

Salisbury, NC Commercial Land

1125 Klumac Rd, Salisbury NC 28146



OFFERING MEMORANDUM

OFFERING SUMMARY

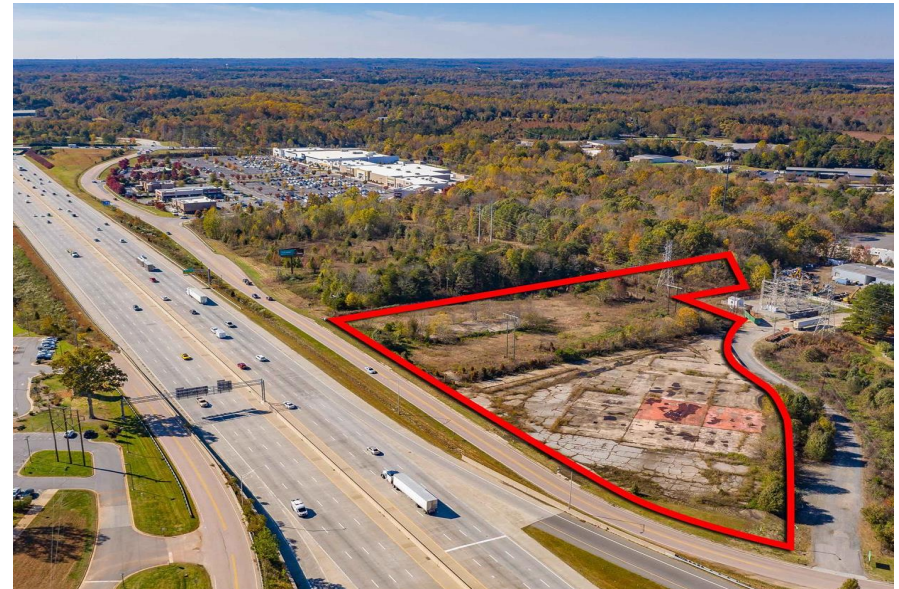
ADDRESS	1125 Klumac Rd Salisbury NC 28146
COUNTY	Rowan
OFFERING PRICE	\$1,825,000
PRICE PSF	\$6.76
LAND SF	270,072 SF
LAND ACRES	6.2
ZONING TYPE	HB
# OF PARCELS	3
APN	5659-04-81-9378

Investment Summary

- This +/-6.2 Acre Lot has excellent visibility and accessibility making it a great opportunity for retail development. The property is located between 2 exits on I-85, which has 75,000+ vehicles per day. Property has many different potential uses including retail, hotel, car-dealership, and retail warehouse. Parcel is located in a qualified census tract and is eligible for tax credits for certain developments.

Investment Highlights

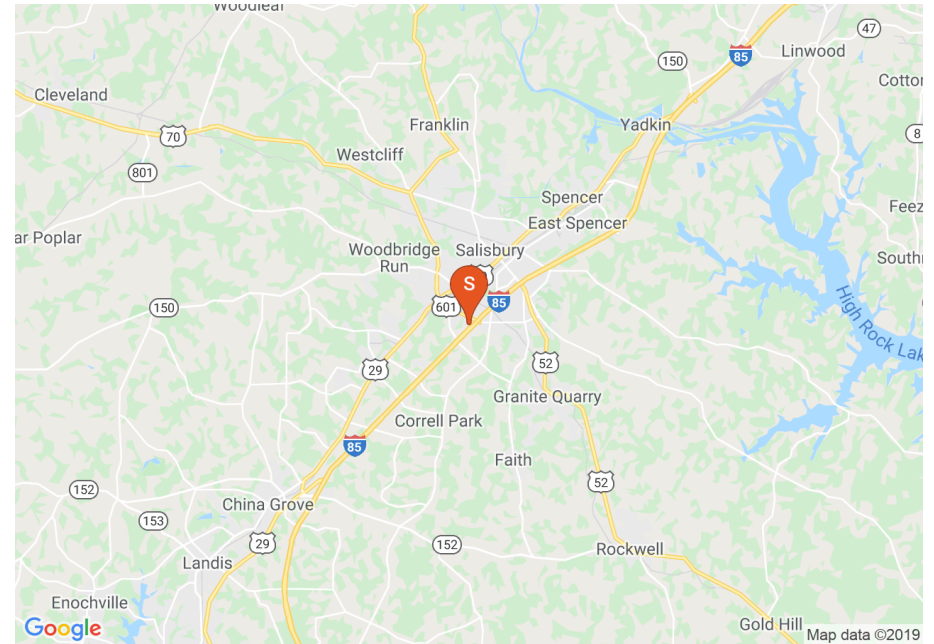
- Excellent Visibility from I-85 north and south-bound
- Convenient access from 2 Exits on I-85
- Close proximity to new and established retail developments
- Variety of permitted uses
- Zoned HB with no density cap
- Located in qualified census tract that is eligible for tax credits for certain developments
- Sewer and water available on parcel



