



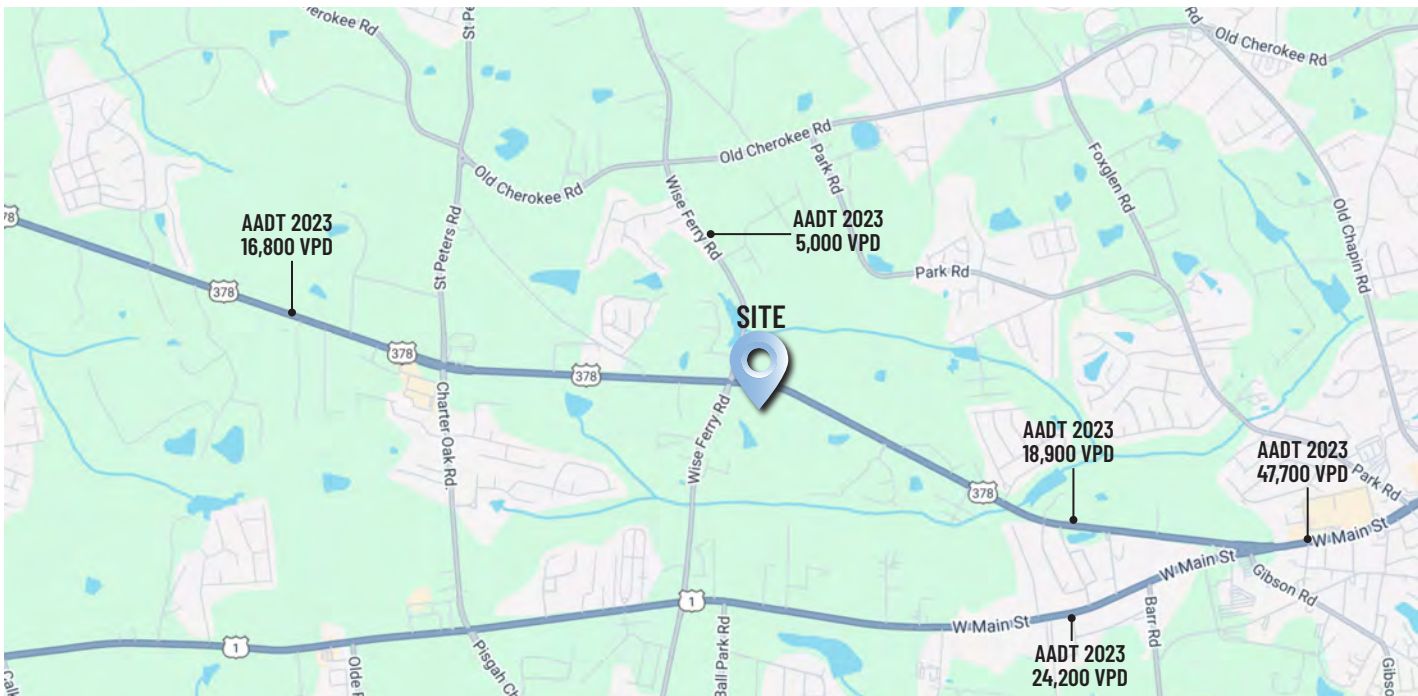
LAND | **FOR SALE**

521 US-378 | LEXINGTON

Excellent development opportunity along a high-growth corridor in Lexington where the zoning allows for multiple commercial and residential concepts.

BRYCE ESTRIDGE
c 704 975 6028
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PROPERTY INFORMATION

ACREAGE*

24.13 Acres

ZONING

ID - Intensive Development

PARCEL ID#

004200-03-079

FEATURES

- ±2 Acre* pond on the property
- Multiple commercial and residential uses
- Located in the highly desirable Lexington 1 school district
- Water and sewer available to site
- Additional 2.5* acre outparcel available under separate listing
- Due diligence documents available upon request

SALE PRICE

Call for pricing

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MECA Commercial Real Estate
2216 Monument Street
Charlotte, NC 28208
704 971 2000



MECA
COMMERCIAL REAL ESTATE



DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
	Population	4,302	33,423	64,110
	Households	1,604	12,241	24,270
	Families	1,181	9,142	17,652
	Median Age	36.8	40.7	40.3
	Average HH Size	2.66	2.67	2.59
	Median HH Income	\$88,102	\$100,244	\$96,216
	Average HH Income	\$110,338	\$130,722	\$124,361
	Per Capita Income	\$40,314	\$48,673	\$47,058

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.