

FREEMAN

COMMERCIAL REAL ESTATE



SITE



Unity St.

Hwy 62

RETAIL DEVELOPMENT OPPORTUNITY

I-85 & UNITY STREET | TRINITY, NC

6024 UNITY STREET THOMASVILLE/TRINITY, NC

OFFERING

Freeman Commercial Real Estate is pleased to offer this well positioned 8+/- acre rough graded site bordering new Covington Ridge residential community. Growing economic growth and demographics make this site well poised for retail development.

- **Property Address:** 6024 Unity Street
Trinity, NC 27360
- **County:** Randolph
- **Site Size:** 8.06+/- Acres
- **Submarket:** South Guilford, NE Randolph
- **Utilities:** All utilities to site
- **Site Condition:** Rough graded,
development ready
- **Current Zoning:** Commercial Retail
- **Offered Price :** \$3,600,000



BOB ANDERSON
336.768.4410
bob@freemancommercial.com



SITE OVERVIEW

Demographics & Traffic Counts

Randolph County, the 22nd largest county in North Carolina, has maintained consistent growth over the last 10 years. The growth rate for 2024 currently estimated at near 2%.

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
POPULATION	23,827	58,453	105,591
HOUSEHOLDS	9,770	23,550	42,358
AVG. HH INCOME	\$74,844	\$73,377	\$77,138
MEDIAN AGE	41.6	41.2	41.3
AVG. HOUSING VALUE (OWNER OCCUPIED)	\$259,344	\$238,155	\$228,295

TRAFFIC COUNTS	
Unity Street	9,300 VPD
Unity St./Finch Farm Rd.	14,313 VPD
NC Hwy 62	9,220 VPD
Interstate 85	70,572 VPD

**No warranty or representation is made to the accuracy of the information contained herein. All information is subject to change or withdrawal. No liability is assumed for an inaccuracy of any information.*

AERIAL VIEW/MIXED USE DEVELOPMENT PLAN



Unity St.

SITE



Colonial
Country
Club

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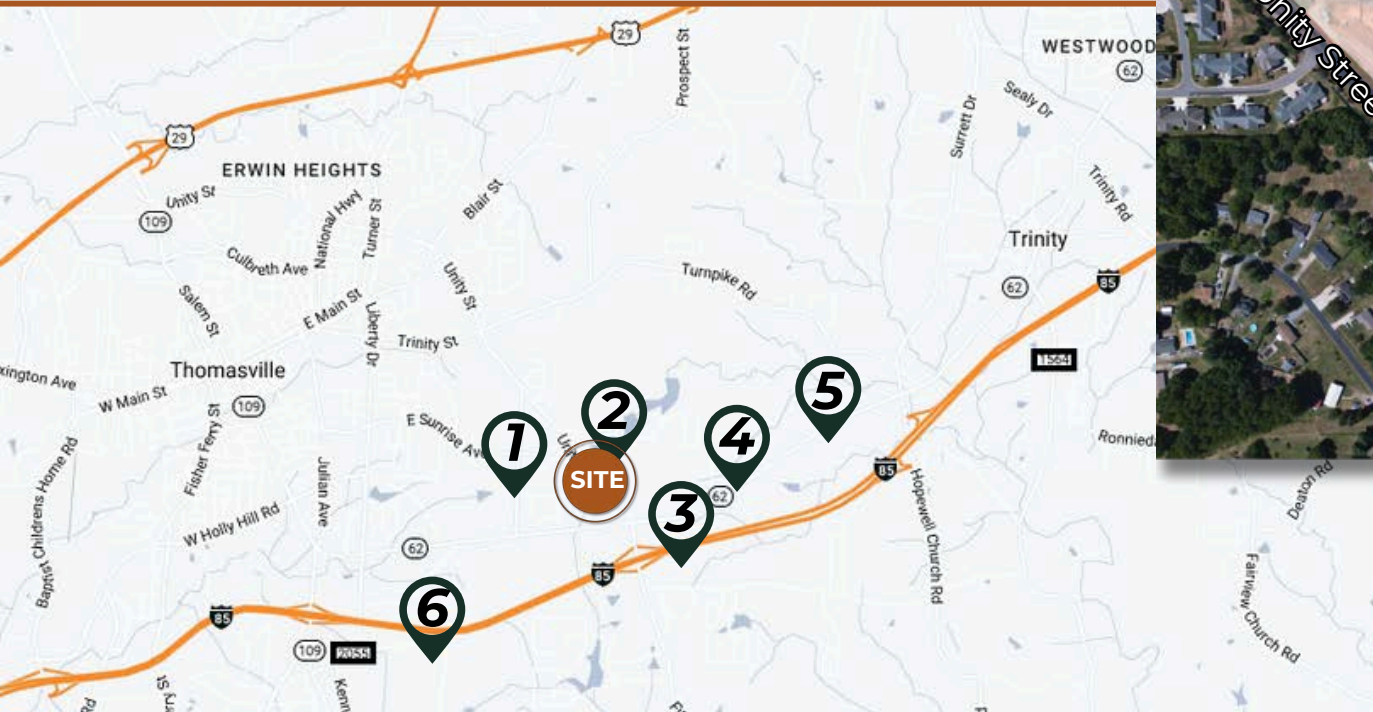
COVINGTON RIDGE SITE PLAN



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SURROUNDING RESIDENTIAL DEVELOPMENT

6024 UNITY STREET, TRINITY



The Thomasville/Trinity area is experiencing rapid growth in both economic and residential development. Both its convenient location and growth make this site a unique opportunity for a centralized Mixed Use Development.

3,500

NEW HOMES CURRENTLY UNDERCONSTRUCTION

1

STONE GABLES AT COLONIAL VILLAGE

Well established single family & townhome community ranging from \$380,000 - \$1,200,000

4

BELLAWOOD

New construction single family

5

COLLETT FARMS

New construction second phase in progress, single family homes ranging from 1,500-3,000 SF

6

STEEPLE GATE VILLAGE

Homes ranging from 1,900-3,100 SF \$495,000-\$675,000

2

COVINGTON RIDGE COMMUNITY

New construction townhome community by TrueHomes under way

3

ROYAL PINES BY KEYSTONE

New construction single family

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REGIONAL ECONOMIC OVERVIEW



Chick-fil-A's new \$52 million distribution facility in Alamance County opened in 2022.



Toyota plans new 2025 \$1.29 billion plant to make batteries for hybrid/fully electric vehicles. This plant will be built on the 1,800 AC Greensboro-Randolph Megasite, about 20 miles southeast of Greensboro.



Denver-based, supersonic aircraft manufacturer Boom Aerospace develops at the PTI Aerospace Megasite. Early estimates point to more than 1,750 new aerospace jobs.



Pharmaceutical manufacturer Cambrex completed \$30 million expansion of its High Point facility in 2023. This expansion marks the initial phase of a broader plan to boost Triad manufacturing output.

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 8.06 +/- ACRES

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