

114 FOREST HILL ROAD

FOR SALE | LEXINGTON, NC 27295

Linville | Team Partners

COMMERCIAL REAL ESTATE



PROPERTY HIGHLIGHTS

PROPERTY TYPE	Land
ACRES ±	4.36
SALE PRICE	\$499,000

DESCRIPTION

Commercial development opportunity just off I-285 and NC Highway 64 in Lexington. Pending rezoning to Business District (B) accommodates a wide range of uses including retail, service, governmental, hospitality and office. This site is surrounded by numerous retail centers and residential developments. Example of potential uses: Daycare/School, Hospitality, Gym, Grocery, Gas and C-Store, Religious Use, Car Wash, Urgent Care, Veterinary, Office or Bank, Restaurant/Brewery, Automotive.



Total Population (5 mi)
41,331



4 Year Population Growth
1.4%



Median Household Income
\$57,645



Household Type
41.2% Owners
58.8% Renters

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114 FOREST HILL ROAD

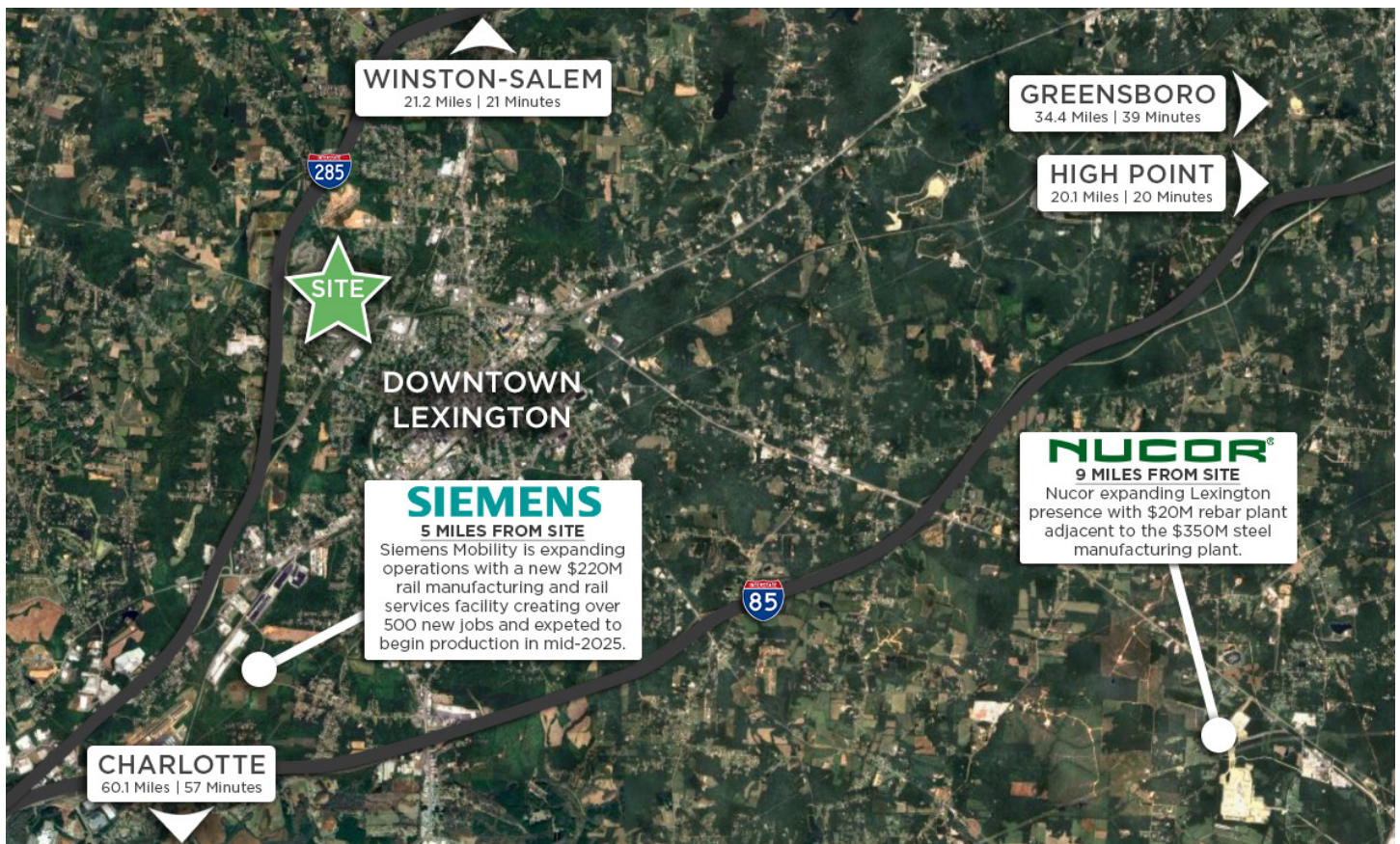
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LEXINGTON, NORTH CAROLINA

