



## Salisbury Development Opportunity

4 Parcels for Sale

## PRESENTED BY



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SALISBURY DEVELOPMENT OPPORTUNITY | SVN BLACKSTREAM

## PROPERTY DESCRIPTION

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Introducing a prime development opportunity in Salisbury, NC! Nestled just south of downtown this property has outstanding potential medical or mixed-use development potential. With its strategic position near two I-85 interchanges, the new Julian Rd, and several proposed roads, this property presents a lucrative prospect for those seeking to capitalize on a high-demand market. It's also surrounded by planned and existing retail and multifamily development. Boasting versatile potential and a promising location, this property is an ideal investment opportunity for astute developers or key regional competitors looking to make their mark in the growing Salisbury area.

## LOCATION DESCRIPTION

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Acres are situated along Henderson Church Grove and Kelly Roads, just minutes from two high traffic streets that intersect I-85, Jake Alexander Blvd and the new Julian Rd.

## OFFERING SUMMARY



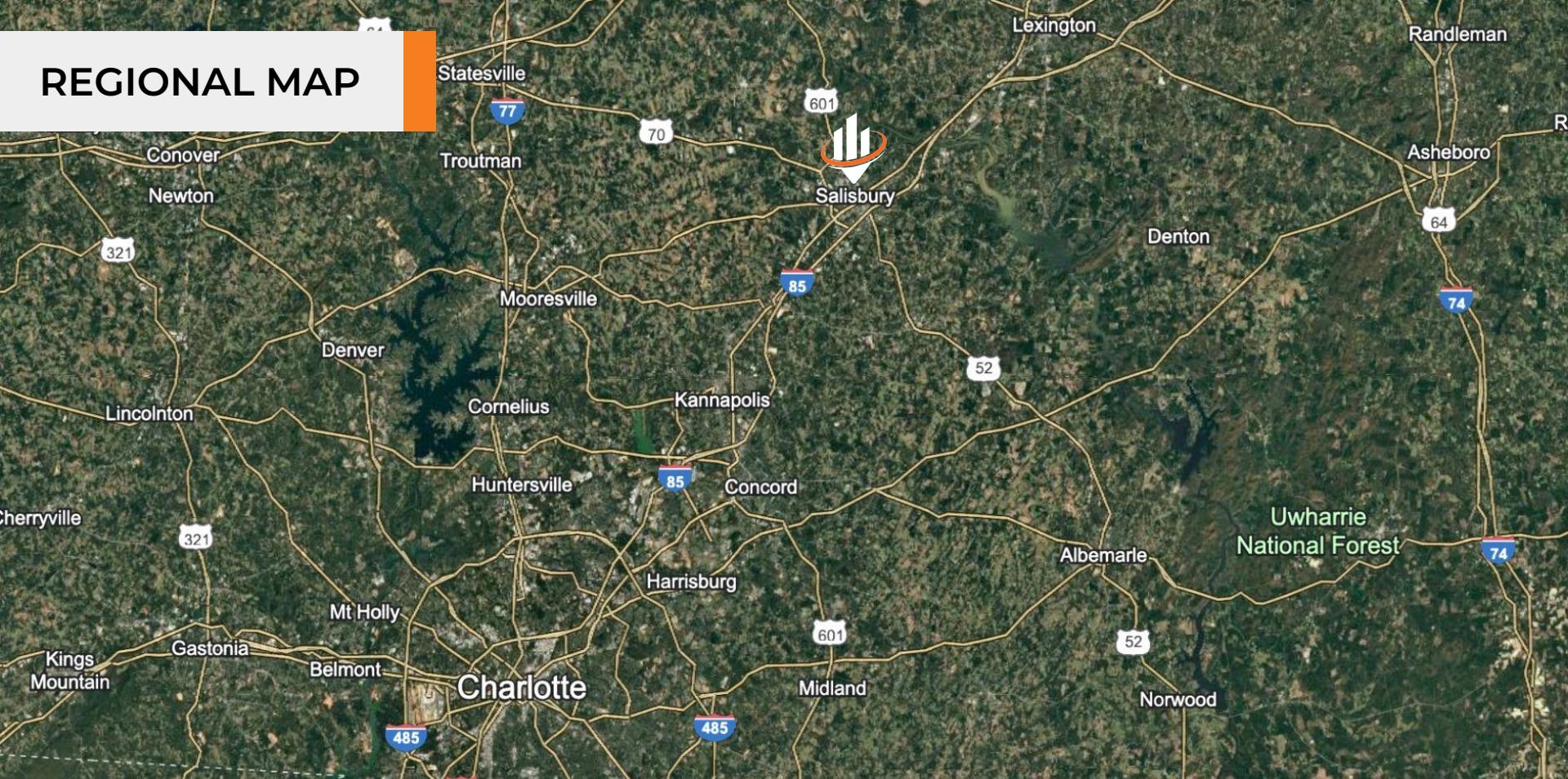
# PROPERTY HIGHLIGHTS

- < 2 Miles from two I-85 interchanges
- +/- 2.5 Miles from Downtown Salisbury
- < 0.5 mile from Corporate Cir. and other retail, office, and medical buildings.
- Sewer onsite, and water from Julian Rd
- High traffic volume on I-85 and Julian



