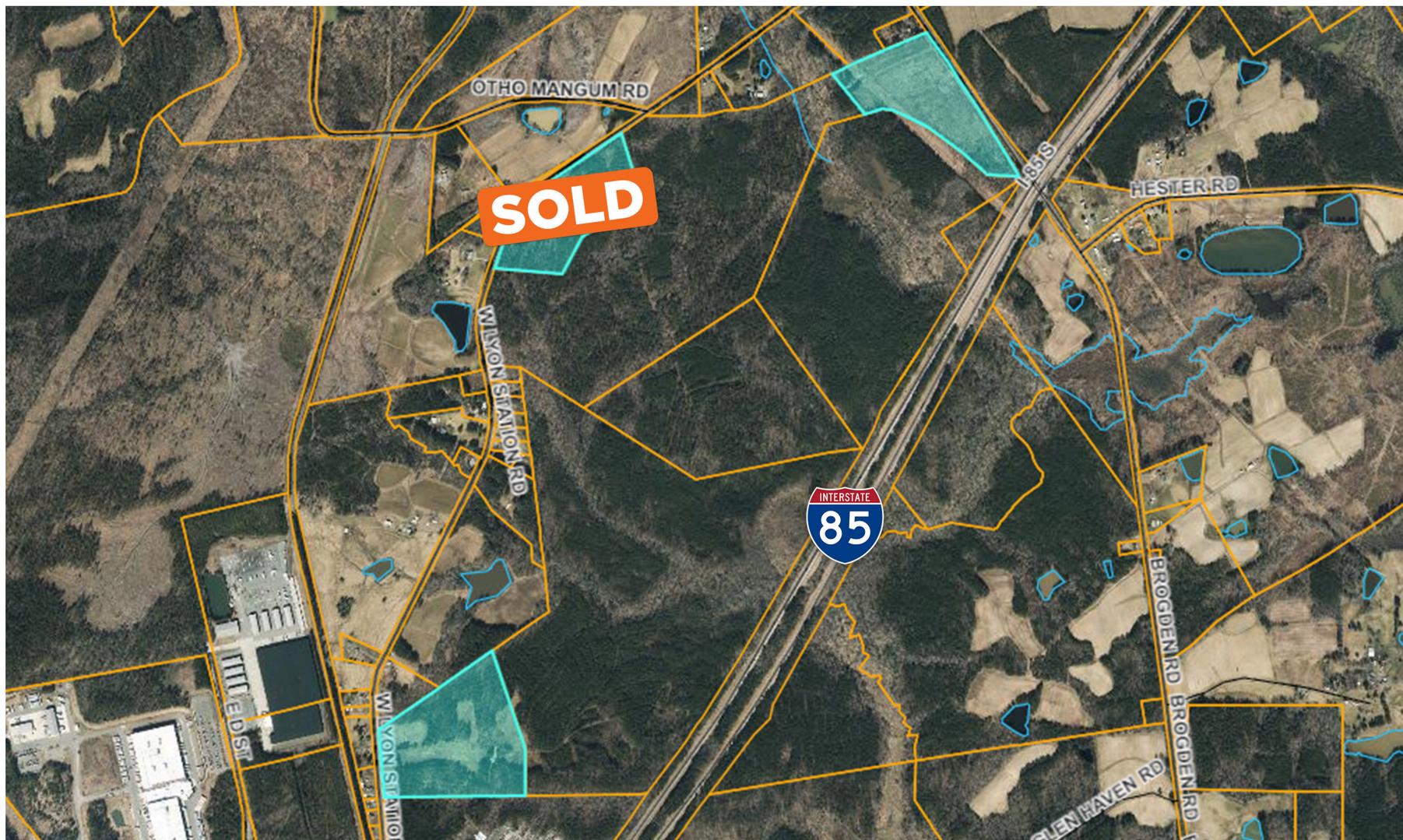


±50.52 ACRES

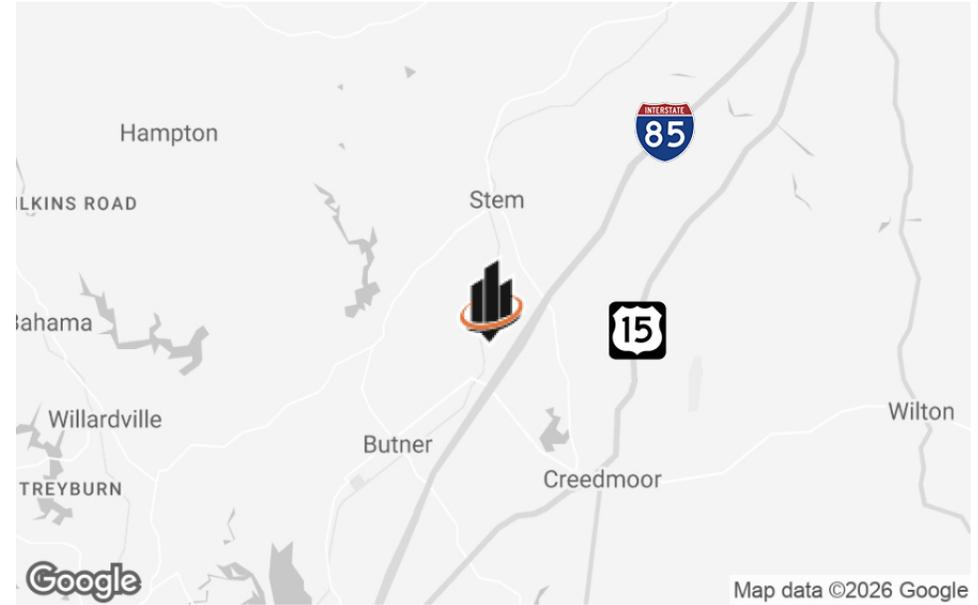
