



LAND FOR SALE

WESTBROOK AVENUE

ELON, NC 27244

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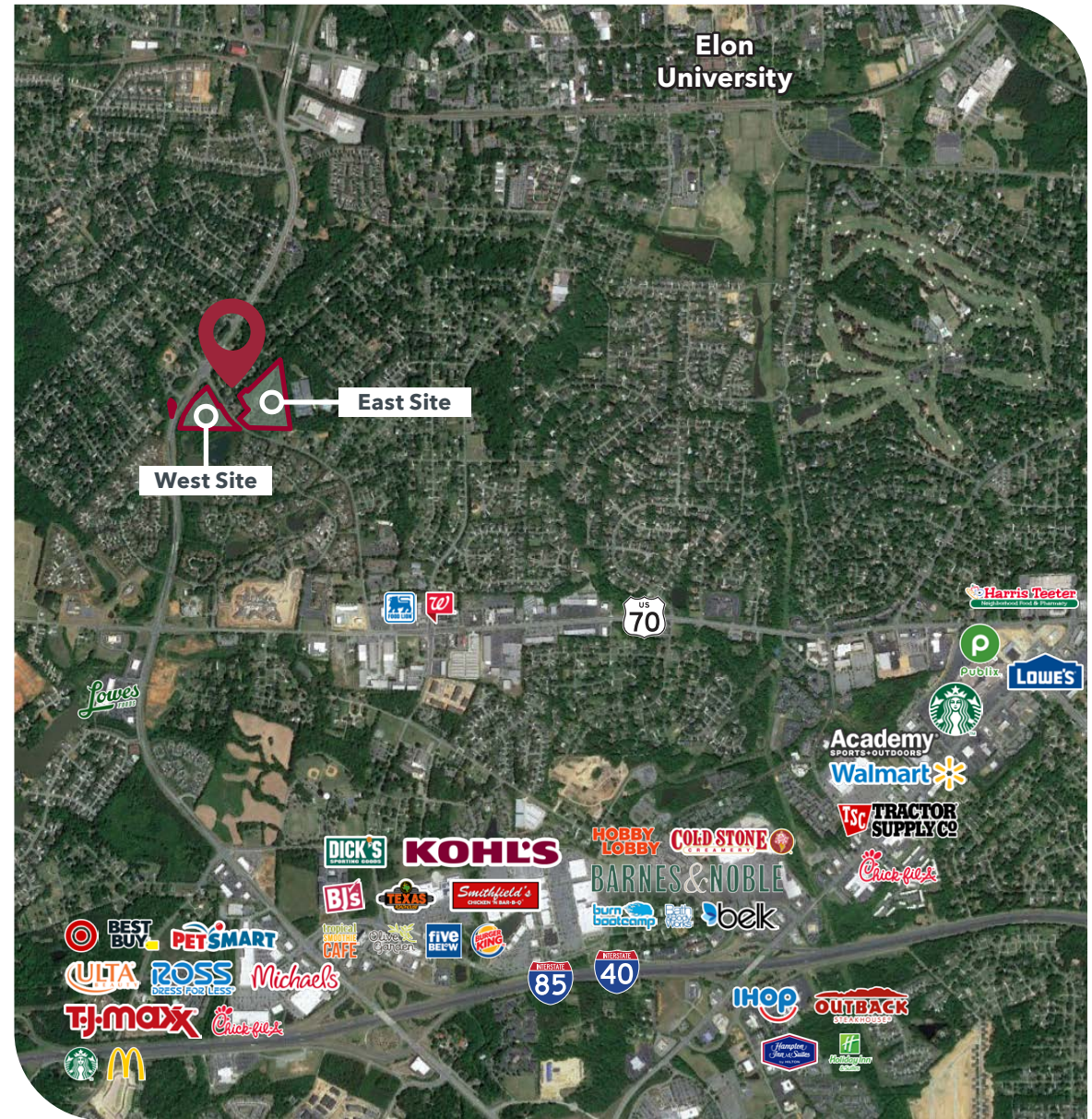
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Property Summary

