

# Rockwell Land

Vera Drive and Highway 152, Rockwell NC 28138

CONFIDENTIAL PROPERTY EVALUATION

*Prepared By:*

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ARDOR COMMERCIAL  
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# Rockwell Land

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*Ardor Commercial Advisors*



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# ROCKWELL LAND

Executive Summary  
Investment Summary

01



## OFFERING SUMMARY

ADDRESS	Vera Drive and Highway 152 Rockwell NC 28138
COUNTY	rowan
PRICE	\$1,310,750
PRICE PSF	\$0.89
LAND SF	1,481,040 SF
LAND ACRES	34
ZONING TYPE	RA
# OF PARCELS	1
APN	5675-01-28-4680

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	1,264	11,492	25,570
2025 Median HH Income	\$51,368	\$66,778	\$74,217
2025 Average HH Income	\$72,187	\$91,144	\$97,668

- Vera Drive, just off Highway 152 in Rockwell, NC

10 to 34 acres available — seller will subdivide into 10-acre tracts

Zoning- Rural Agricultural (RA)

Seller financing available with acceptable terms

Ideal for custom homes, small farms, or estate lots

Easy access to Highway 152, I-85, and nearby communities

Property Highlights

10–35 acres available off Vera Drive in Rockwell, NC

Located just 10 minutes from Interstate 85

Approximately 49 minutes from Charlotte and 1 hour from Greensboro

Surrounded by peaceful countryside yet close to shopping, restaurants, and recreation

Multiple nearby school options, including charter and top-rated public schools

Secluded, private setting with easy access to modern amenities

Perfect for smaller residential development or personal estate use

Rolling terrain with beautiful natural surroundings



# ROCKWELL LAND

## 02 Location

Location Summary

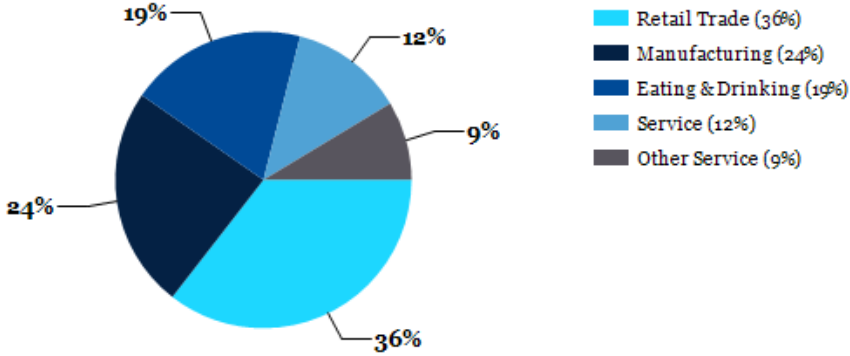
02

- Discover this rare opportunity to own 10 to 35 acres of scenic land in Rockwell, North Carolina. Tucked away just off Highway 152 on Vera Drive, this property offers the perfect balance of privacy and convenience. Located only 10 minutes from Interstate 85, residents can easily reach Concord, Charlotte (49 minutes), or Greensboro (1 hour) for work, shopping, or entertainment.

The property's RA zoning allows flexibility for various uses — from custom-built homes and family compounds to small-scale agricultural or equestrian pursuits. Multiple school options are available nearby, including charter and highly rated public schools, making this an ideal location for families seeking space and quality of life.

Enjoy the quiet, rural setting while staying close to dining, recreation, and community amenities. Whether you're looking to build your dream home on 10 acres or invest in the full 35-acre tract, this property offers outstanding potential in a growing area of Rowan County.

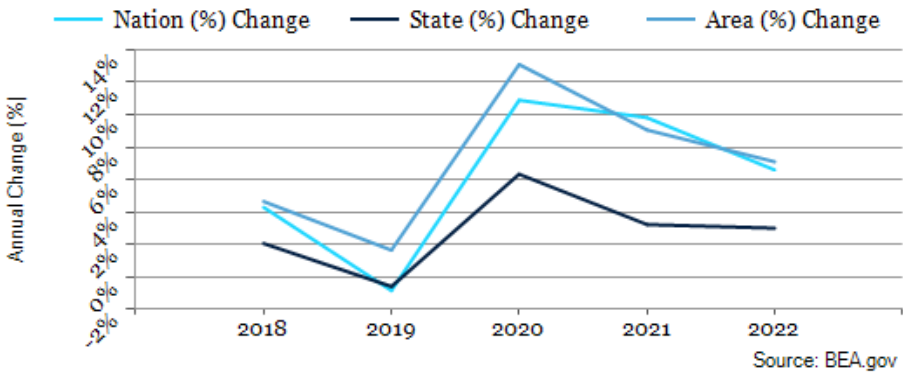
Major Industries by Employee Count



### Largest Employers

Food Lion	3,160
Rowan-Salisbury Schools	2,410
Daimler Truck North America	2,169
Novant Health Rowan Medical Center and Clinics	1,560
Rowan County	883
Chewy	870
Teijin Automotive	480
Clayton Rockwell	320

