



## HIGHLIGHTS

- ✓ **3.46 Acres**
- ✓ **Property Type: Land**
- ✓ **Property Subtype: Commercial**
- ✓ **Cross Street: Lake Valley Dr**
- ✓ **Permit-ready with site plans approved for shopping center**

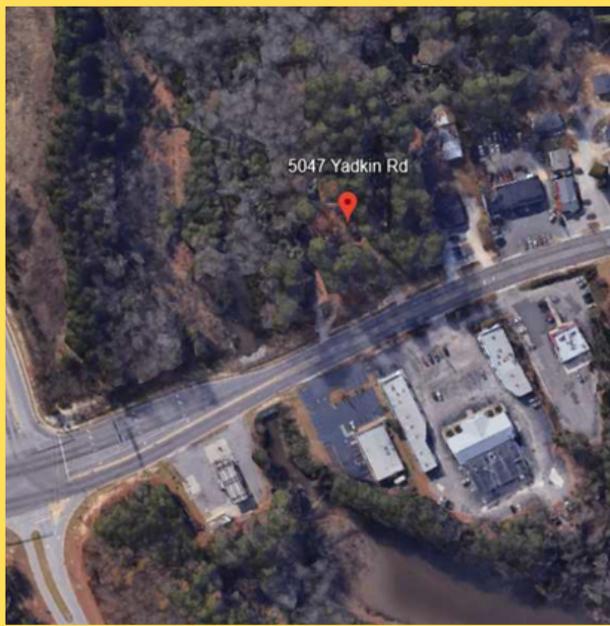
Conceptual Rendering



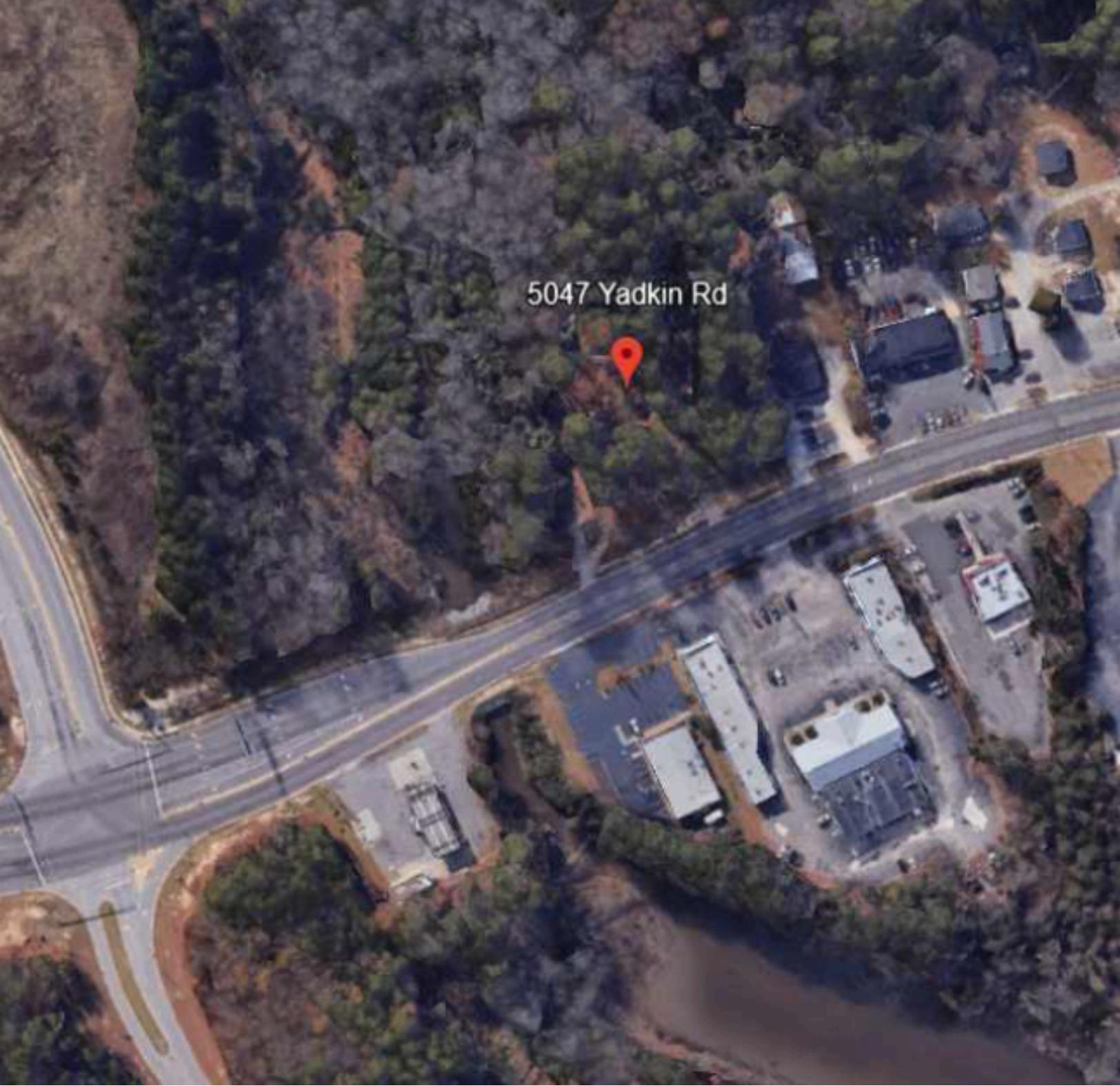
**PRICE \$829,000**

## ABOUT THE PROPERTY

- Prime commercial parcel with excellent road frontage and high visibility
- Fully approved shopping center site plan in place
- Permit-ready with all zoning and development standards satisfied
- Designed for efficient building placement and optimal site circulation
- Ample parking to support retail demand
- Smooth traffic flow with approved ingress and egress
- Required buffers incorporated into the site design
- Utilities available and connections approved
- Ideal for immediate development of a thriving retail destination



5047 Yadkin Rd





## Conceptual Rendering

