



Property Description

This 3.32 -acre property presents an excellent commercial development opportunity. Zoned B2 for general business use, it also holds a conditional use permit for the development of 60 multifamily or senior living apartments. The site is adjacent to a Walmart Supercenter and offers convenient access to U.S Highway 321

Location Description

Ideally situated near U.S Highway 321, the property provides easy access to Hickory (25 miles south) and Boone (30 miles north). It's also within 1 mile of popular amenities like planet fitness, CVS pharmacy, Dollar Tree, Biscuitville, Walgreens and Starbucks.

Highlights

Price: \$549000

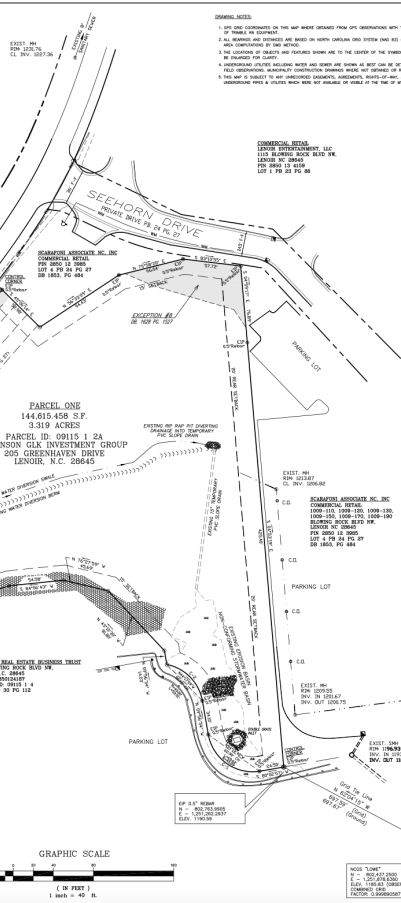
Lot Size: 3.32 Acres

Zoning: B-2

County: Caldwell



PROPERTY BOUNDARY DESCRIPTION
 Parcel One (17' offset) in the Eastern 60' R/W margin of Greenhaven Drive, east from being the common intersection of property owned and owned by Robinson GLK Investment Group as recorded in Deed Book 10175, Page 149 and Walnut Road Estate Business Trust as recorded in Deed Book 10175, Page 172, 173, 174, 175, 176, 177 and 178 and covered with the said deed and with property lines recorded by Robinson Associates, NC, Inc. as of 4/7/04 due to a 17' offset (Control Corner) in the Eastern R/W margin of Greenhaven Drive, being a corner center with property lines recorded by Robinson Associates, NC, Inc. as of 4/7/04, hence North 71 deg. 58 min. 20 sec. East 66.04 feet to a 17' offset, hence South 64 deg. 18 min. 20 sec. East 57.72 feet to a 17' offset, hence South 64 deg. 09 min. 17 sec. East 78.99 feet to a 17' offset, hence South 64 deg. 13 min. 19 sec. East 421.40 feet to a 17' offset (Control Corner, being a corner center with property lines recorded by Robinson GLK Investment Group, Southern Association, Inc. and Walnut Road Estate Business Trust, hence continuing the common line with Walnut Road Estate Business Trust South 64 deg. 18 min. 20 sec. West 42.00 feet to a 17' offset, hence North 64 deg. 13 min. 19 sec. East 14.00 feet to a 17' offset, hence North 69 deg. 24 min. 34 sec. West 14.00 feet to a point, hence South 43 deg. 09 min. 49 sec. West 43.00 feet to a point, hence South 74 deg. 27 min. 59 sec. West 47.09 feet to a point, hence South 84 deg. 59 min. 43 sec. West 54.18 feet to a point, hence South 74 deg. 04 min. 59 sec. West 241.70 feet to a point, hence South 68 deg. 49 min. 02 sec. West 409.09 feet to a 17' offset in the said Eastern R/W margin of Greenhaven Drive, the Trust and Place of Robinson and Cousins, 14441-68, No. 18, as of 3/19/09, being Tax Parc. No. 206-12-10-14, as recorded in DMR 1375, PG. 749 in the Office of Register of Deeds, Cabarrus County, North Carolina.