### Rowan County GDP Trend





# ROCKWELL LAND

## 03 Property Description

Property Features

Property Images

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## PROPERTY FEATURES

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LAND SF	1,481,040
LAND ACRES	34
# OF PARCELS	1
ZONING TYPE	RA

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# ROCKWELL LAND

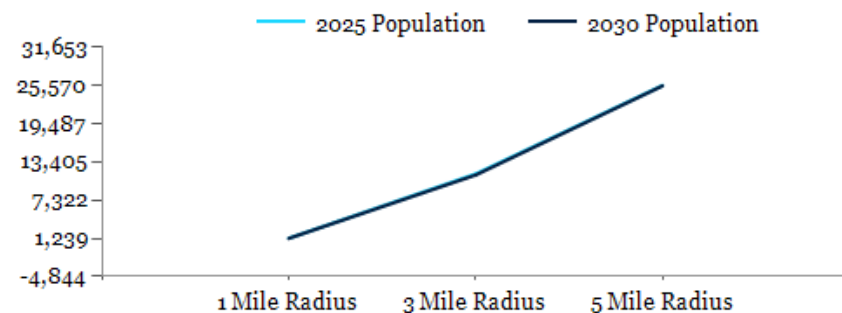
## 04 Demographics

General Demographics

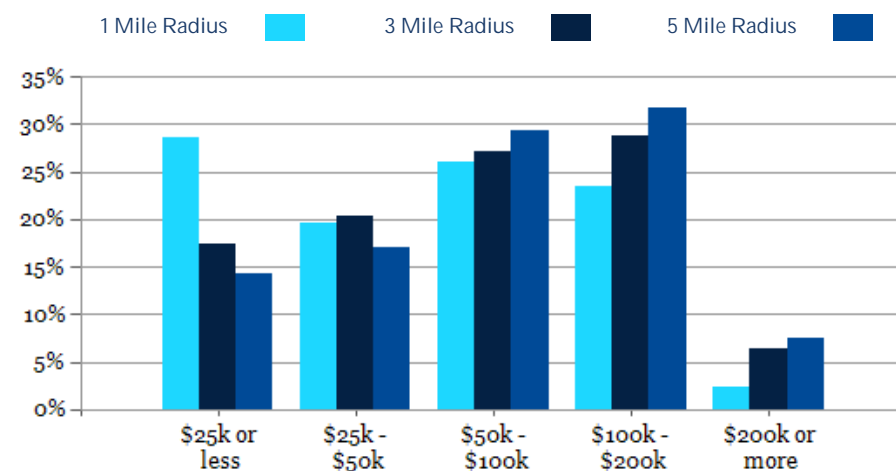
04

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,001	9,536	20,799
2010 Population	1,197	10,928	23,847
2025 Population	1,264	11,492	25,570
2030 Population	1,239	11,325	25,505
2025 African American	49	358	922
2025 American Indian	2	36	112
2025 Asian	7	58	177
2025 Hispanic	67	646	1,548
2025 Other Race	44	340	739
2025 White	1,091	9,999	22,013
2025 Multiracial	70	696	1,594
2025-2030: Population: Growth Rate	-2.00%	-1.45%	-0.25%

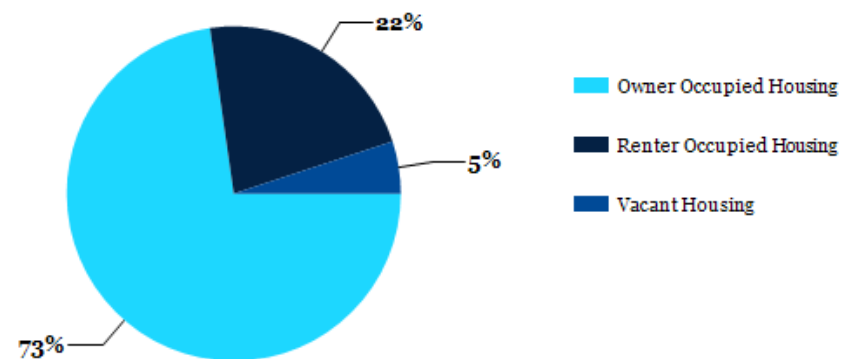
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	97	438	769
\$15,000-\$24,999	58	353	683
\$25,000-\$34,999	63	483	784
\$35,000-\$49,999	43	441	952
\$50,000-\$74,999	112	794	1,927
\$75,000-\$99,999	29	445	1,044
\$100,000-\$149,999	88	811	2,143
\$150,000-\$199,999	39	500	1,075
\$200,000 or greater	13	291	769
Median HH Income	\$51,368	\$66,778	\$74,217
Average HH Income	\$72,187	\$91,144	\$97,668



