

PROPOSED FULLY SIGNALIZED INTERSECTION  
SUBJECT TO TIA & NCDOT

**STREET 'M'**  
70' PUBLIC R/W

COMMERCIAL/OFFICE 1

**STREET 'R'**  
50' PUBLIC R/W

7,900 VPD

**STREET 'Q'**  
50' PUBLIC R/W

COMMERCIAL/OFFICE 2

**STREET 'M'**  
60' PUBLIC R/W

FUTURE MULTI FAMILY

**STREET 'N'**  
50' PUBLIC R/W

# GUM BRANCH ROAD COMMERCIAL LAND

RICHLANDS, NC 28574

AVAILABLE | ±9.76 - 20.14 AC



## PROPERTY FEATURES


- Commercial land ranging in size from ±9.76 acres to ±10.38 acres
- Located within high growth corridor adjacent future 750 unit, mixed use master-planned development with new homes priced from the \$300,000s and a scheduled delivery of Q2 2025
- High visibility site along Gum Branch Road with 7,900 VPD
- New full access light proposed on Gum Branch Road with full left turn into the site
- Available for sale or lease

## DEMOGRAPHICS

### 1 MILE RADIUS

 **7,065**  
ESTIMATED POPULATION 2023

 **30.8**  
MEDIAN AGE

 **\$64,058**  
MEDIAN HOUSEHOLD INCOME


 **1,261**  
TOTAL EMPLOYEES

 **\$180,369**  
MEDIAN HOME VALUE 2023

### 3 MILE RADIUS

 **18,686**  
ESTIMATED POPULATION 2023

 **30.8**  
MEDIAN AGE

 **\$65,452**  
MEDIAN HOUSEHOLD INCOME

 **1,914**  
TOTAL EMPLOYEES

 **\$184,620**  
MEDIAN HOME VALUE 2023

### 5 MILE RADIUS

 **27,498**  
ESTIMATED POPULATION 2023

 **31.4**  
MEDIAN AGE

 **\$66,843**  
MEDIAN HOUSEHOLD INCOME

 **2,487**  
TOTAL EMPLOYEES

 **\$185,552**  
MEDIAN HOME VALUE 2023

## AREA RETAILERS



FOR MORE INFORMATION, PLEASE CONTACT:

