNTY GIS
NOT INDICATED ON USGS MAP, SOILS MAP, OR NWI MAP

30' STREAM BUFFER

STORMWATER
CONTROL MEASURE
(CONCEPTUAL)

30' TYPE B BUFFER
(ADJ. TO VACANT LDR)

150' RIGHT-OF-WAY ACCESS
(PER PLAT BOOK 0008 PG 0123)

CC CAMP ROAD

206 W. FOURTH STREET • WINSTON-SALEM • NORTH CAROLINA • 27101

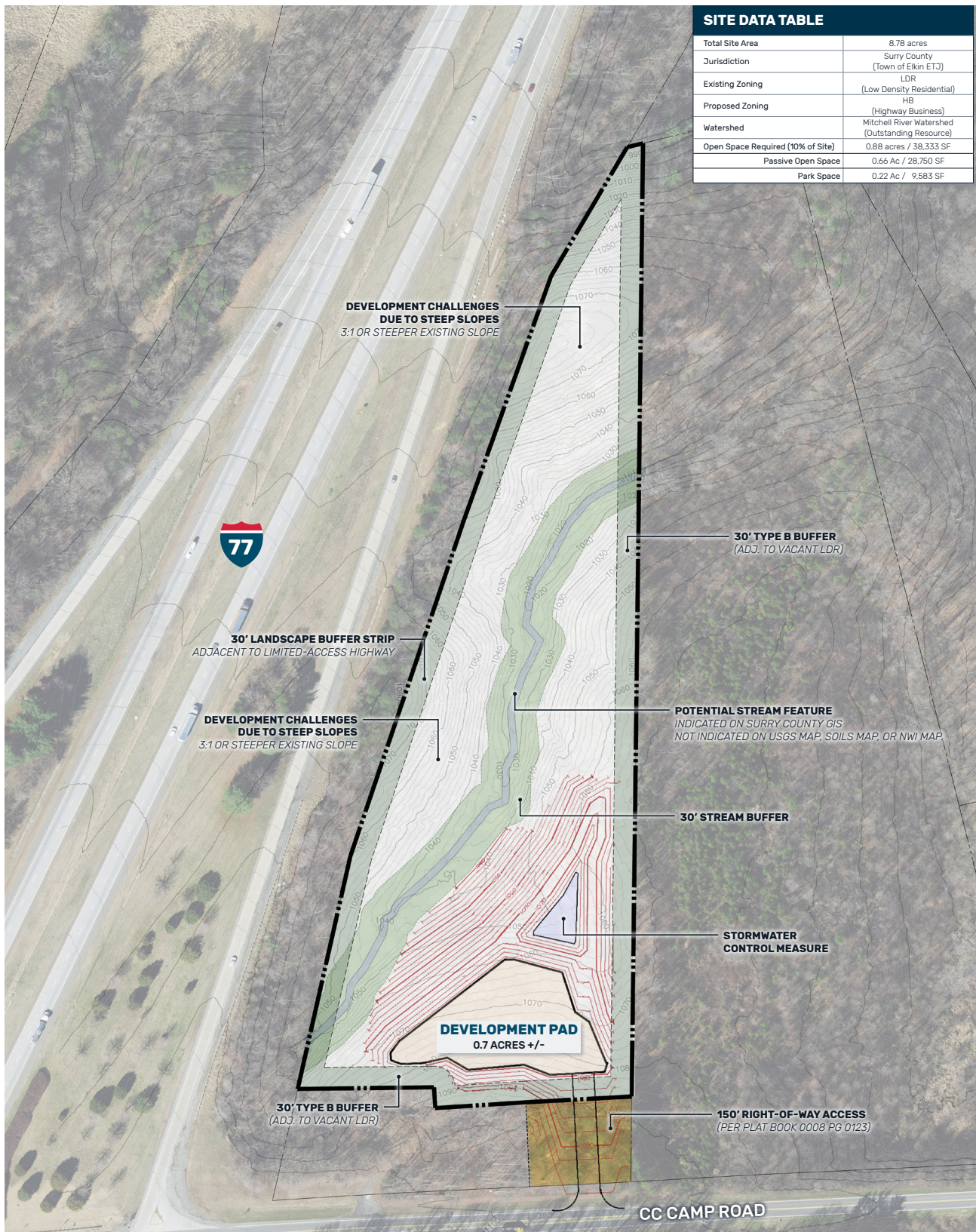
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CONCEPT RENDERING



PROPERTY INFORMATION

PROPERTY TYPE	Land	TAX PIN	4962-00-36-8543
ACRES	8.78		

PRICING & TERMS

SALE PRICE	\$450,000
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