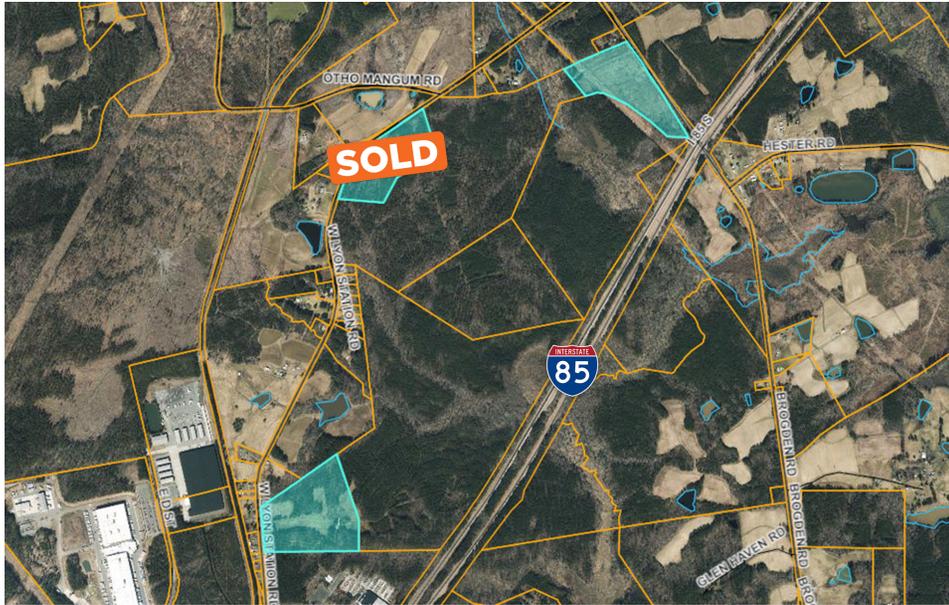
TWO PARCELS FOR SALE



