



**58 Lot Townhome Development  
Opportunity  
Lexington / High Point NC**

**FOR SALE: \$990,000.00**  
**Nearly-Entitled / Permit-Ready!**



*"Finding grace in every transaction."*

**Gaurang Gala**  
**(910) 578-8282**

[Gaurang@galacregroup.com](mailto:Gaurang@galacregroup.com)  
**CEO | Broker-In-Charge**

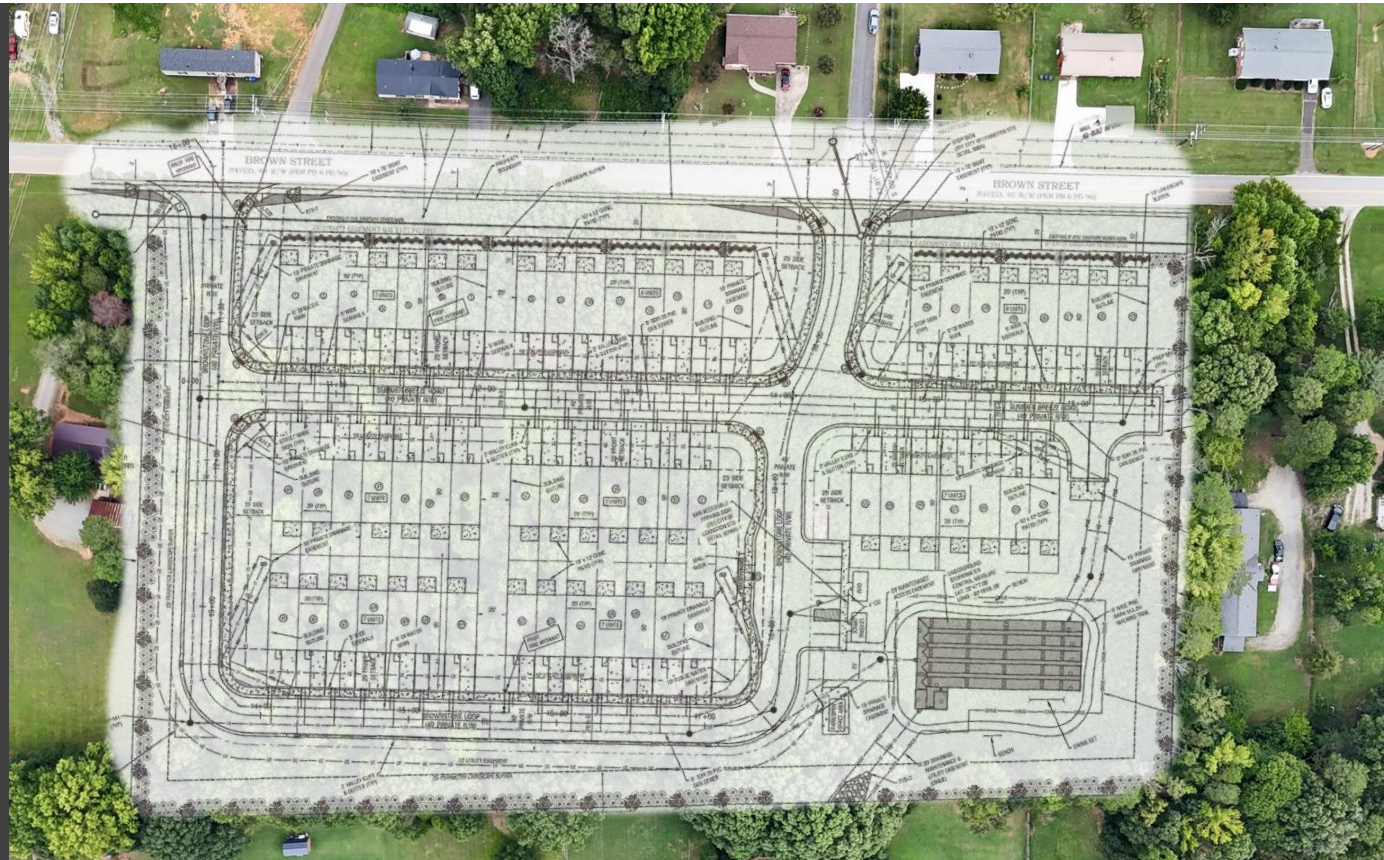
**Tyler Mills**  
**(919) 704-0101**

[Tmills@steelecommercial.com](mailto:Tmills@steelecommercial.com)  
**867 Washington St. Raleigh**  
**Commercial Broker**

**STEELE**  
RESIDENTIAL ■ COMMERCIAL  
■ PROPERTY MANAGEMENT ■

# WHY LEXINGTON TOWNES:

- **Growing Market** – 12.5% household growth within 2 miles