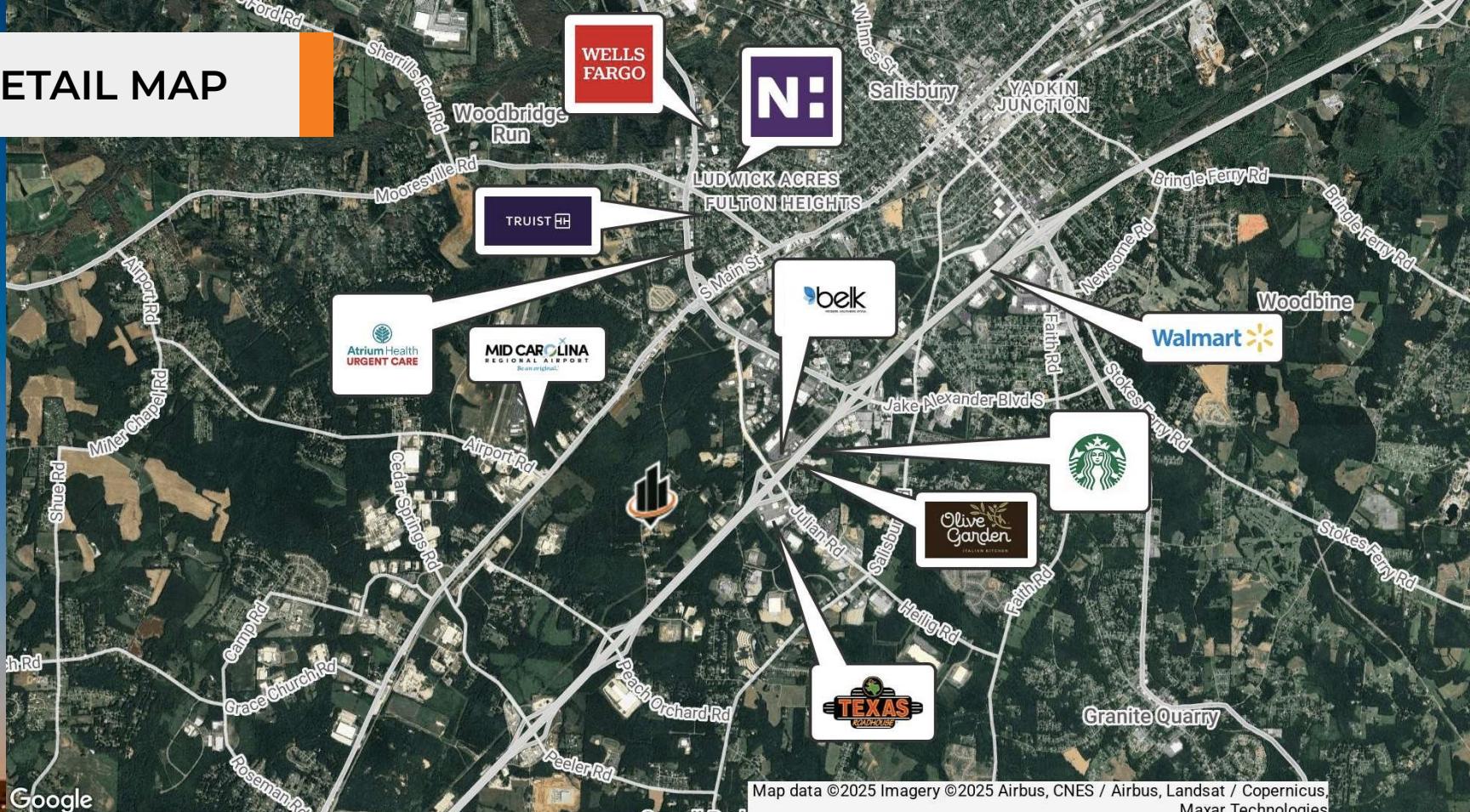
## PROPERTY HIGHLIGHTS

# REGIONAL MAP



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# RETAIL MAP



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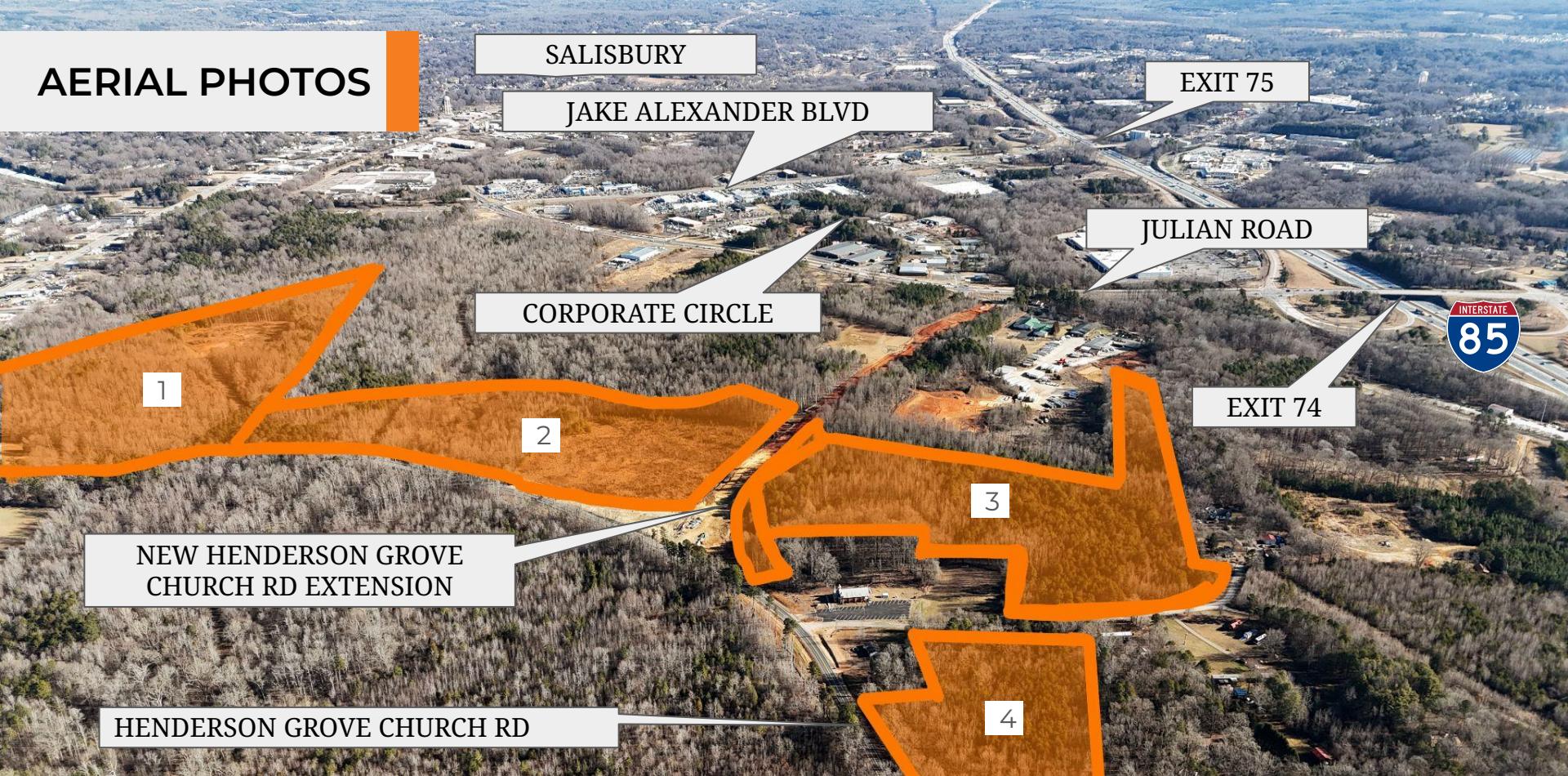
# PROPERTY SUMMARY



PARCEL	PIN:	ZONING	APPROX. DEEDED SIZE
1	400 007 0001	HI, HB, LI	+/- 24.31
2	400 071	LI, HI	+/- 23.99
3	400 029	LI, RR	+/- 24.96
4	400 072	LI, RR	+/- 7.14
Assem.			+/- 80

- Parcels may be sold as a package or individually.

