

COMMERCIAL PROPERTY FOR SALE

MERITAGE LAND PARCELS | PRIME DEVELOPMENT OPPORTUNITY IN GRAHAM, NC



E Moore St, Graham, NC 27253



OFFERING SUMMARY

Sale Price:	\$175,000
Lot Size:	Approx. 1.34 Acres
Zoning:	R-12, B-2
Market:	Graham/Burlington
Submarket:	Graham/E Moore St

PROPERTY OVERVIEW

An exceptional opportunity to acquire two highly visible commercial parcels totaling approx. 1.34 acres in the heart of Graham's growth corridor. Located along busy E. Moore Street with direct access to Hwy 54 and I-85/40, these non-contiguous sites offer excellent visibility, strong traffic exposure, and unmatched regional connectivity.

Zoned commercial, the properties are well-suited for townhomes, triplexes, or mixed-use developments, offering flexibility for developers and builders to maximize density and value. This is a prime chance to capitalize on one of the area's fastest-growing locations with high-impact potential and long-term upside.

PROPERTY HIGHLIGHTS

- Approx. 1.34 acres across two commercial parcels (non-contiguous)
- Zoned commercial, ideal for townhomes, triplexes, or mixed-use developments
- Excellent frontage and visibility along E. Moore Street
- Direct access to Highway 54 and I-85/40 for outstanding regional connectivity
- Strong infill opportunity in a high-demand, fast-growing area
- Flexible development options with high-density potential