## 2025 Household Income



## 2025 Own vs. Rent - 1 Mile Radius

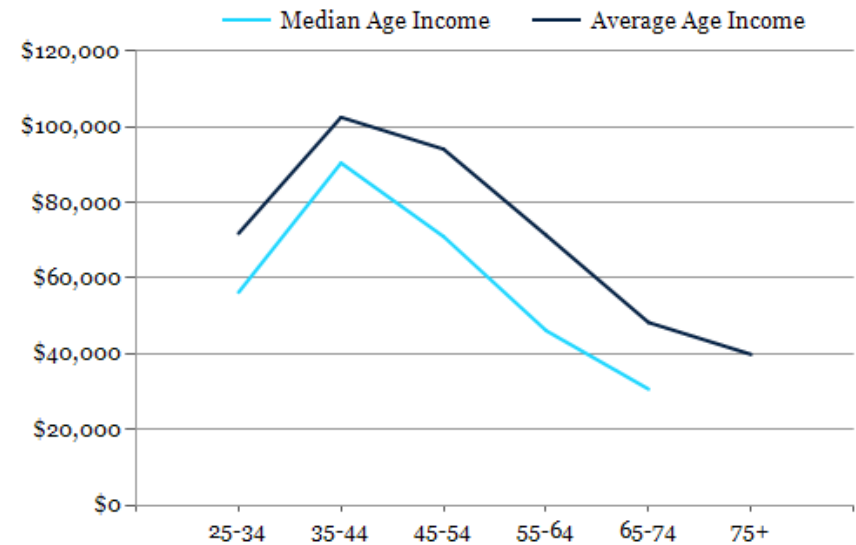
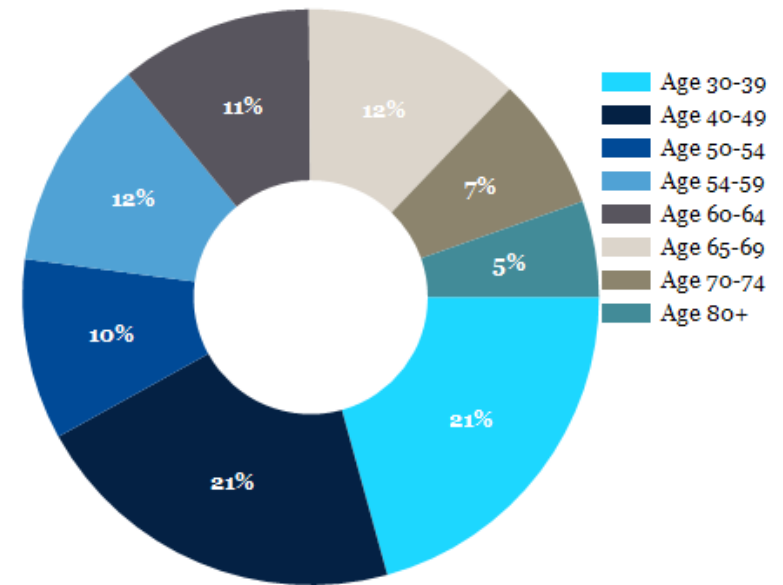


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	83	726	1,557
2025 Population Age 35-39	78	736	1,604
2025 Population Age 40-44	78	788	1,731
2025 Population Age 45-49	87	737	1,591
2025 Population Age 50-54	79	735	1,698
2025 Population Age 55-59	93	741	1,749
2025 Population Age 60-64	84	769	1,838
2025 Population Age 65-69	95	827	1,764
2025 Population Age 70-74	58	571	1,299
2025 Population Age 75-79	42	415	1,016
2025 Population Age 80-84	20	217	560
2025 Population Age 85+	18	176	410
2025 Population Age 18+	996	9,029	20,258
2025 Median Age	41	42	43
2030 Median Age	43	43	44

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,244	\$65,255	\$71,067
Average Household Income 25-34	\$71,832	\$84,600	\$91,504
Median Household Income 35-44	\$90,454	\$101,851	\$103,986
Average Household Income 35-44	\$102,519	\$115,243	\$117,790
Median Household Income 45-54	\$71,006	\$95,517	\$102,568
Average Household Income 45-54	\$94,099	\$111,368	\$117,710
Median Household Income 55-64	\$46,148	\$72,087	\$86,579
Average Household Income 55-64	\$71,366	\$99,887	\$108,847
Median Household Income 65-74	\$30,679	\$45,391	\$58,074
Average Household Income 65-74	\$48,287	\$68,997	\$80,936
Average Household Income 75+	\$39,853	\$62,654	\$65,797

Population By Age





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