# AERIAL PHOTOS



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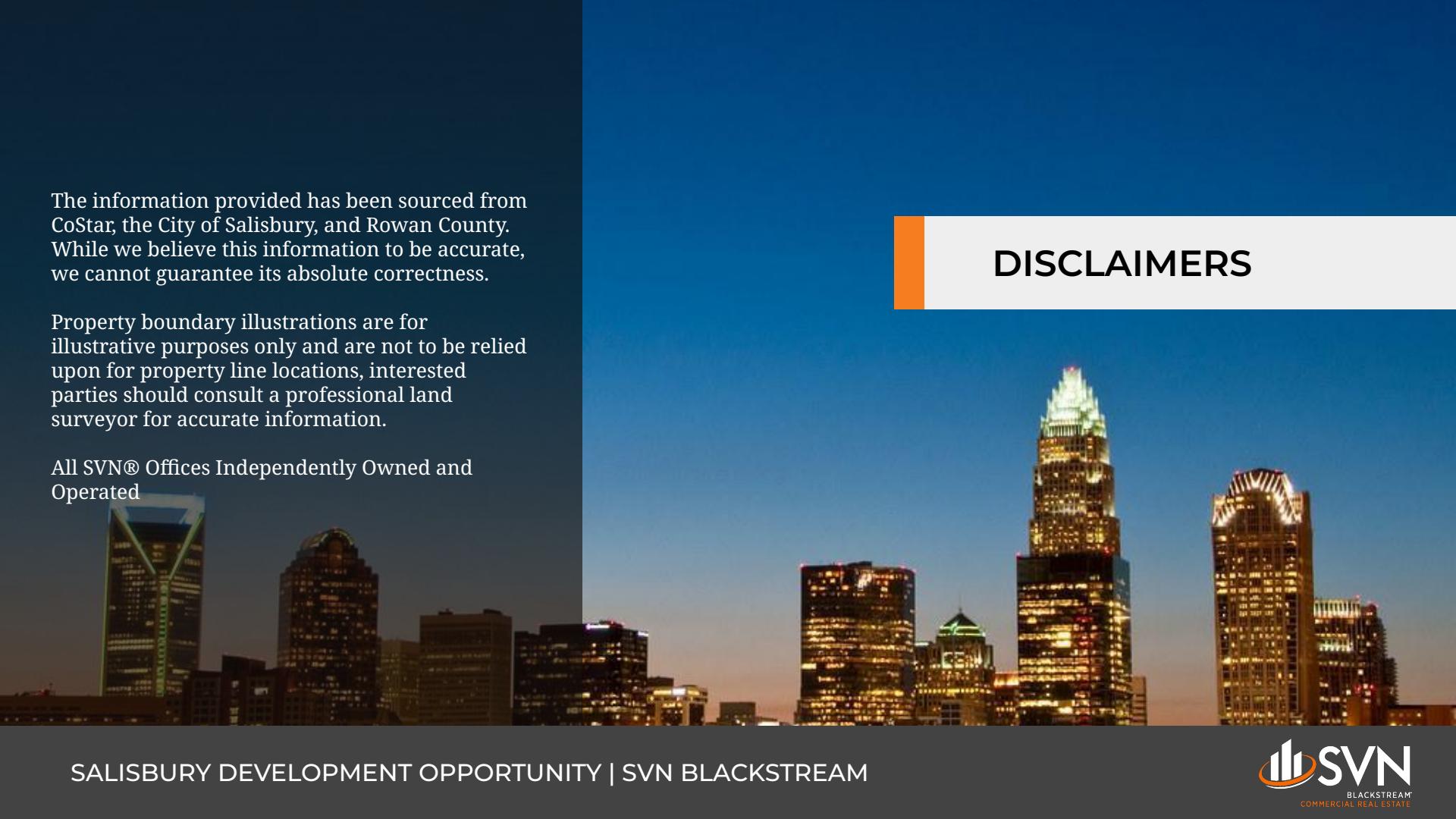
# LOCATION DEMOGRAPHICS

POPULATION	2 MILE	5 MILE	10 MILE
<b>2020 TOTAL POPULATION</b>	4,386	57,179	128,777
<b>2024 TOTAL POPULATION</b>	4,386	57,179	128,777
<b>2029 POPULATION PROJECTION</b>	4,673	60,150	135,882
<b>MEDIAN AGE</b>	37.8	38.5	40.1
HOUSEHOLD & INCOME			
<b># OF TOTAL HOUSEHOLDS</b>	1,663	22,001	50,304
<b>AVERAGE HH INCOME</b>	\$66,797	\$67,874	\$73,083
<b>TOTAL SPECIFIED CONSUMER SPENDING</b>	\$45.8M	\$595.5M	\$1.5B

The information provided has been sourced from CoStar, the City of Salisbury, and Rowan County. While we believe this information to be accurate, we cannot guarantee its absolute correctness.

Property boundary illustrations are for illustrative purposes only and are not to be relied upon for property line locations, interested parties should consult a professional land surveyor for accurate information.

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A wide-angle photograph of the Charlotte, North Carolina skyline at night. The sky is a deep blue, transitioning to a warm orange glow near the horizon. Several skyscrapers are illuminated, with the Bank of America Corporate Center being the most prominent. Other visible buildings include the Duke Energy Center, the Wells Fargo Center, and the Bank of America Stadium. The city lights reflect off the water in the foreground.

## DISCLAIMERS



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