Location Summary

- Located in Rowan County, Salisbury, NC is a growing satellite city of Charlotte, NC and Greensboro, NC. The property sits just between the Jake Alexander Blvd/HWY 601 Exit and Julian Rd Exit off I-85.
- This +/-6.2 Acre Lot has excellent visibility and accessibility making it a great opportunity for retail development. The property is located between 2 exits on I-85, which has 75,000+ vehicles per day. Property has many different potential uses including retail, hotel, car-dealership, and retail warehouse. Parcel is located in a qualified census tract and is eligible for tax credits for certain developments.

Regional Map



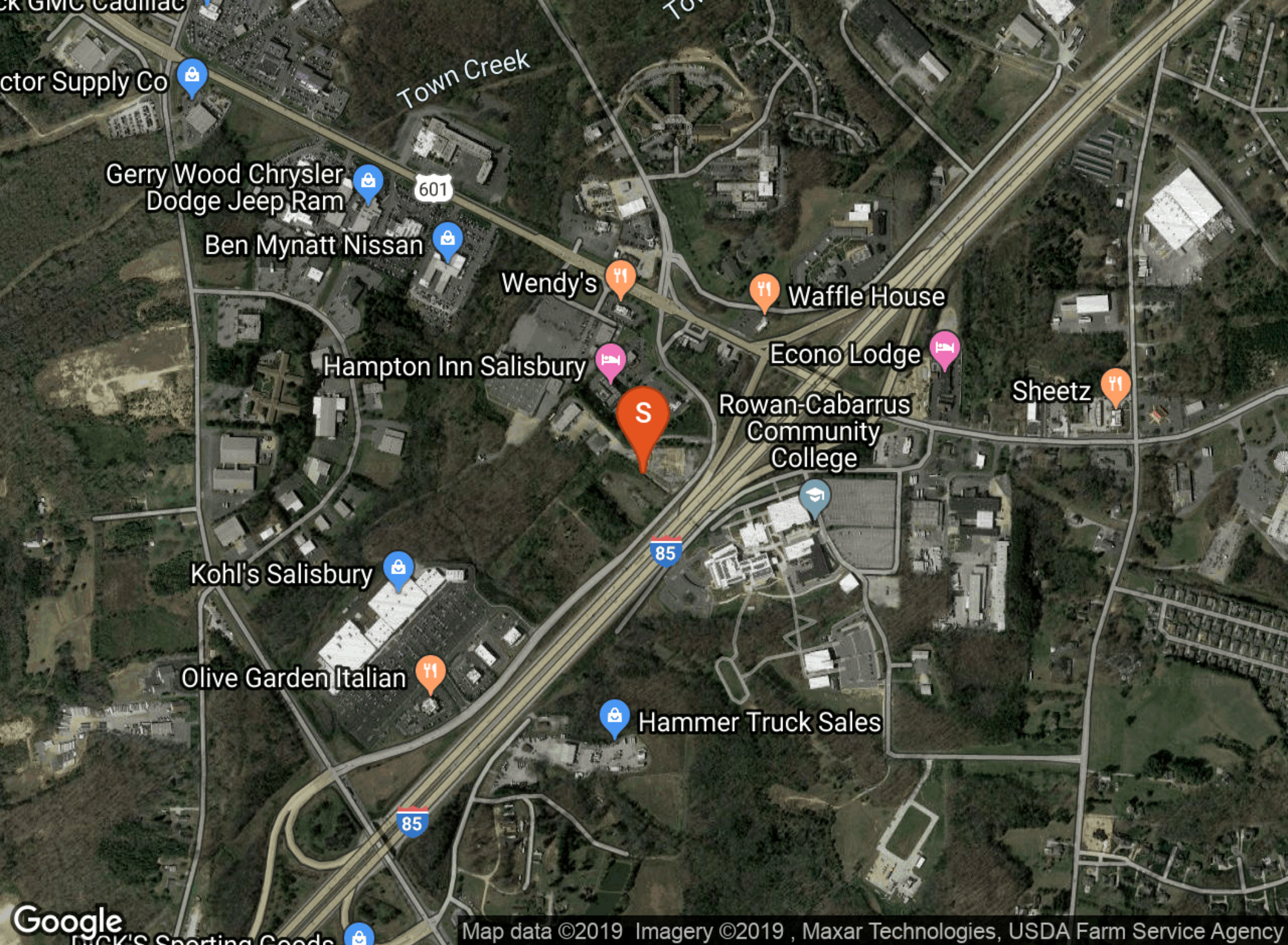
Locator Map



PROPERTY FEATURES

LAND SF	270,072
LAND ACRES	6.2
# OF PARCELS	3
ZONING TYPE	HB
TOPOGRAPHY	Level
FRONTAGE	739'
OPPORTUNITY ZONE	Yes
I-85 TRAFFIC COUNTS	77,500 VPD





Map data ©2019 Imagery ©2019 , Maxar Technologies, USDA Farm Service Agency

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,410	23,527	52,358
2010 Population	1,607	25,000	55,858
2019 Population	1,832	26,797	59,475
2024 Population	1,919	27,590	61,087