Lexington, North Carolina, located in the heart of the Piedmont Triad, offers strong potential for commercial real estate with a growing population of nearly 20,000, affordable property values averaging \$158,100, and a median household income rising over 13% in the past year. Just 20 miles from Winston-Salem, 32 from Greensboro, and 60 from Charlotte, Lexington is attracting major investments, including a \$220 million Siemens Mobility railcar manufacturing facility, a US Foods Stock Yards distribution center, and new industrial projects from Divert and Nucor. The city combines low development costs with a revitalized Uptown district, annual events like the Lexington Barbecue Festival drawing over 100,000 visitors, and abundant recreational assets such as High Rock Lake, Boone's Cave Park, wineries, and galleries—making it a prime location for both business growth and long-term real estate value.



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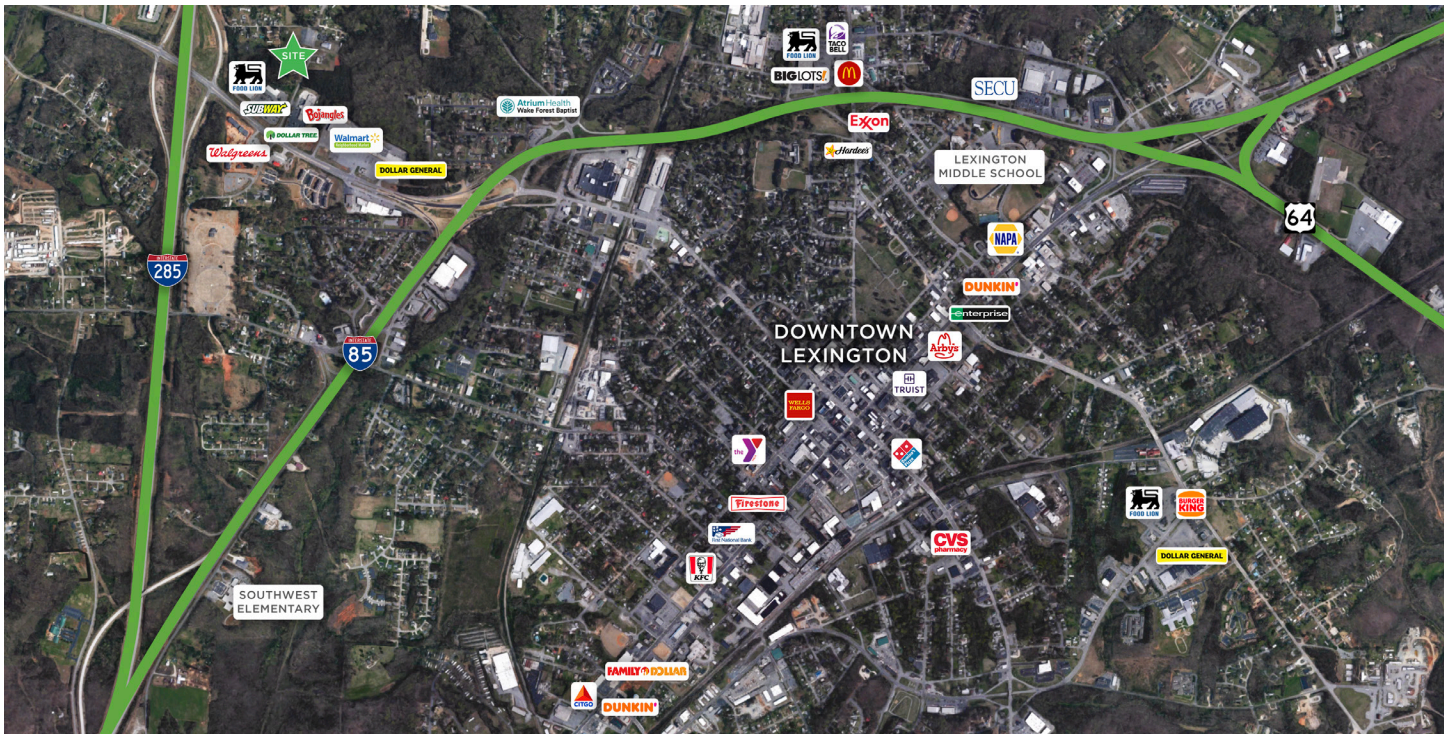
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PROPERTY INFORMATION

PROPERTY TYPE	Land	CURRENT ZONING	TN (Traditional Neighborhood)
ACRES ±	4.36	PENDING REZONING	B (Business District)
TAX PIN	11-335-0-000-0006		

PRICING & TERMS

SALE PRICE	\$499,000
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