Land for Sale
Westbrook Avenue, Elon, NC 27244

- » 19.66 acres for sale at the intersection of Westbrook Avenue and University Drive in Elon, North Carolina
- » The property is two miles north of I-40/I-85 and two miles south of Elon University
- » 15,000 VPD on University Drive
- » Adjacent to Twin Lakes Community, a large master planned continuing care community
- » Ample amenities and new development nearby

Address	Westbrook Avenue Elon, NC 27244
County	Alamance
PIN	108625
Acres	19.66
Planning Jurisdiction	Town of Elon
Zoning	SBR - Suburban Residential
Zoning Overlay	PCO - Priority Corridor
Future Land Use	Low Density
Water/Sewer	Municipal
Sale Price	\$1,000,000

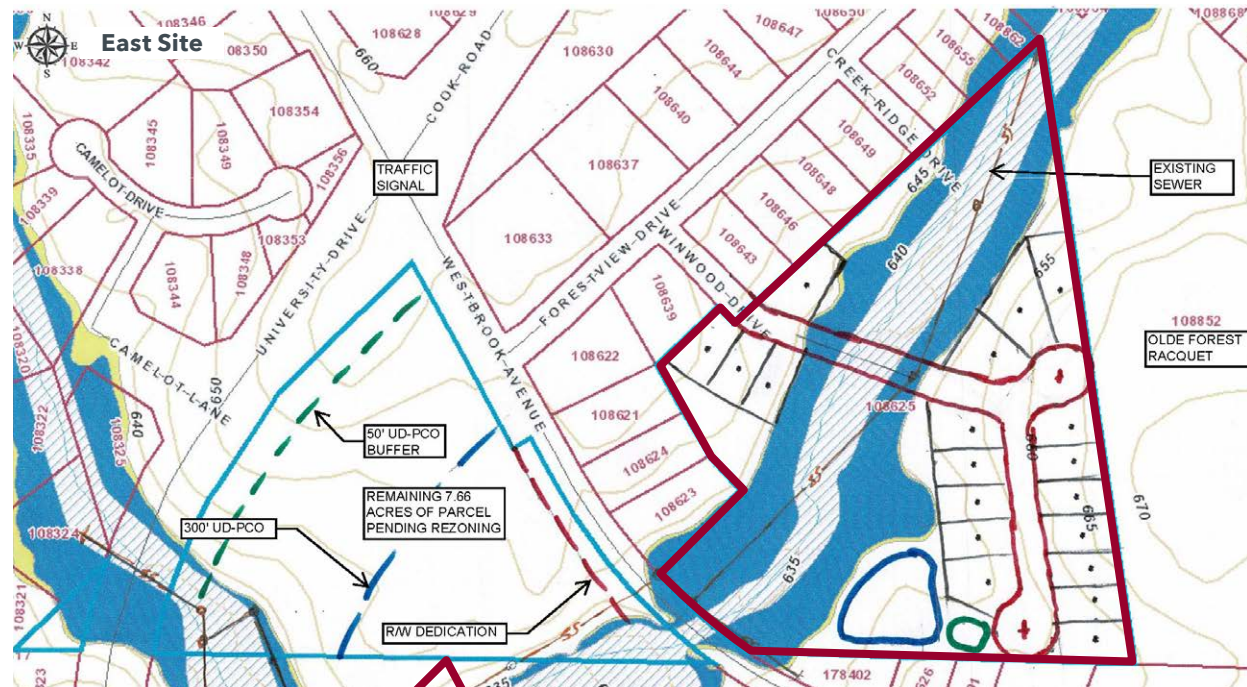


Conceptual Plans

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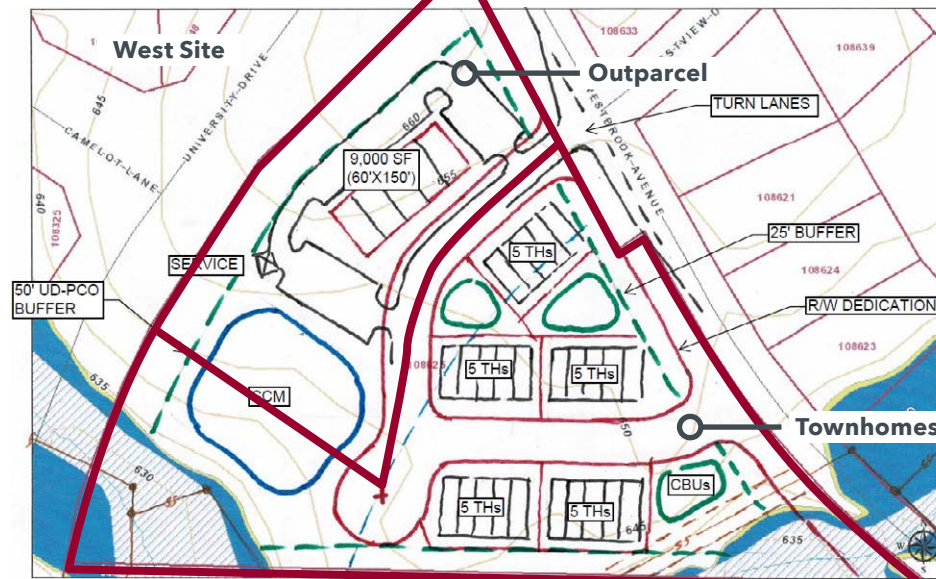
Conservation Subdivision

±12 acres north of Westbrook Avenue
±19 lots at 60' x 120' (minimum 6,000 SF)
±6 acres open space (minimum 40%) with SBR zoning



Outparcels with Townhomes

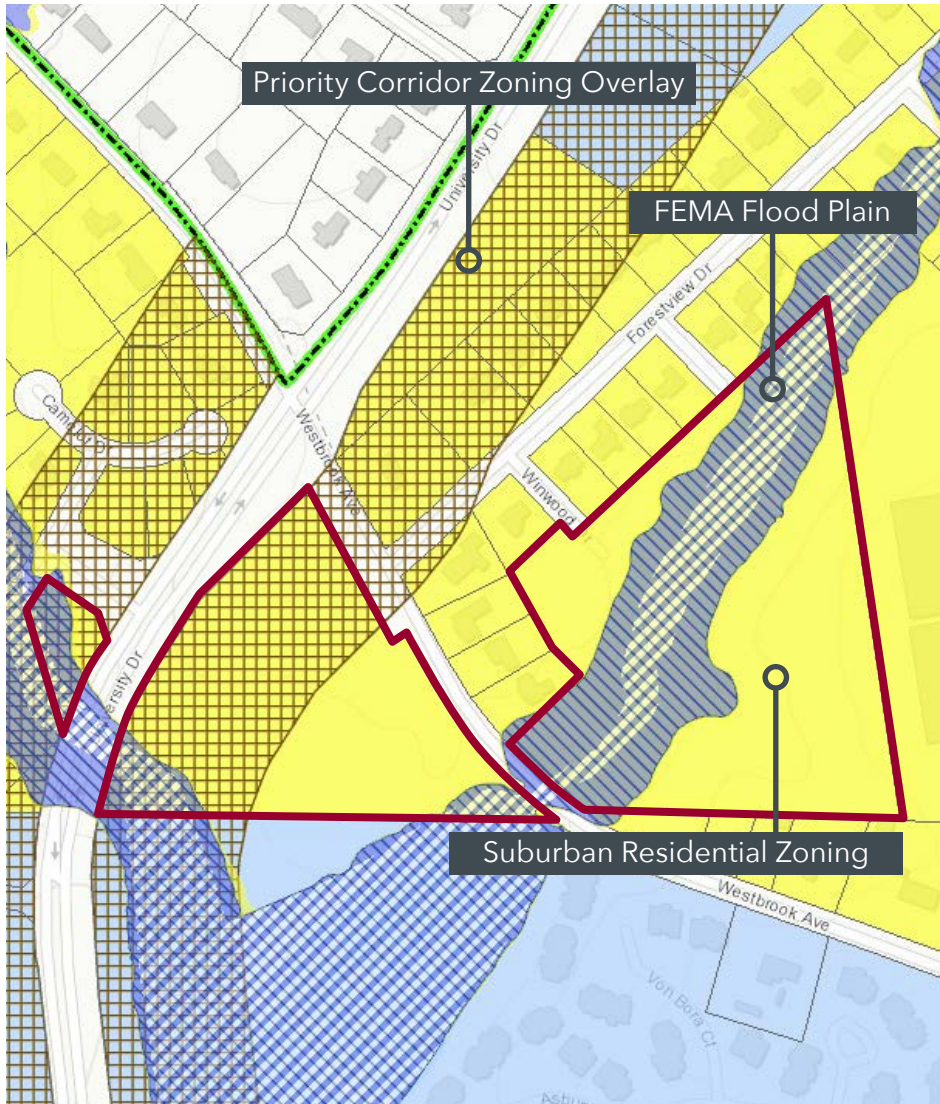
±7.66 acres south of Westbrook Avenue
±9,000 SF multitenant retail with ±48 parking spaces
±25 townhomes at 20' x 90'