2019-2024: Population: Growth Rate	4.65 %	2.90 %	2.70 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	124	2,012	3,705
\$15,000-\$24,999	89	1,439	2,808
\$25,000-\$34,999	89	1,239	2,401
\$35,000-\$49,999	124	1,576	3,466
\$50,000-\$74,999	148	1,626	3,712
\$75,000-\$99,999	89	1,117	2,840
\$100,000-\$149,999	59	767	2,042
\$150,000-\$199,999	31	391	934
\$200,000 or greater	7	158	449
Median HH Income	\$43,218	\$38,496	\$43,641
Average HH Income	\$56,344	\$54,436	\$60,215

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	599	10,136	21,803
2010 Total Households	667	9,742	21,261
2019 Total Households	760	10,325	22,357
2024 Total Households	798	10,617	22,926
2019 Average Household Size	2.27	2.41	2.48
2000 Owner Occupied Housing	259	5,033	12,799
2000 Renter Occupied Housing	227	4,200	7,259
2019 Owner Occupied Housing	430	5,679	14,217
2019 Renter Occupied Housing	330	4,646	8,140
2019 Vacant Housing	262	1,883	3,210
2019 Total Housing	1,022	12,208	25,567
2024 Owner Occupied Housing	457	5,924	14,727
2024 Renter Occupied Housing	341	4,693	8,199
2024 Vacant Housing	276	1,944	3,291
2024 Total Housing	1,074	12,561	26,217
2019-2024: Households: Growth Rate	4.90 %	2.80 %	2.50 %