- **More Growth Ahead** – Another 6.2% projected through 2030
- **Built in Buyer Pool** – 52% of nearby occupied homes are rentals
- **Limited New Supply** – Only 17% of nearby housing built since 2010
- **Major Job Growth** – Siemens investing \$220M along Brown Street location
- **I-85 Employment Base** – Nucor, Siemens & regional industry support demand for new housing
- **Located in a designated NC Opportunity Zone**



The Vision

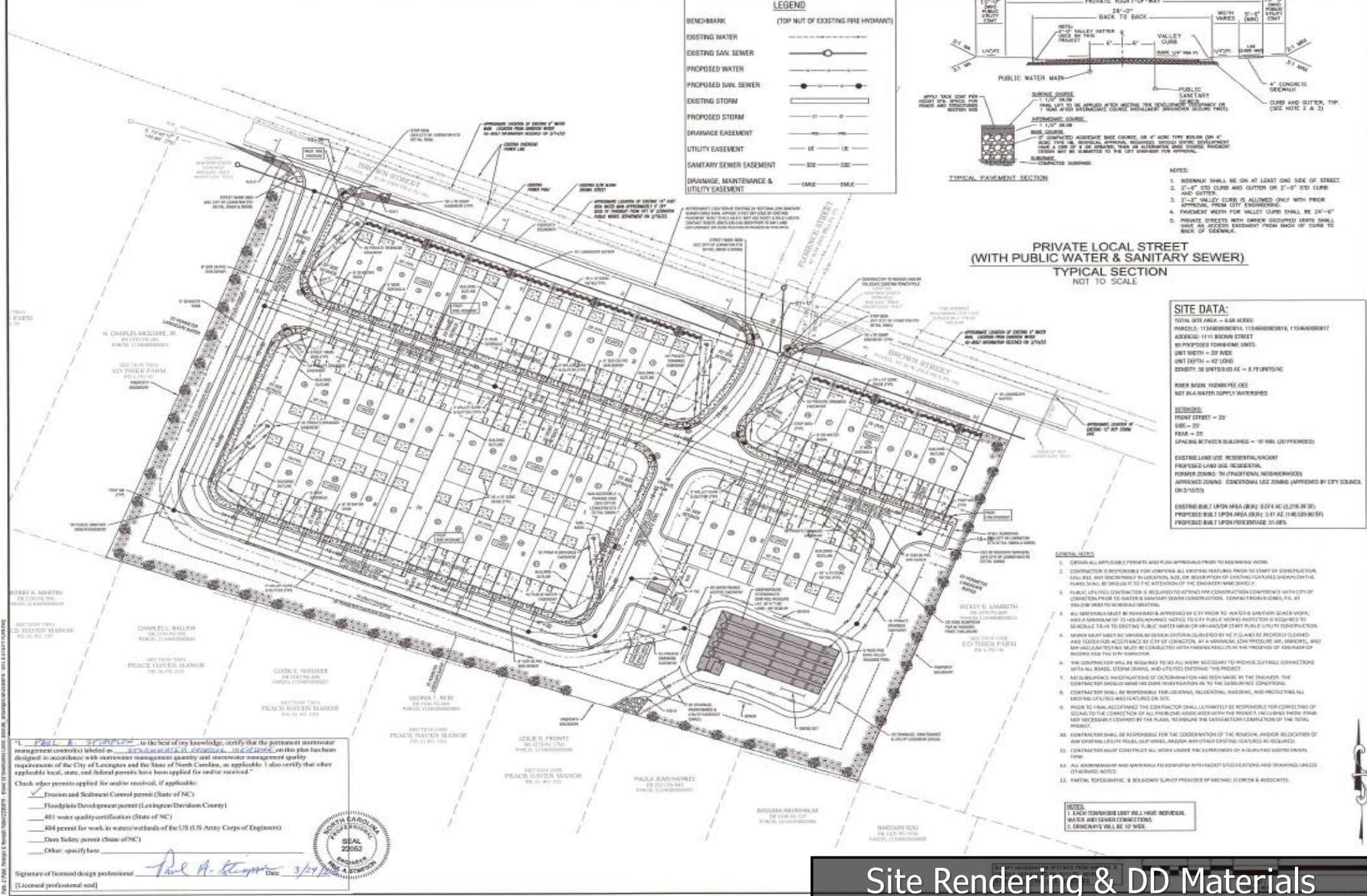
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**Site Address:**  
**1011 Brown St. Lexington NC 27292**