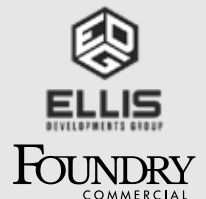
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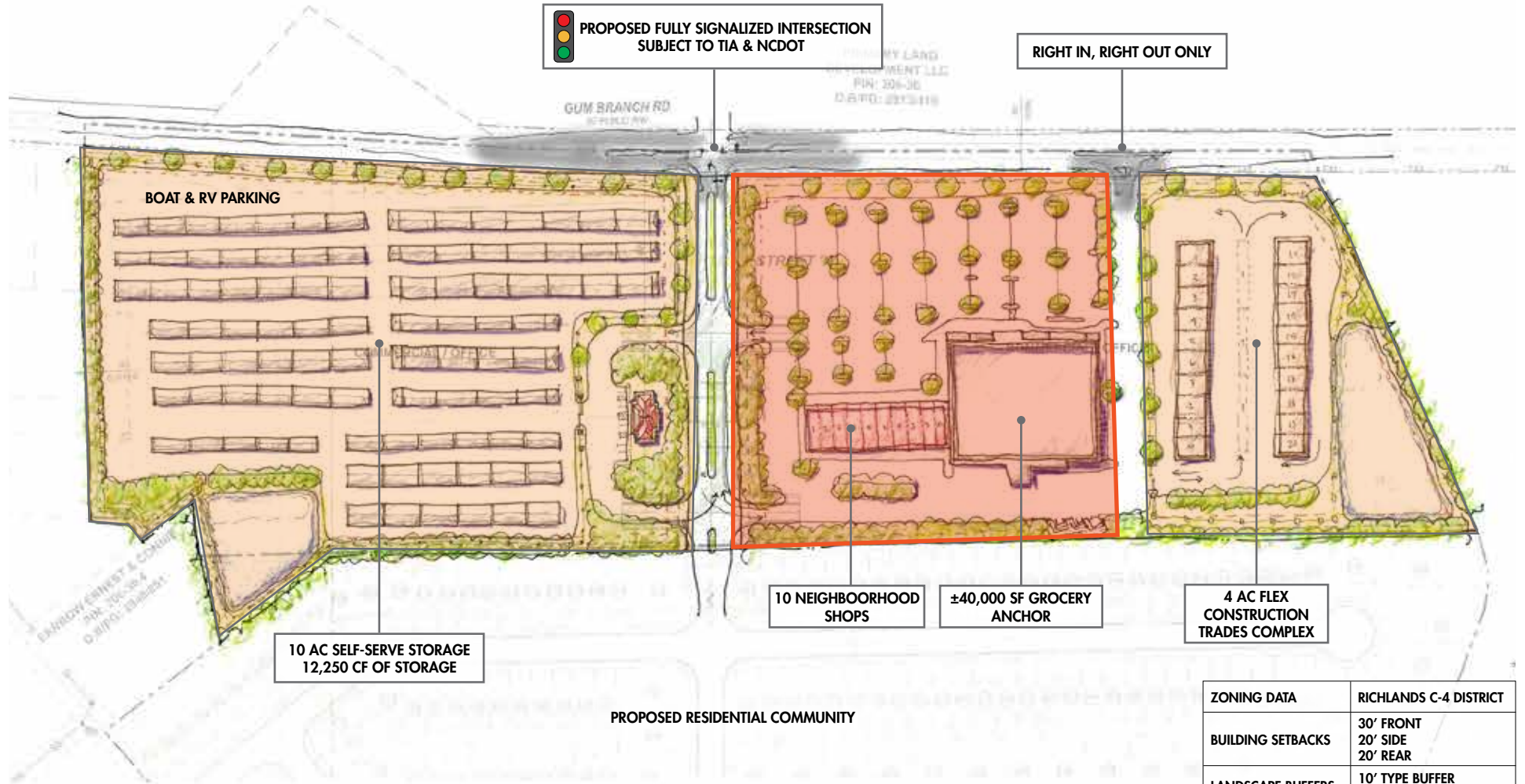
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