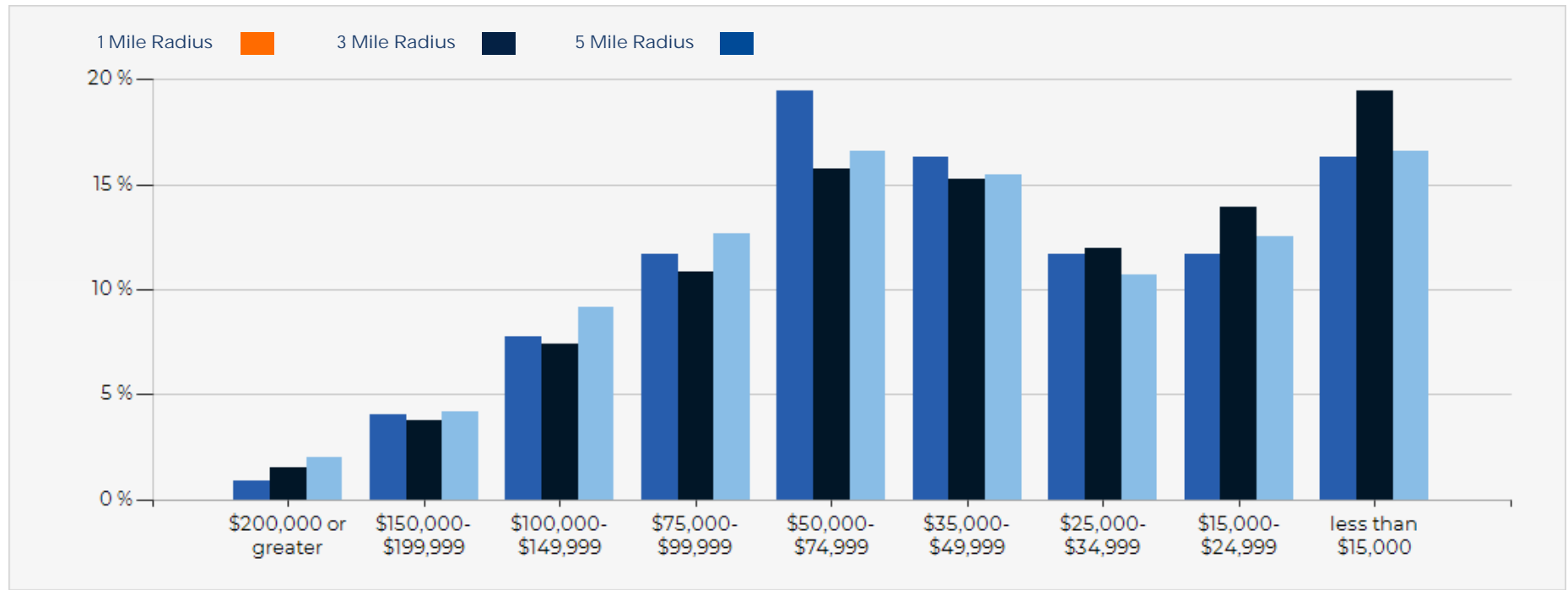
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	103	1,743	3,825
2019 Population Age 35-39	107	1,718	3,688
2019 Population Age 40-44	97	1,532	3,406
2019 Population Age 45-49	93	1,521	3,532
2019 Population Age 50-54	94	1,531	3,547
2019 Population Age 55-59	99	1,685	3,894
2019 Population Age 60-64	94	1,607	3,710
2019 Population Age 65-69	90	1,437	3,266
2019 Population Age 70-74	90	1,131	2,658
2019 Population Age 75-79	68	786	1,862
2019 Population Age 80-84	71	559	1,253
2019 Population Age 85+	152	787	1,573
2019 Population Age 18+	1,449	20,825	46,354
2019 Median Age	42	38	39

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,370	\$41,517	\$45,173
Average Household Income 25-34	\$61,888	\$56,459	\$58,549
Median Household Income 35-44	\$47,250	\$45,144	\$51,777
Average Household Income 35-44	\$64,103	\$62,268	\$68,012
Median Household Income 45-54	\$52,324	\$47,168	\$54,308
Average Household Income 45-54	\$66,418	\$64,954	\$72,740
Median Household Income 55-64	\$47,804	\$41,608	\$50,639
Average Household Income 55-64	\$55,693	\$55,761	\$63,984
Median Household Income 65-74	\$45,532	\$36,016	\$40,904
Average Household Income 65-74	\$57,919	\$49,176	\$56,706
Average Household Income 75+	\$40,698	\$39,213	\$42,444