2626 W. LYON STATION RD

BUTNER, NC 27509

PROPERTY SUMMARY



OFFERING SUMMARY

# OF PARCELS:	Two
TOTAL ACREAGE:	±50.52 Acres
ZONING:	Neighborhood Business
ASKING PRICE:	\$25,000/Acre

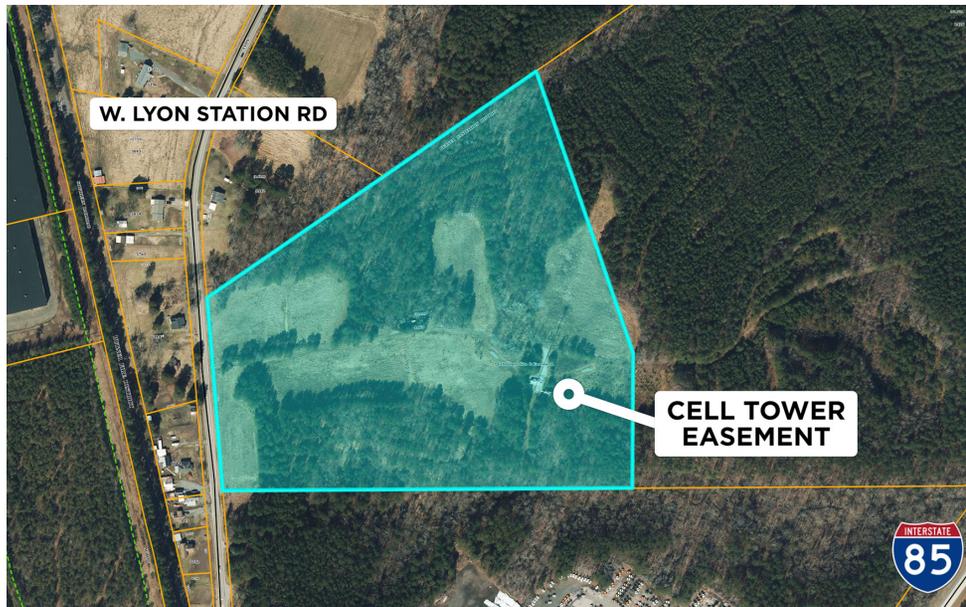
PROPERTY OVERVIEW

SVN | Real Estate Associates is pleased to present **for sale two land parcels totaling ±50.52 acres** (was ±67.73 before the sale of Lot 2) in Butner, NC. **Potential uses (subject to zoning) include commercial, industrial, or residential** developments. **Both lots include a cell tower easement** - all associated income and rights associated with them have been sold.

PROPERTY HIGHLIGHTS

- Owner would consider selling both parcels separately or all together
- Great road frontage/accessibility with potential for a variety of uses in a high-growth region
- Close proximity to Creedmoor's primary highway business interchange (Hwy 56 and I-85)
- Just minutes from I-85 (±1 mile), downtown Butner (±3 miles), and downtown Creedmoor (±4 miles)
- Adjacent to a proposed large residential development (water/sewer availability may be tied to this project)

