

COMMERCIAL PROPERTY FOR SALE

MERITAGE LAND PARCELS | PRIME DEVELOPMENT OPPORTUNITY IN GRAHAM, NC



E Moore St, Graham, NC 27253



OFFERING SUMMARY

Sale Price:	\$109,000
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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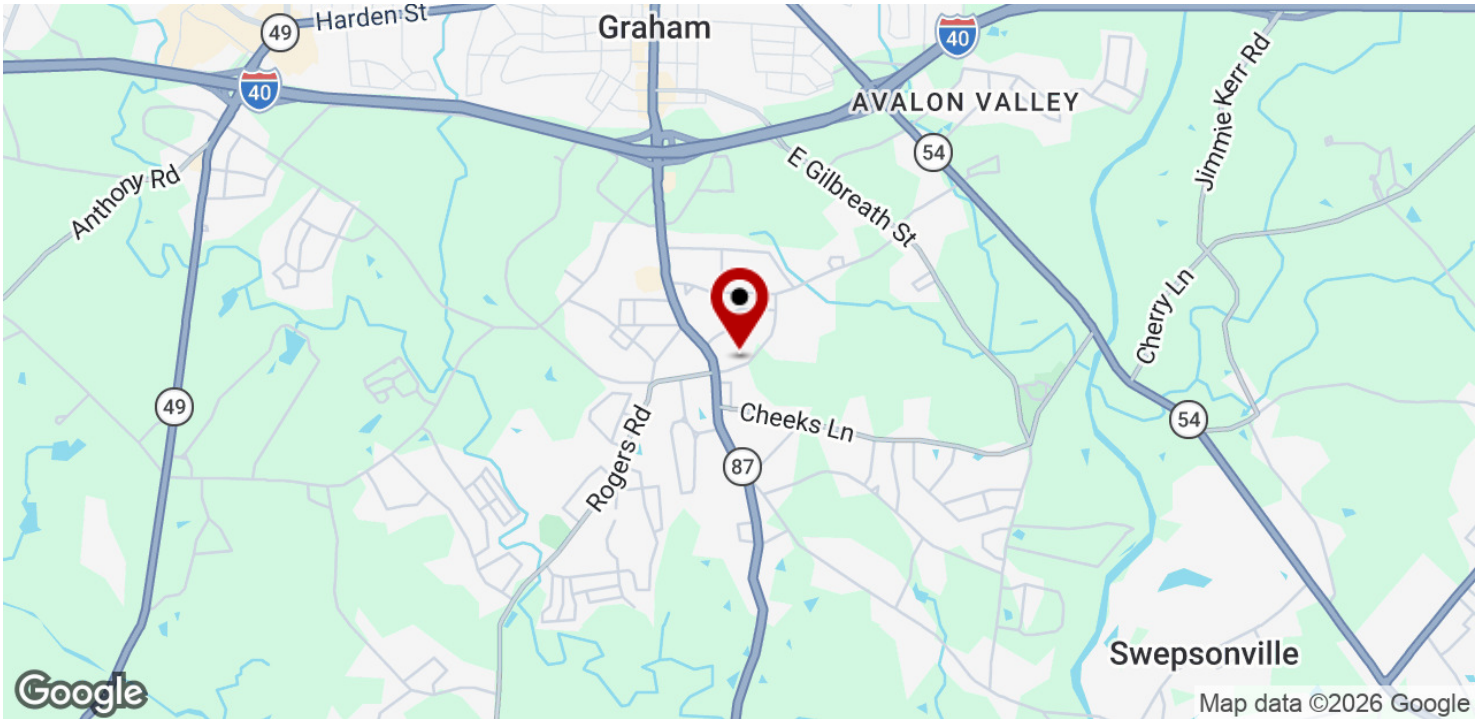
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	1 MILE	3 MILES	5 MILES	
2025 Estimated Population	4,707	33,855	77,621	POPULATION
2030 Projected Population	5,007	36,824	82,761	
2025 Estimated Household	2,090	14,115	32,087	HOUSEHOLD
2030 Projected Household	2,242	15,484	34,534	
2030 Estimated Owner Occupied Housing	1,517	9,807	20,974	HOUSING
2030 Estimated Renter Occupied Housing	724	5,677	13,560	
2025 Estimated Total Business	160	1,122	2,795	BUSINESS
2025 Estimated Total Employees	1,619	18,018	40,152	EMPLOYEES