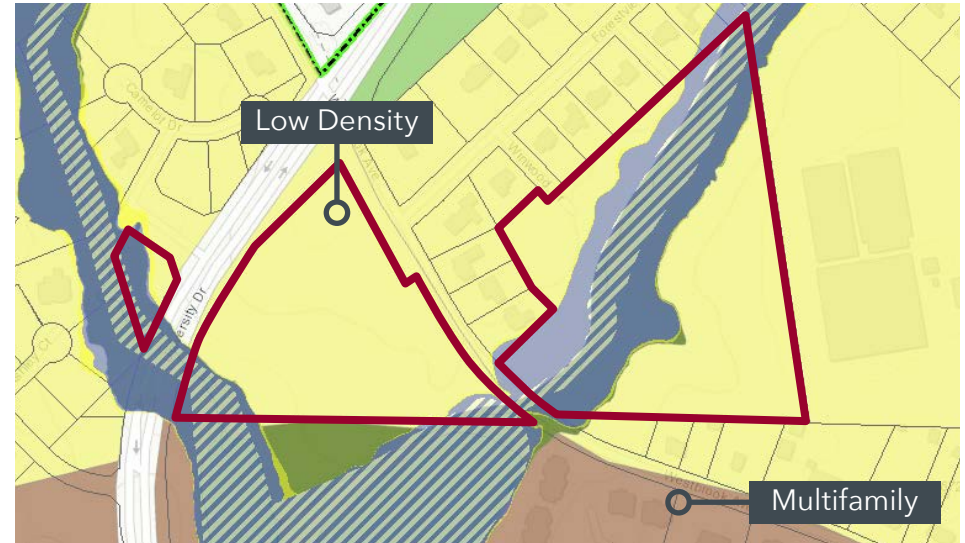
Site Conditions

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Zoning & Flood Plain



Future Land Use



Topography



Demographics

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	1 MILE	3 MILES	5 MILES
Population (2023)	6,177	41,349	75,449
Daytime Population	6,141	44,892	81,390
Median Age	48.1	37.6	38.8
Average Household Income	\$98,950	\$92,403	\$87,659
Average Home Value	\$295,853	\$286,692	\$273,035
Bachelor's Degree or Higher	59.4%	46.7%	40.4%