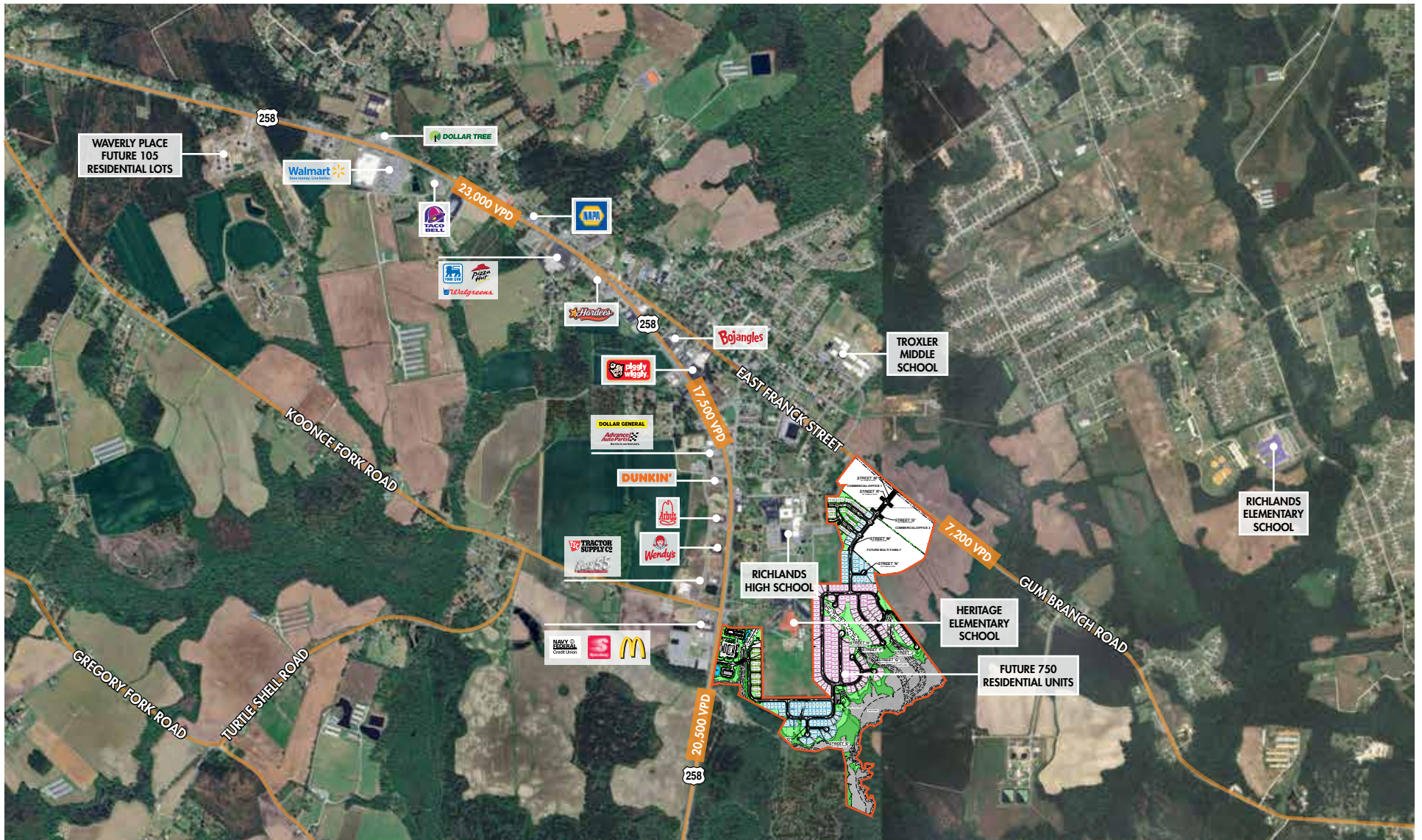
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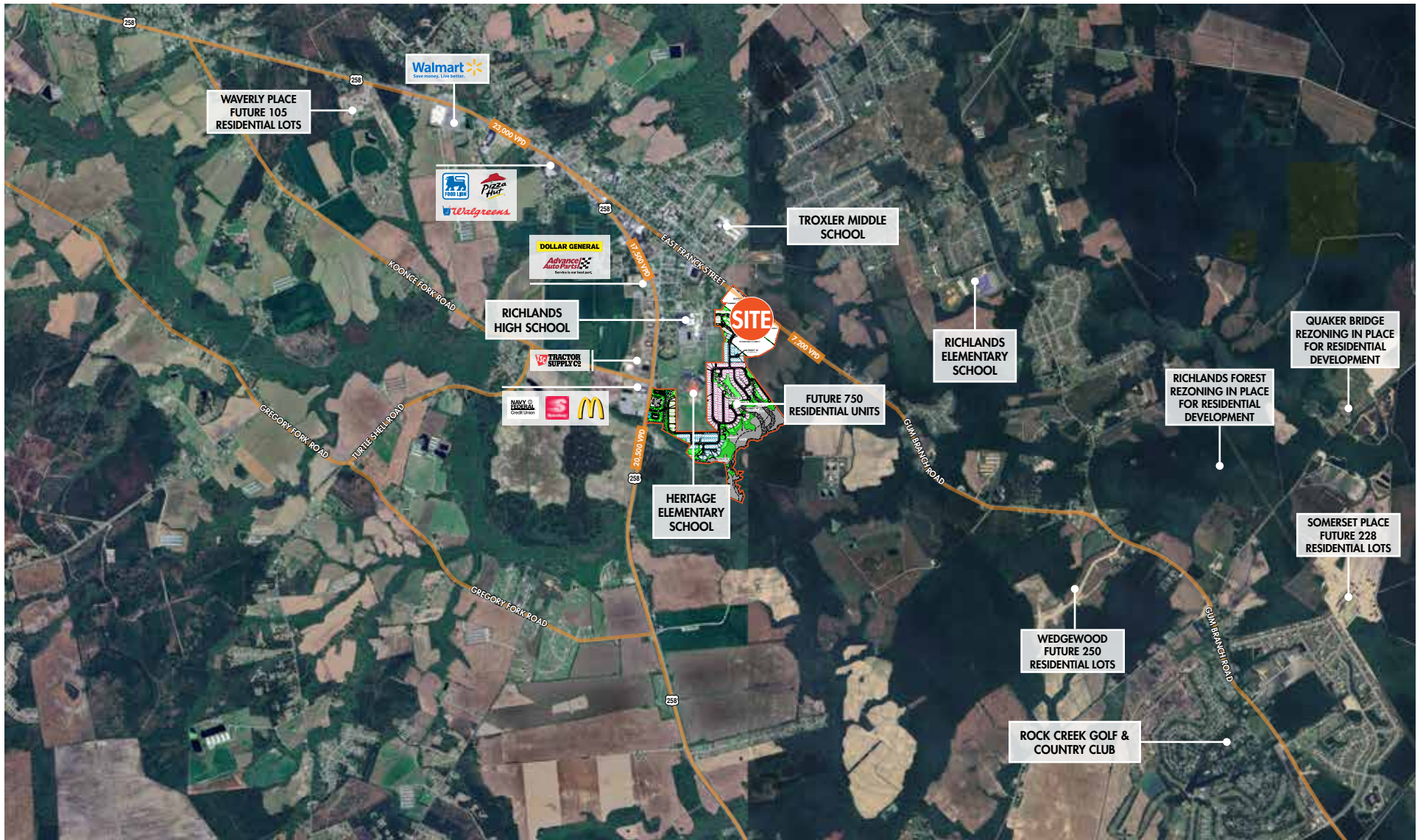
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