

165 JULIAN PL

TROUTMAN, NC 28166

LAND FOR SALE

Houston Road
Baptist Church

FOR MORE INFORMATION

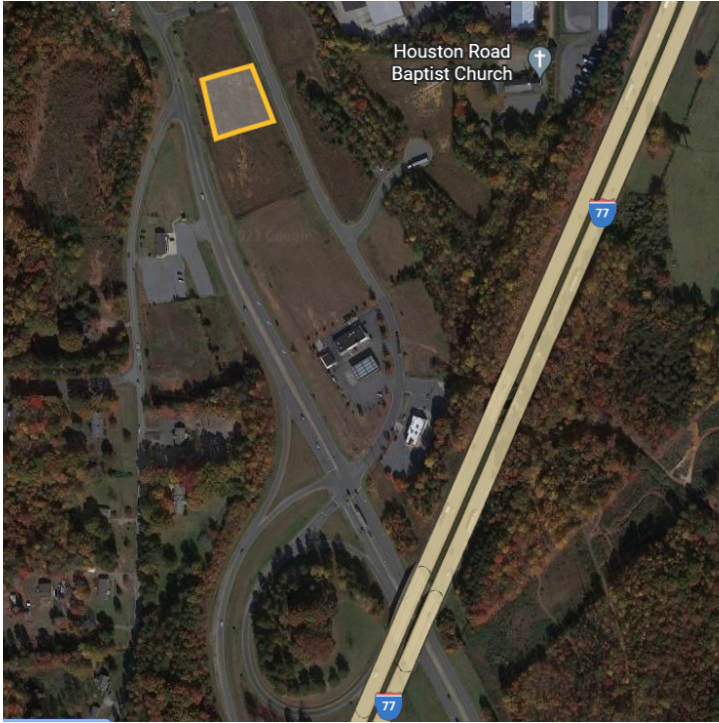
DOUG SUTHERLAND

704.614.2341
DOUGS@LAKENORMANREALTY.COM

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EXECUTIVE SUMMARY | 2



Sale Price	\$675,000
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LOCATION OVERVIEW

Level, cleared, commercially-zoned parcel, located on Hwy 21, near Exit 42, I-77. HB zoning.

OFFERING SUMMARY

Lot Size:	1.19 Acres
Price / Acre:	\$554,622
Zoning:	HB
Traffic Count:	18,000 Hwy 21
Traffic Count:	58,000 I-77

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	511	11,060	56,406
Total Population	1,426	26,332	131,485
Average HH Income	\$77,669	\$79,527	\$79,961

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ADDITIONAL PHOTOS | 3



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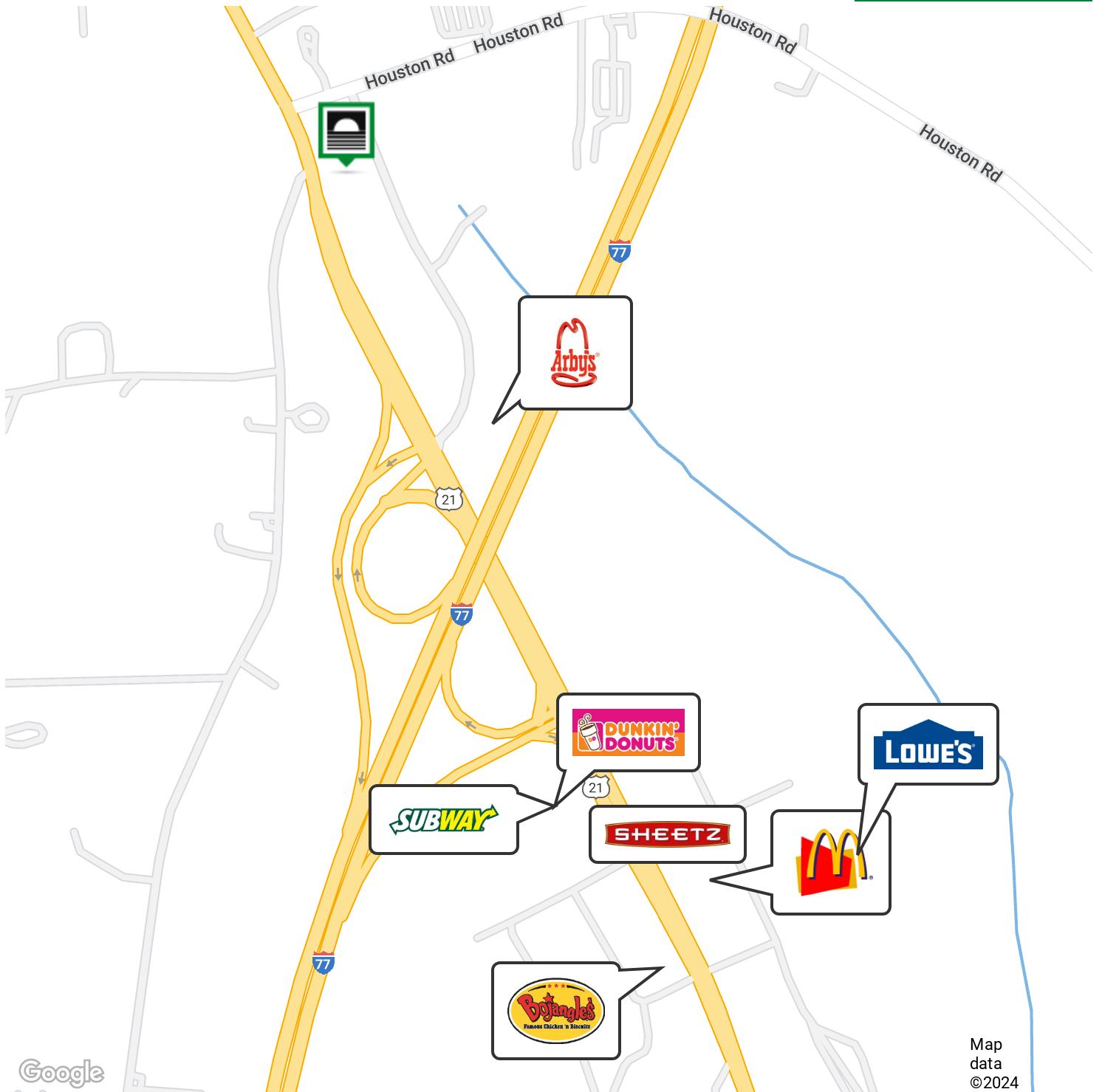
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RETAILER MAP | 4