GENERAL NOTES
 1. ALL USES CONTAINED ON THIS MAP WERE OBTAINED FROM THE RECORDS OF THE OFFICE OF REGISTER OF DEEDS, CABARRUS COUNTY, NORTH CAROLINA, AND FROM THE RECORDS OF THE OFFICE OF REGISTER OF DEEDS, WALKER COUNTY, NORTH CAROLINA.
 2. THE LOCATION OF ALL UTILITIES SHOWN ON THIS MAP IS BASED ON THE RECORDS OF THE OFFICE OF REGISTER OF DEEDS, CABARRUS COUNTY, NORTH CAROLINA, AND FROM THE RECORDS OF THE OFFICE OF REGISTER OF DEEDS, WALKER COUNTY, NORTH CAROLINA.
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SETBACKS
 FRONT SETBACK: 10 FEET
 REAR SETBACK: 10 FEET
 SIDE SETBACK: 10 FEET
 MINIMUM FRONT SETBACK: 10 FEET
 MINIMUM REAR SETBACK: 10 FEET
 MINIMUM SIDE SETBACK: 10 FEET

CONVEYANCE INFORMATION
 PARCEL ONE (17' offset) in the Eastern 60' R/W margin of Greenhaven Drive, east from being the common intersection of property owned and owned by Robinson GLK Investment Group as recorded in Deed Book 10175, Page 149 and Walnut Road Estate Business Trust as recorded in Deed Book 10175, Page 172, 173, 174, 175, 176, 177 and 178 and covered with the said deed and with property lines recorded by Robinson Associates, NC, Inc. as of 4/7/04 due to a 17' offset (Control Corner) in the Eastern R/W margin of Greenhaven Drive, being a corner center with property lines recorded by Robinson Associates, NC, Inc. as of 4/7/04, hence North 71 deg. 58 min. 20 sec. East 66.04 feet to a 17' offset, hence South 64 deg. 18 min. 20 sec. East 57.72 feet to a 17' offset, hence South 64 deg. 09 min. 17 sec. East 78.99 feet to a 17' offset, hence South 64 deg. 13 min. 19 sec. East 421.40 feet to a 17' offset (Control Corner, being a corner center with property lines recorded by Robinson GLK Investment Group, Southern Association, Inc. and Walnut Road Estate Business Trust, hence continuing the common line with Walnut Road Estate Business Trust South 64 deg. 18 min. 20 sec. West 42.00 feet to a 17' offset, hence North 64 deg. 13 min. 19 sec. East 14.00 feet to a 17' offset, hence North 69 deg. 24 min. 34 sec. West 14.00 feet to a point, hence South 43 deg. 09 min. 49 sec. West 43.00 feet to a point, hence South 74 deg. 27 min. 59 sec. West 47.09 feet to a point, hence South 84 deg. 59 min. 43 sec. West 54.18 feet to a point, hence South 74 deg. 04 min. 59 sec. West 241.70 feet to a point, hence South 68 deg. 49 min. 02 sec. West 409.09 feet to a 17' offset in the said Eastern R/W margin of Greenhaven Drive, the Trust and Place of Robinson and Cousins, 14441-68, No. 18, as of 3/19/09, being Tax Parc. No. 206-12-10-14, as recorded in DMR 1375, PG. 749 in the Office of Register of Deeds, Cabarrus County, North Carolina.

Gupton & Webb, P.A.
 ENGINEERS/PLANNERS/SURVEYORS
 100 BOULDER DRIVE
 SUITE 100
 WALKER COUNTY, NORTH CAROLINA 28781
 (704) 776-4000
 www.guptonwebb.com

ALTA/NSPS LAND TITLE SURVEY
 FOR
 JOSE E. CARRANZA, REAL ESTATE SALES
 205 E. GREENHAVEN DRIVE, SUITE 100
 GREENHAVEN, NC 28845
 CONTACT: JAC. CHAMBERS, (704) 376-4002