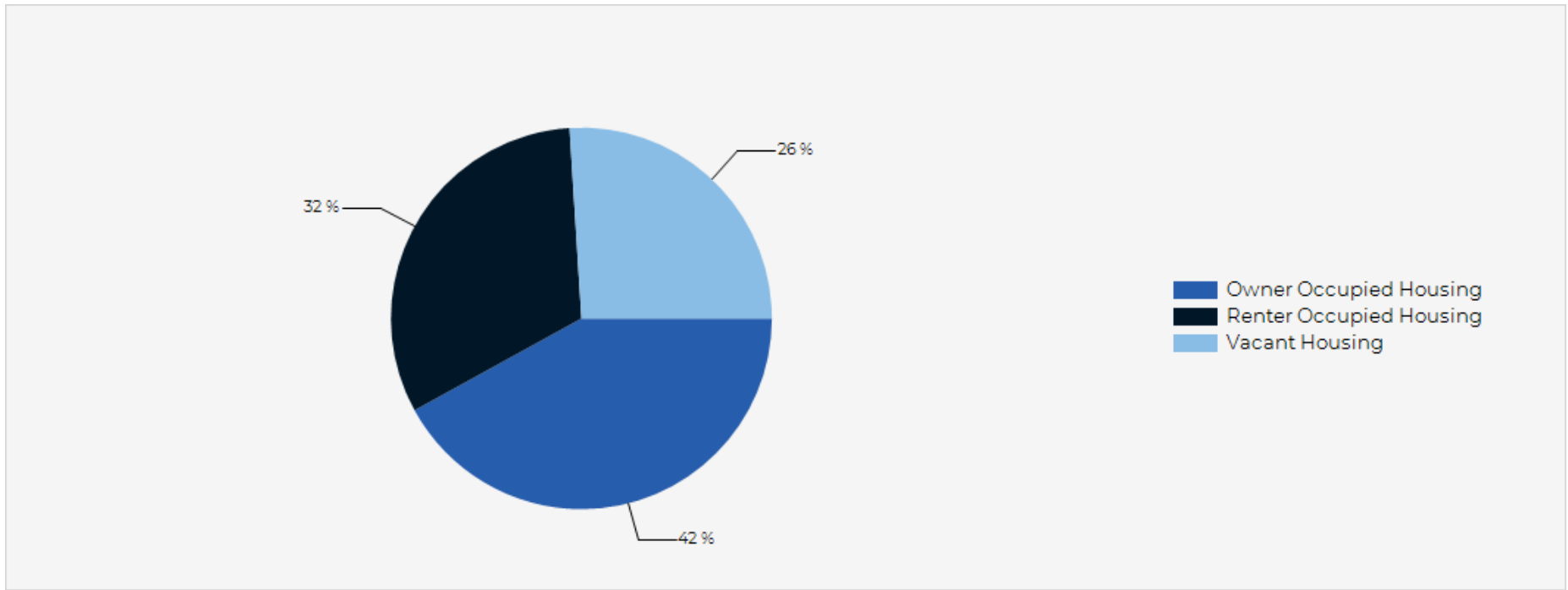
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	118	1,753	3,960
2024 Population Age 35-39	96	1,673	3,764
2024 Population Age 40-44	106	1,705	3,687
2024 Population Age 45-49	100	1,551	3,466
2024 Population Age 50-54	98	1,555	3,563
2024 Population Age 55-59	97	1,538	3,535
2024 Population Age 60-64	103	1,666	3,870
2024 Population Age 65-69	97	1,518	3,506
2024 Population Age 70-74	91	1,287	2,937
2024 Population Age 75-79	88	1,019	2,371
2024 Population Age 80-84	72	638	1,488
2024 Population Age 85+	136	754	1,565
2024 Population Age 18+	1,523	21,437	47,550
2024 Median Age	41	38	39