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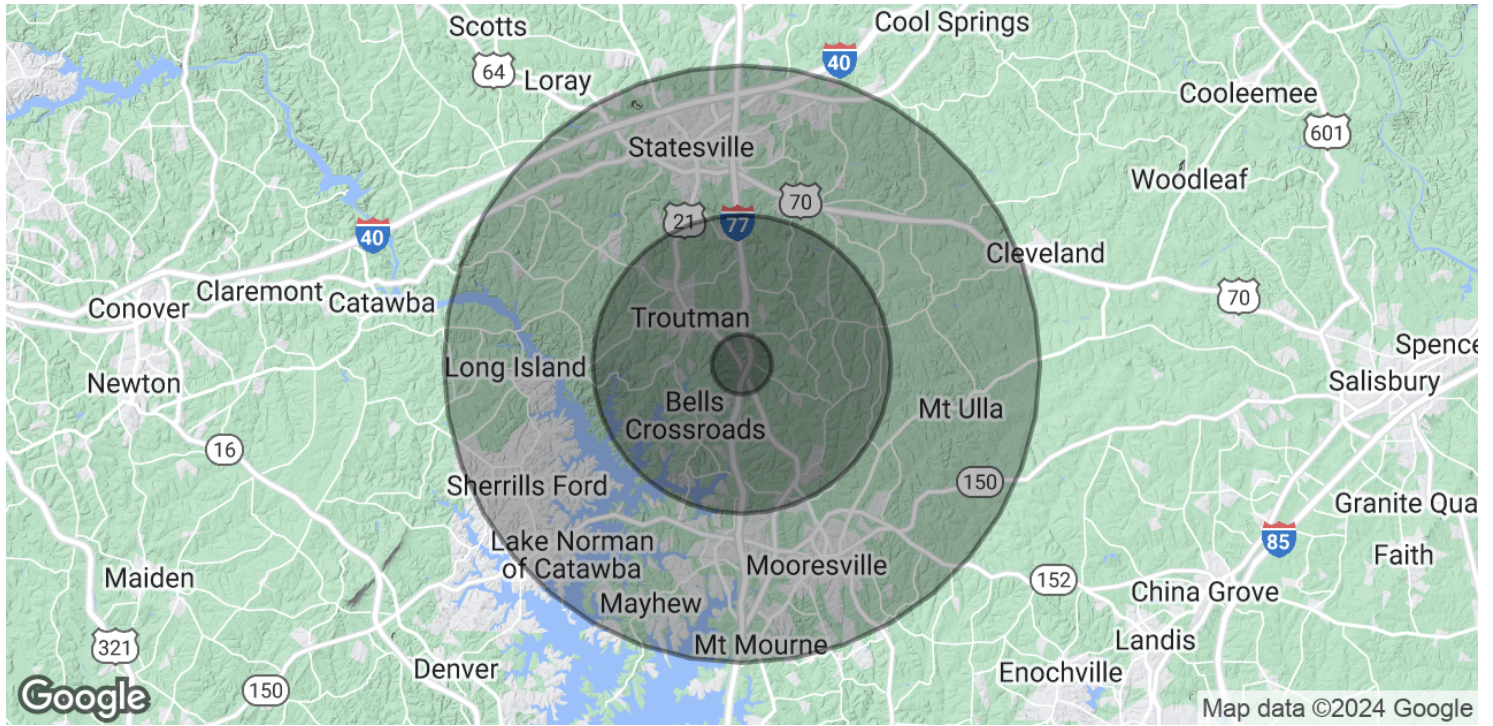
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DEMOGRAPHICS MAP & REPORT | 5



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,426	26,332	131,485
Average Age	39.3	41.0	40.8
Average Age (Male)	38.0	40.0	39.3
Average Age (Female)	41.6	43.1	42.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	511	11,060	56,406
# of Persons per HH	2.8	2.4	2.3
Average HH Income	\$77,669	\$79,527	\$79,961
Average House Value	\$208,941	\$254,771	\$255,863

2020 American Community Survey (ACS)

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