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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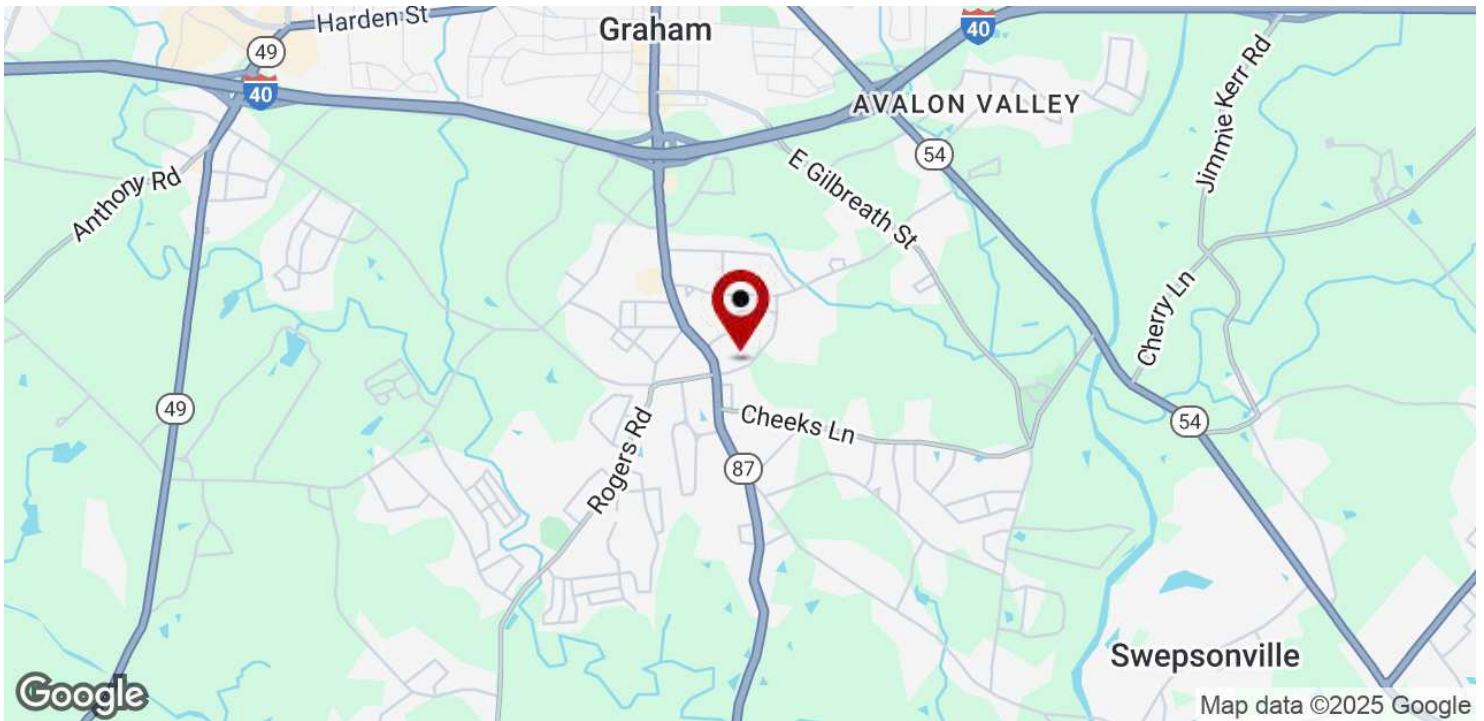
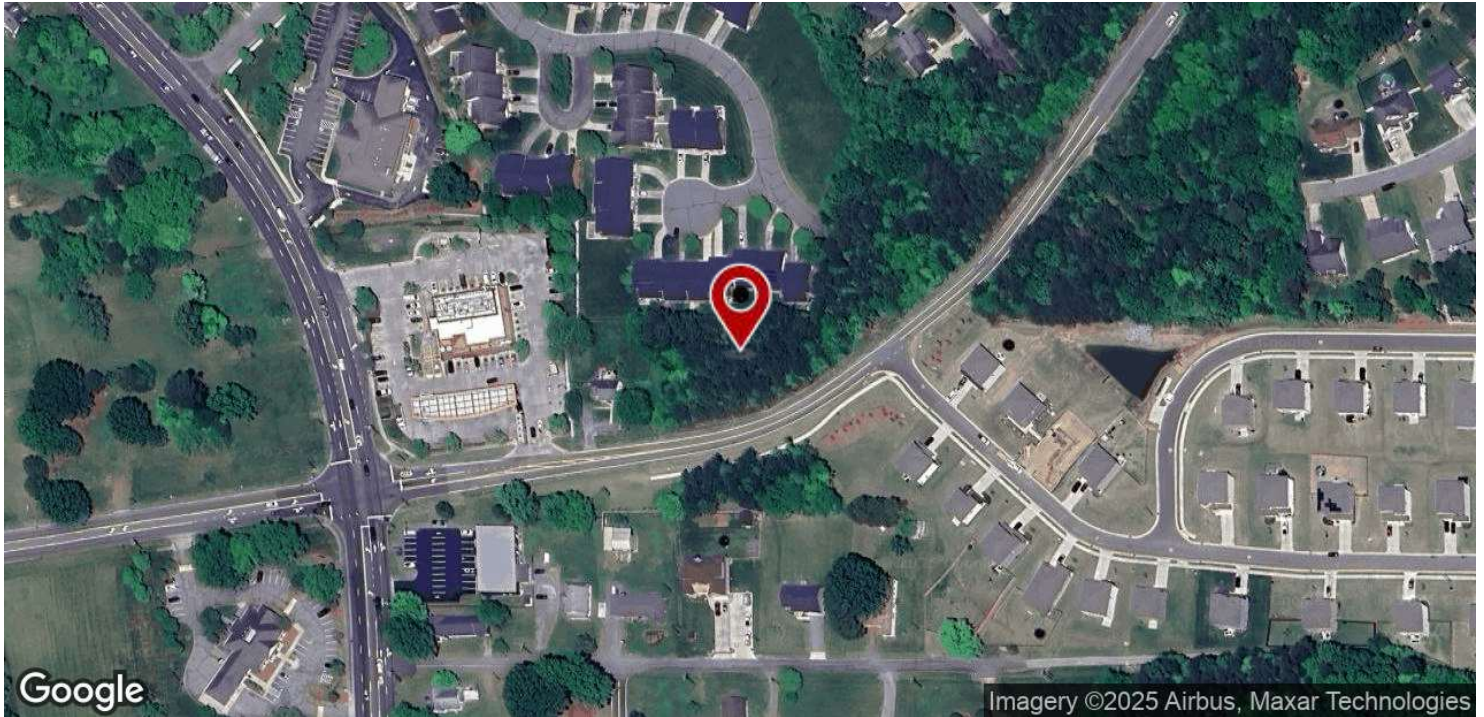
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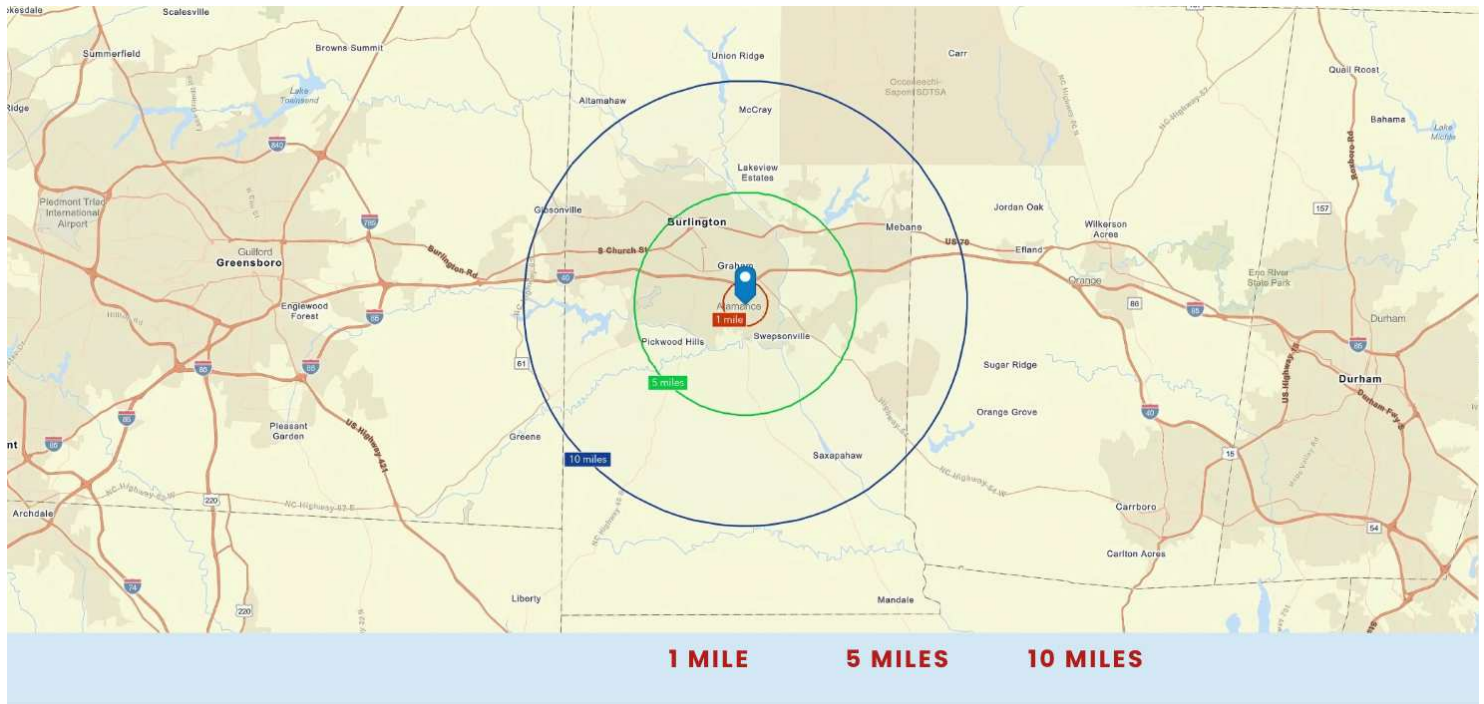
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	1 MILE	5 MILES	10 MILES	
2025 Estimated Population	4,707	77,069	186,411	POPULATION
2030 Projected Population	5,007	82,195	198,359	
2025 Estimated Household	2,090	31,884	75,060	HOUSEHOLD
2030 Projected Household	2,242	34,283	80,712	
2025 Estimated Owner Occupied Housing	1,379	18,790	48,608	HOUSING
2025 Estimated Renter Occupied Housing	711	13,054	26,452	
2025 Estimated Total Business	150	2,783	5,771	BUSINESS
2025 Estimated Total Employees	1,612	33,108	68,136	EMPLOYEES

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