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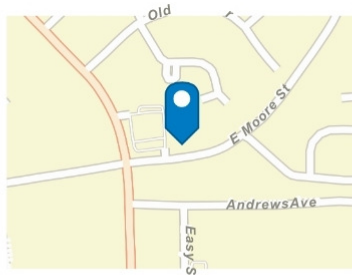
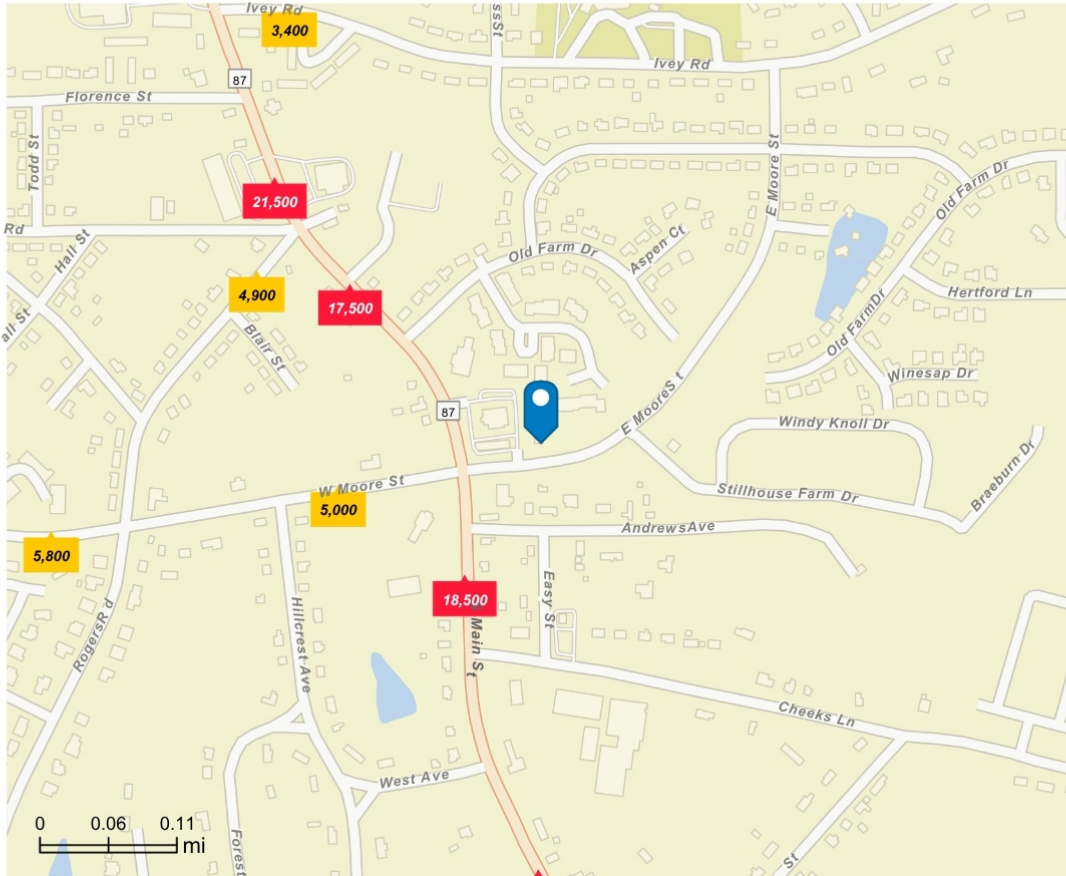
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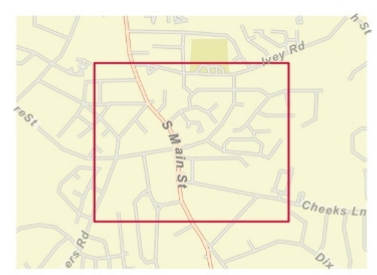
Traffic Count Map - Close Up

0 E Moore St, Graham, North Carolina, 27253
0 E Moore St, Graham, North Carolina, 27253
Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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