CENTURY 21
COMMERCIAL
Triangle Group

# FOR SALE

N MADISON BLVD

**1136 TODD CT, ROXBORO, NC 27573** 

C E N T U R Y 2 1

PRICE:

\$619K

C E N T U R Y 2 1

ACRES:

16.50 AC

C E N T U R Y 2 1

**ZONING:** 

**R-6** 





## CENTURY 21 COMMERCIAL

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# **PROPERTY OVERVIEW**

- Enjoy the convenience of a 5-minute commute to downtown Roxboro, while relishing the serenity and space afforded by this expansive parcel.
- Zoned R-6 perfectly positioned for residential development, this property is pre-approved for single-family homes, offering endless potential for community expansion or private estates.
- 9 lots already plated for single family homes on ready for construction. Whether you envision a cohesive neighborhood or individual custom homes, the groundwork is laid for your success.
- Accessible Amenities: Schools, medical facilities, and essential services are conveniently located within reach.

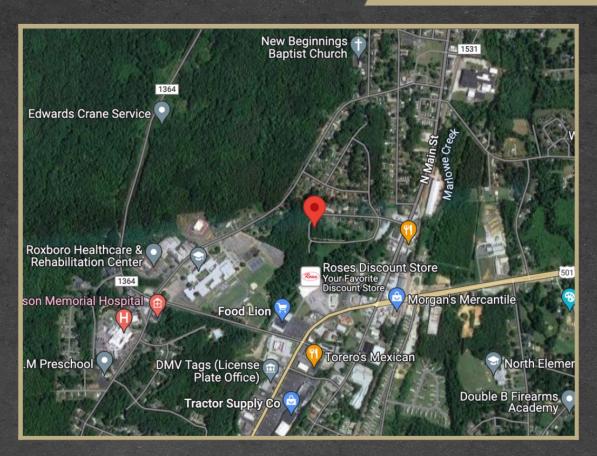


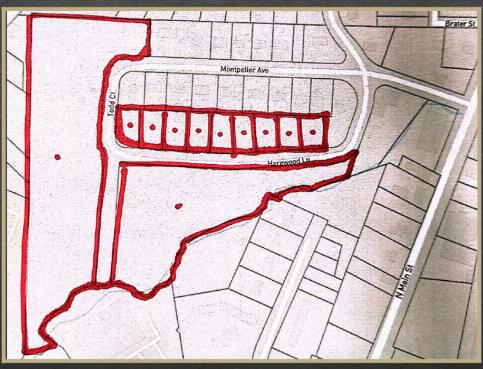


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# PROPERTY PHOTOS



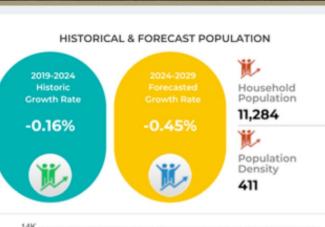


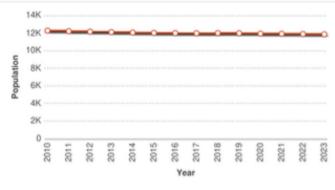




# **INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)**

#### POPULATION TRENDS AND KEY INDICATORS 11,826 5,044 43.2 Population Households Median Age \$49,832 2.28 \$159,217 Avg Size Household Median Household Median Home Value Income 126 56 65.3 Wealth Index Housing Affordability **Diversity Index** POPULATION BY AGE Under 18, 21.2% Ages 18-64, 56.6% -Ages 65+, 22.2% Under 18 Ages 18-64 Ages 65+ POPULATION BY GENERATION 6.38% 23.77% 19.06% Baby Boomer: Born Greatest Gen: Born Generation X: Born 1945/Earlier 1946 to 1964 1965 to 1980 20.18% 9.61% 21% Millennial: Born 1981 Generation Z: Born Alpha: Born 2017 to





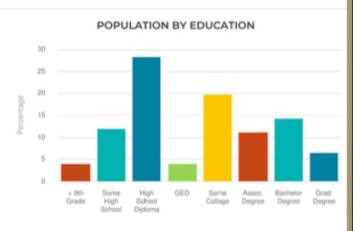
DAYTIME POPULATION

### 15,351 2024 Total Daytime Population











to 1998



1999 to 2016

Present

## INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 3 MILE RADIUS)

## Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



11,704,105 Meals at Restaurants



**7,497,151**Apparel & Services



13,254,031 Entertainment/ Recreation



**7,336,357**Home Services



109,849,983 Retail Goods

#### ANNUAL LIFESTYLE SPENDING



\$8,964,595

Travel



\$196,374
Theatre/Operas/Concerts



\$163,596 Movies/Museums/Parks



\$358,163 Sports Events



\$3,409,398

Pets



\$32,872 Online Gaming



\$1,886,335 Cash Gifts to Charities



\$2,246,918 Life/Other Insurance



\$4,758,319 Education



\$642,963 RV (Recreational Vehicles)

#### TAPESTRY SEGMENTS



LifeMode Group: Hometown Small Town Sincerity 1470 households

Household Persentage: 29.14% Average Household Size: 2.26 Median Age: 40.8 Median Household Income: \$31,500

12C

Heartland Communities 912 households Household Persentage: 18.08%

LifeMode Group: Cozy Country Living

Household Persentage: 18.08% Average Household Size: 2.39 Median Age: 42.3 Median Household Income: \$42,400



LifeMode Group: Senior Styles Social Security Set

721 households

Household Persentage: 14.29% Average Household Size: 1.73 Median Age: 45.6







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# **TRAFIC COUNT(RING: 3 MILE RADIUS)**