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## Site Rendering & DD Materials

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**Due Diligence Materials Include:**  
**Files from nearly fully entitled**  
**development plan**

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LEXINGTON  
MEDICAL CENTER

Downtown  
Lexington

Walmart

First National Bank

URGENT CARE

PET SMART

LOWE'S  
Home Improvement Warehouse

CAGNEY'S KITCHEN  
THE HONOLULU'S BEST KITCHEN

Hampton Inn

YOU ARE  
HERE!

Chick-fil-A

Floating Goat  
BREWING  
GOOD BEER FLOATS HERE

Coach's

DUNKIN'

Cracker Barrel  
Old Country Store

Comfort Suites

Waffle House

IHop  
RESTAURANT

planet fitness

Jersey Mike's  
SUBS

Freddy's  
RESTAURANT  
STEAKBURGERS

Starbucks COFFEE

TACO BELL

TSC

TRACTOR SUPPLY CO

GNC  
LIVE WELL

McDonald's

FOOD LION

Arby's

Downtown, Highway, & Travel

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i 3 records found

| Current Owner                   | Parcel ID     | Legal Description                                      |
|---------------------------------|---------------|--------------------------------------------------------|
| PATEL<br>NIRANJAN<br>RANCHHODJI | 11346A0000017 | P=6-97<br>L17-20<br>BK2567-<br>1940 ED T               |
| PATEL<br>NIRANJAN<br>RANCHHODJI | 11346A0000016 | P=6-97 L16<br>BK2518-<br>930 ED<br>TISER<br>FARM       |
| PATEL<br>NIRANJAN<br>RANCHHODJI | 11346B0000014 | P=6-96<br>L14&15<br>BK2518-<br>930 ED<br>TISER<br>FARM |