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,121	\$48,434	\$51,794
Average Household Income 25-34	\$69,907	\$64,886	\$66,909
Median Household Income 35-44	\$52,178	\$52,332	\$59,223
Average Household Income 35-44	\$72,283	\$72,184	\$77,415
Median Household Income 45-54	\$57,205	\$53,491	\$62,382
Average Household Income 45-54	\$75,369	\$75,133	\$83,439
Median Household Income 55-64	\$52,343	\$49,920	\$56,949
Average Household Income 55-64	\$62,726	\$65,768	\$74,159
Median Household Income 65-74	\$50,956	\$39,848	\$46,297
Average Household Income 65-74	\$64,959	\$56,468	\$64,919
Average Household Income 75+	\$46,205	\$46,477	\$49,908

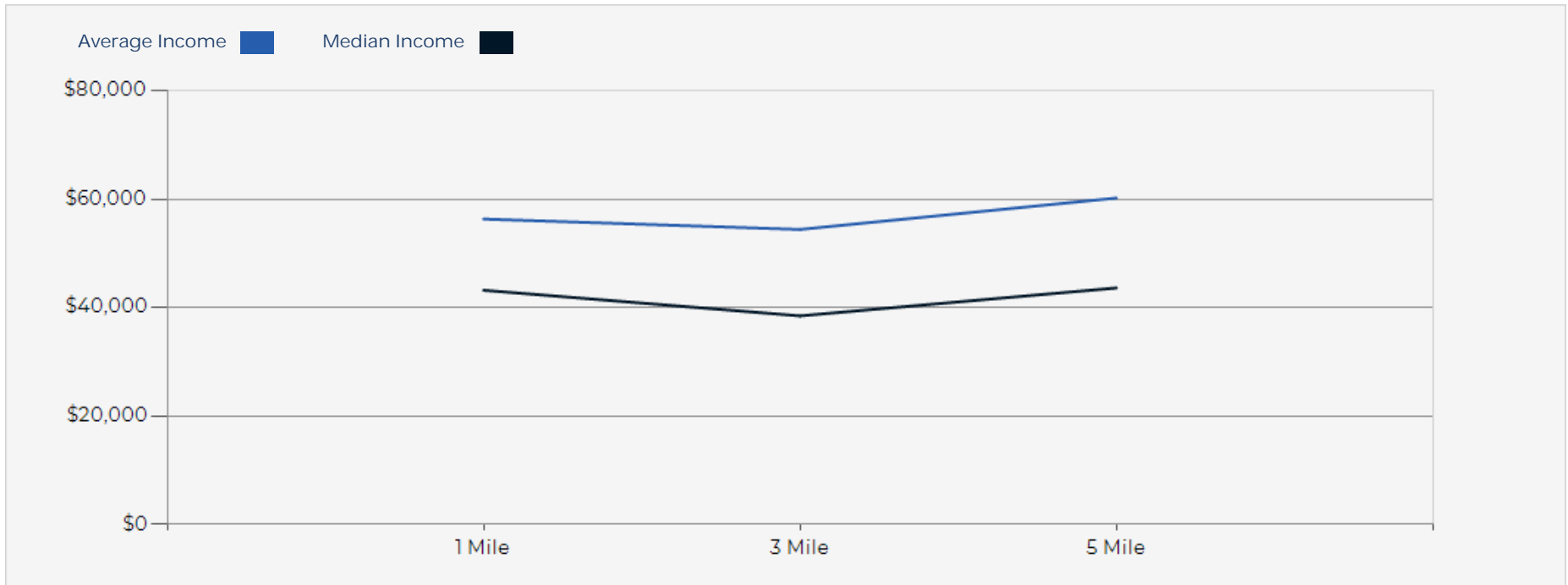
2019 Household Income



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



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