



KEY FEATURES

- ±1.66 acres
- Located at the Dixon Street/Old Hargrave Road intersection
- Provides immediate access to Business-85 and I-85
- Located close to existing industrial buildings and the Davidson County Airport
- Highly visible from I-85

LEARN MORE ABOUT THIS PROPERTY

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LAND

FOR SALE | \$395,000

224 DIXON STREET

224 Dixon Street
Lexington, NC 27292

This ±1.66 acre land site is situated in close proximity to multiple large industrial users and provides excellent visibility along Business-85 in Lexington, NC. Municipal water services the site, and the property utilizes a septic system.

The existing 944 heated SF residential house on the property was built in 1972, and affords an opportunity to generate short to long term residential rental income. Previous rental income was ±\$1,150/month. The site's proximity to the Davidson Co. Airport as well as prominent industrial users makes this a strong candidate for industrial redevelopment.



224 DIXON STREET

LOCATION

Address	224 Dixon Street	City	Lexington
State	NC	Zip	27292
		County	Davidson

PROPERTY DETAILS

Property Type	Land	Acres ±	1.66
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UTILITIES

Electrical	Duke	Sewer	Septic	Water	Municipal
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TAX INFORMATION

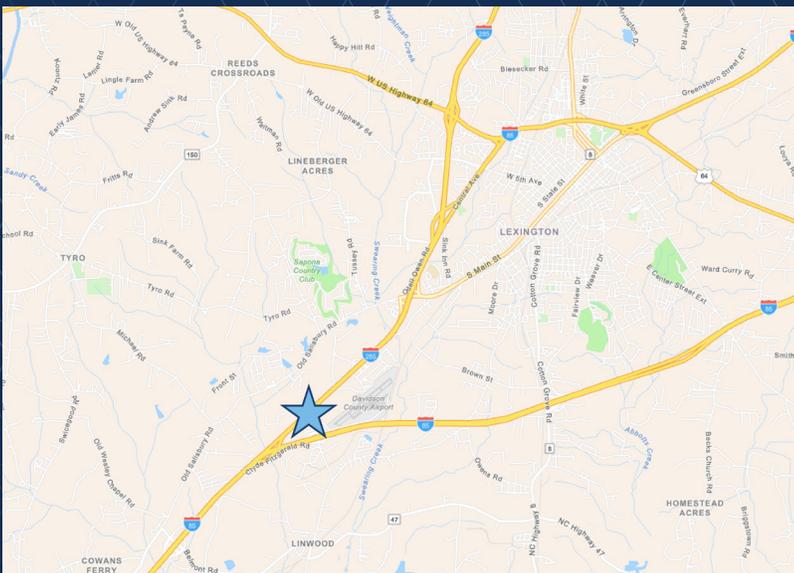
Zoning	B	Tax PIN	6704-90-3680 & 6704-04-90-5527
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RESIDENTIAL IMPROVEMENTS

Heat Exchanger	Installed December 2024	TXV Valve in HVAC Unit	Installed June 2024	Water Meter & Water Line to House	Installed March 2025
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LAND

FOR SALE



LOCATION FEATURES

- Immediate access to I-85 and Business-85
- Located near multiple large industrial users
- In close proximity to Davidson County Airport