58 – lots  
FOR SALE

DAVIDSON GIS

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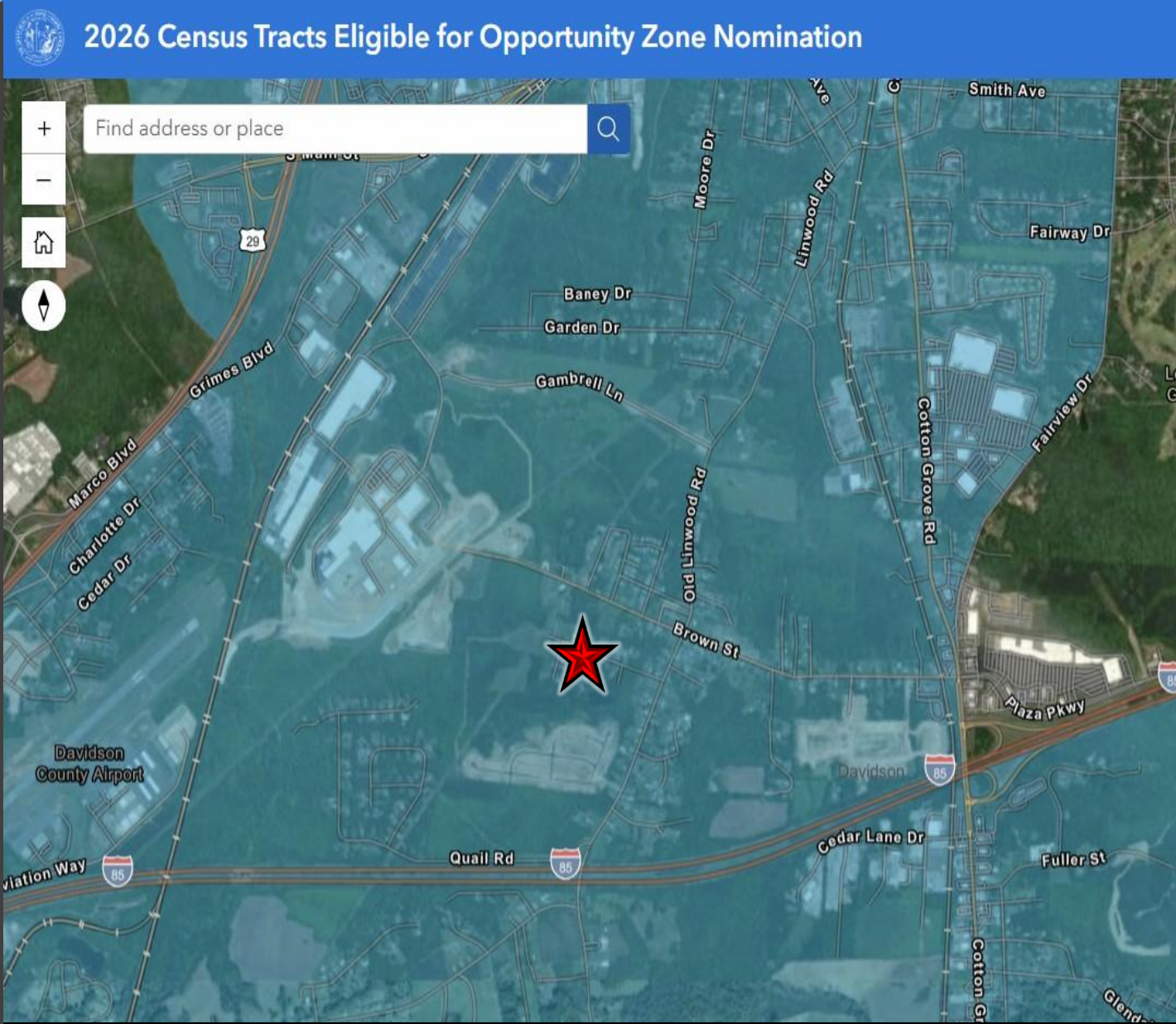
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## Developer Benefits – Opportunity Zone

(Davidson County/ Census Tract 618.3)

- **Capital Gains Deferral** – Eligible gains invested through a Qualified Opportunity Fund may receive tax deferral.
- **Tax-Free Appreciation** – Qualifying QOF investments held 10+ years may exclude appreciation from federal capital gains tax.
- **Development Capital** – OZ structure can attract tax-motivated equity for qualifying development projects.
- **Current OZ Designation** – Site is located within a designated Qualified Opportunity Zone.
- **Growing Market** – 12.5% household growth within 2 miles since 2020 supports the residential development story.

\* Extracted from [www.OpportunityZones.com](http://www.OpportunityZones.com)



## Opportunity Zone

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## Highway & Travel



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