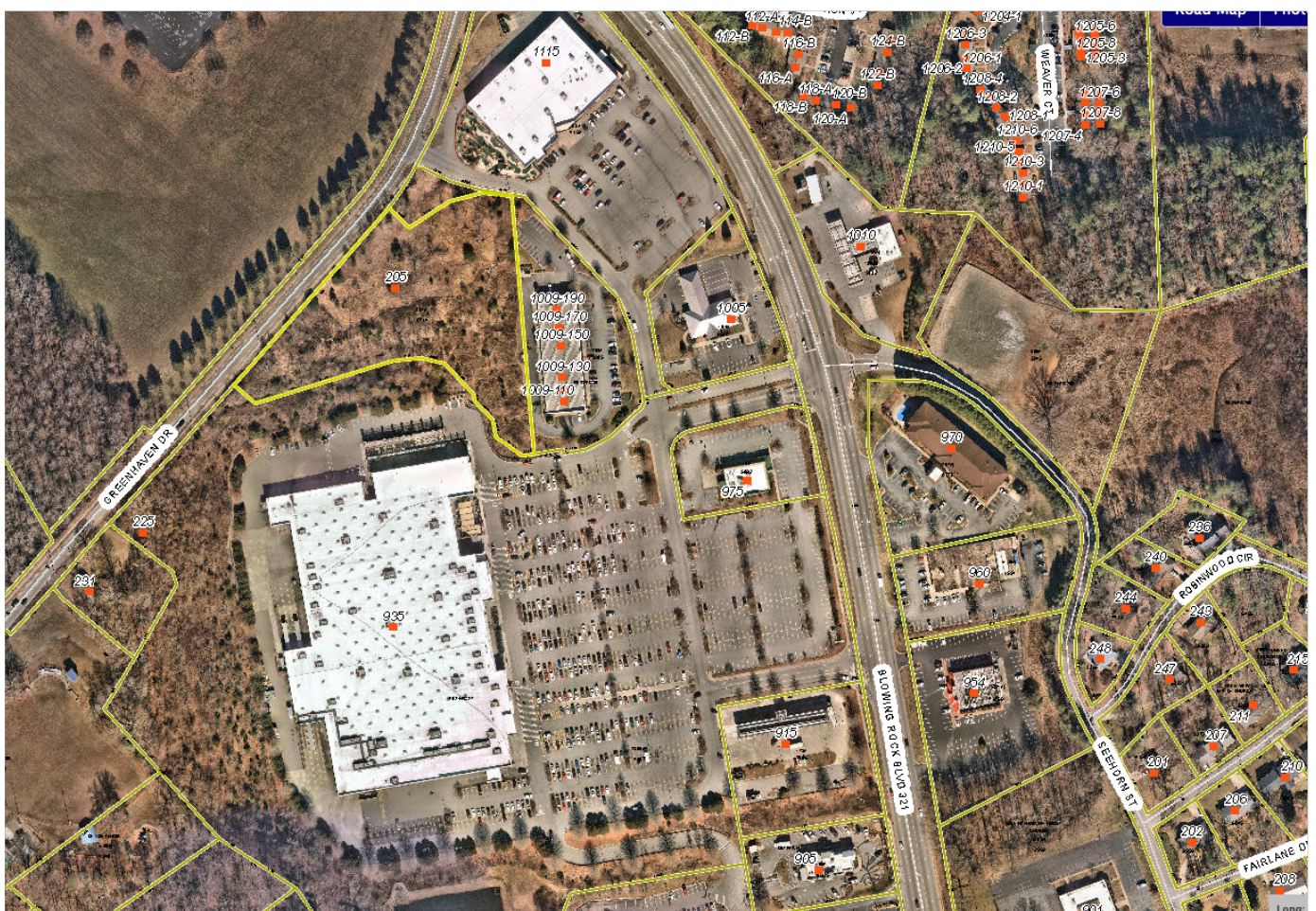
SCALE:
 1" = 40'

REVISIONS:

SUPPORTED BY: BSH
DESIGNED BY: HEG
APPROVED BY: HEG

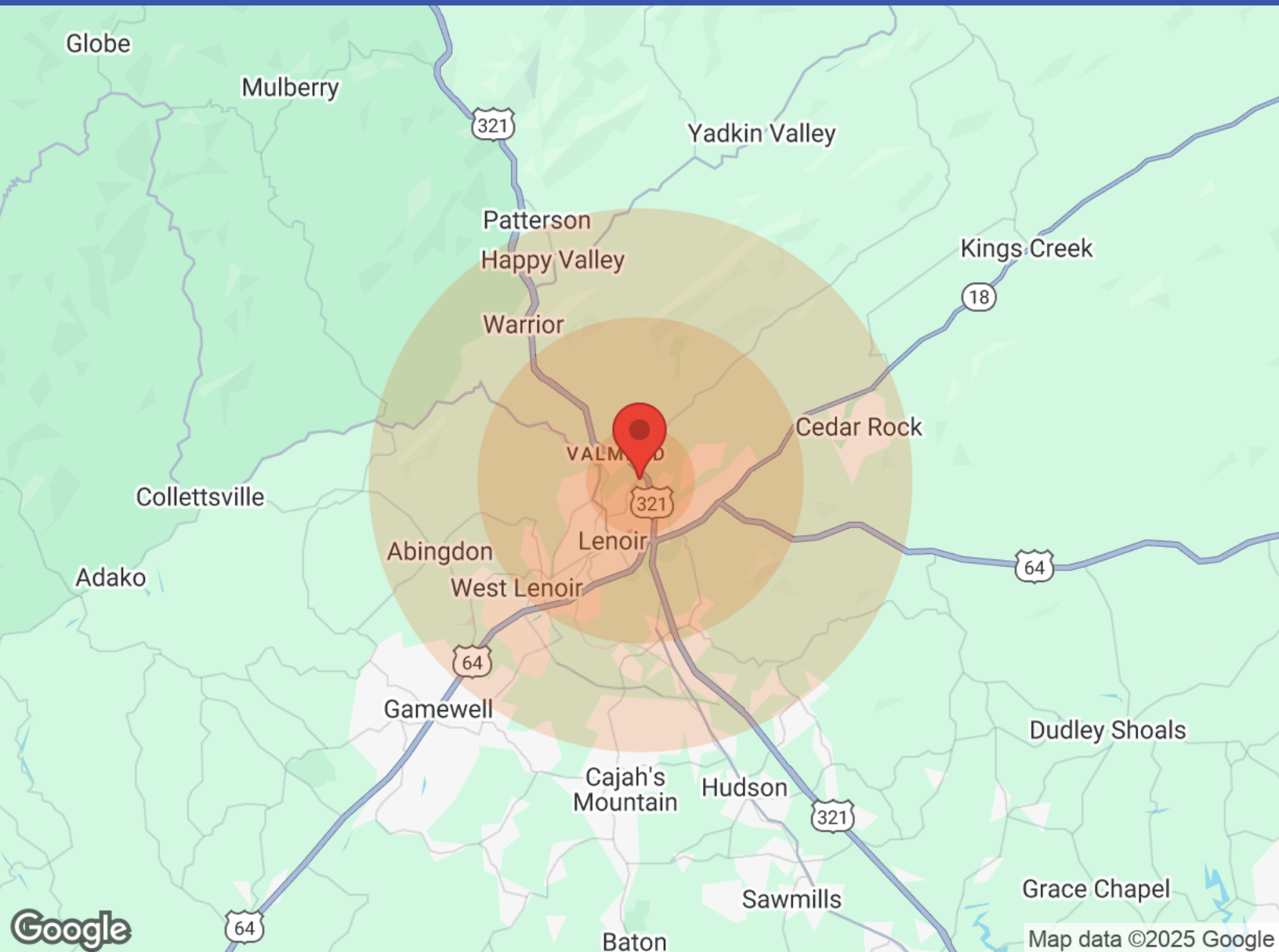
SHEET TITLE:
 ALTA/NSPS
 LAND TITLE
 SURVEY