PARCEL BREAK DOWN



LOT 1

Status: Available

Size: ±30.19 Acres

Parcel ID: 088701164467

Price: \$25,000/Acre

Zoning: Neighborhood Business

LOT 3

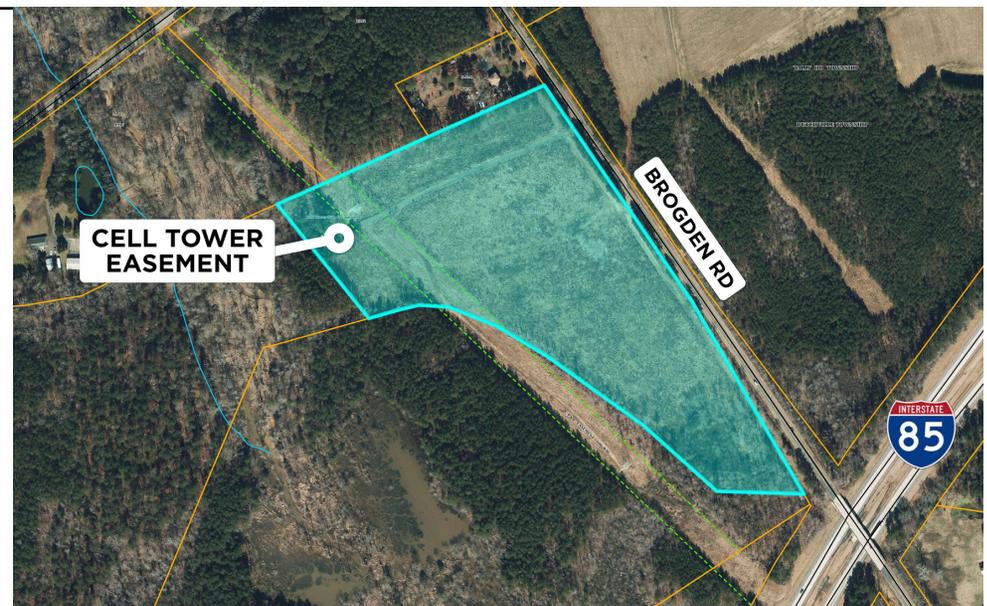
Status: Available

Size: ±20.33 Acres

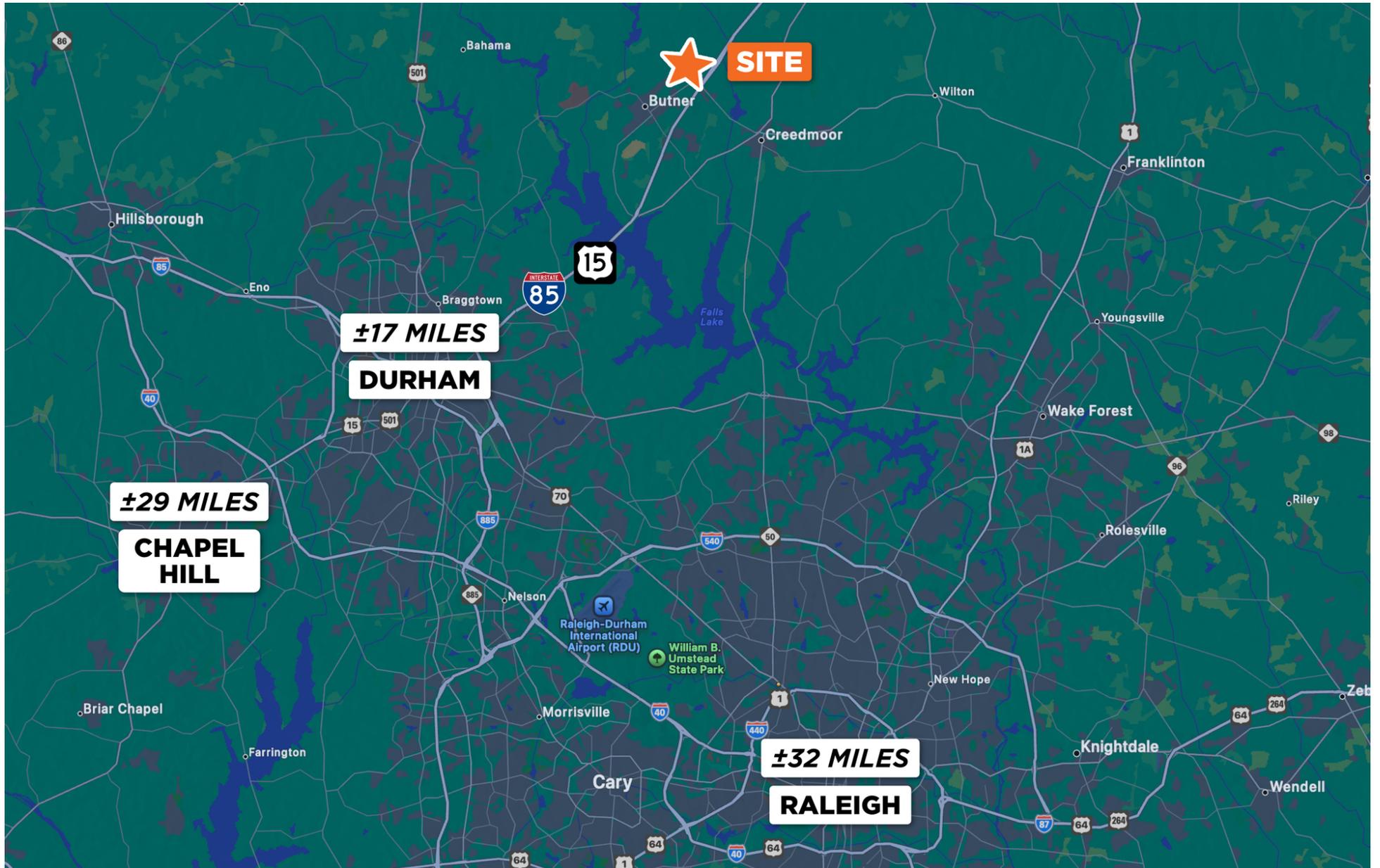
Parcel ID: 088804528673

Price: \$25,000/Acre

Zoning: Neighborhood Business



LOCATION MAP



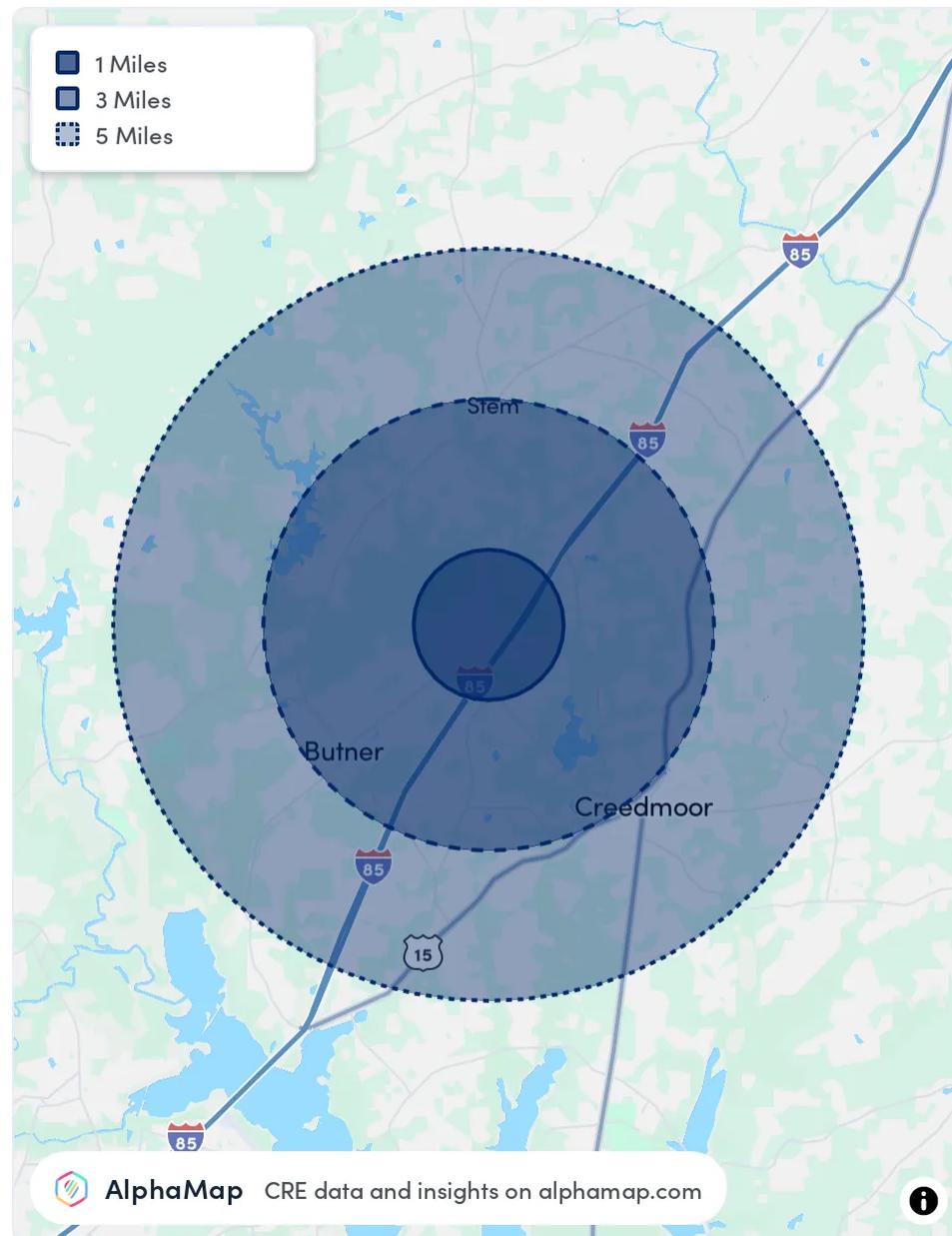
NEARBY RETAILERS



AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	418	7,964	22,890
AVERAGE AGE	43	40	41
AVERAGE AGE (MALE)	41	39	40
AVERAGE AGE (FEMALE)	45	42	42
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	154	2,861	6,890
PERSONS PER HH	2.7	2.8	3.3
AVERAGE HH INCOME	\$91,178	\$93,734	\$91,930
AVERAGE HOUSE VALUE	\$231,922	\$206,422	\$225,465
PER CAPITA INCOME	\$33,769	\$33,476	\$27,857

Map and demographics data derived from AlphaMap



SOLD



Local Expertise.
National Reach.

SVN | Real Estate Associates

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