1 of 1
DATE: 11/06/18
PROJECT NO: 12683-18D



DEMOGRAPHICS

3.32 Acres Land
205 Greenhaven Drive Northwest | Lenoir, NC 28645



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 1,307 | 6,044 | 12,330 |
| Female | 1,541 | 6,741 | 12,979 |
| Total Population | 2,848 | 12,785 | 25,309 |
| Age | 1 Mile | 3 Miles | 5 Miles |
| Ages 0-14 | 566 | 2,440 | 4,603 |
| Ages 15-24 | 384 | 1,697 | 3,192 |
| Ages 25-54 | 1,003 | 4,440 | 9,208 |
| Ages 55-64 | 290 | 1,571 | 3,288 |
| Ages 65+ | 605 | 2,637 | 5,018 |
| Race | 1 Mile | 3 Miles | 5 Miles |
| White | 1,826 | 9,731 | 20,673 |
| Black | 736 | 1,970 | 2,936 |
| Am In/AK Nat | N/A | 22 | 28 |
| Hawaiian | N/A | N/A | N/A |
| Hispanic | 274 | 1,196 | 1,891 |
| Multi-Racial | 572 | 2,090 | 3,300 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$31,937 | \$25,588 | \$27,596 |
| < \$15,000 | 460 | 1,565 | 2,499 |
| \$15,000-\$24,999 | 94 | 825 | 1,870 |
| \$25,000-\$34,999 | 323 | 782 | 1,688 |
| \$35,000-\$49,999 | 143 | 500 | 1,263 |
| \$50,000-\$74,999 | 183 | 828 | 1,649 |
| \$75,000-\$99,999 | 99 | 460 | 799 |
| \$100,000-\$149,999 | 31 | 282 | 434 |
| \$150,000-\$199,999 | 8 | 76 | 157 |
| > \$200,000 | N/A | 68 | 74 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 1,536 | 6,111 | 11,621 |
| Occupied | 1,354 | 5,405 | 10,340 |
| Owner Occupied | 550 | 3,348 | 6,580 |
| Renter Occupied | 804 | 2,057 | 3,760 |
| Vacant | 182 | 706 | 1,281 |

COMPANY BIO

3.32 Acres Land
205 Greenhaven Drive Northwest | Lenoir, NC 28645



Rani Hussami, CCIM
Executive Director Broker, Commercial Advisor
License: NC 234092

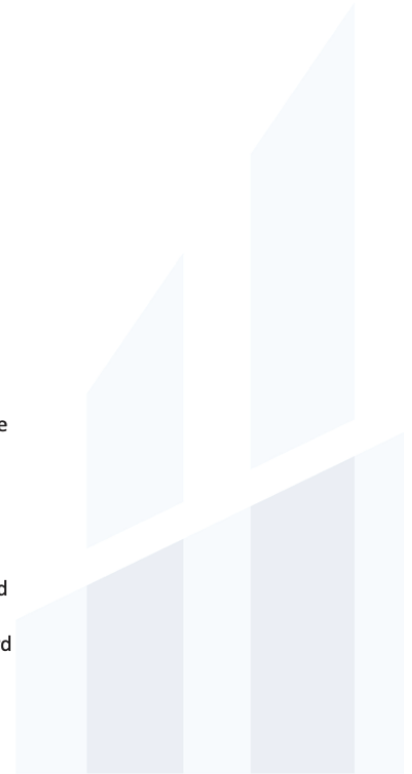
Rani Hussami, a Certified Commercial Investment Member (CCIM) Designee, provides investment services to commercial real estate investors by advising on acquisitions, dispositions, and portfolio management tailored to each client. With over 20 years of experience in commercial real estate, Rani brings his depth of knowledge to all commercial real estate brokerage areas with a focus on investments; retail, and multi-family. Rani was a fighter pilot in the RJAF, so he knows the importance of precision, efficiency, and effectiveness. He brings these qualities to the table for every project. With his wealth of connections in the area, Rani understands the Triad market and how to provide success for each client and their goals.

Prior to V/STOL Commercial Real Estate, Rani was a commercial broker at Marcus & Millichap in south Florida. He also worked at NAI Piedmont Triad, a commercial brokerage firm in Greensboro, North Carolina, for 10 years.



Chelsea Reynolds, MBA
Broker
License: NC 288593

Chelsea Reynolds brings to V/STOL a diverse background in commercial real estate, including management and litigation. As a graduate of Duke University and UNC-Chapel Hill and with an MBA from Quantic School of Business and Technology, Chelsea is locally connected and focused on providing exceptional service. Licensed with the North Carolina Real Estate Commission, Chelsea plays an integral role in the firm's dispositions and acquisitions. She is a member of the National Association of Realtors and a Greensboro Landlord Association board member.



 **V/STOL**
COMMERCIAL REAL ESTATE
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