

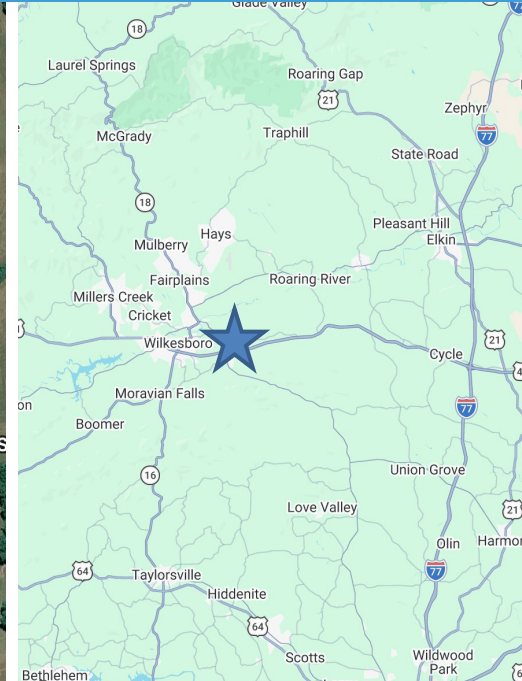
469 SPEEDWAY ROAD

NORTH WILKESBORO, NC 28697

FOR SALE

NS New South
Properties
NEWSOUTHPROP.COM

± 13.04 ACRES AVAILABLE FOR SALE



PROPERTY HIGHLIGHTS

- ± 13.04 acres available for sale
- Zoned General Business, allowing for a wide range of Commercial, Industrial, or Multi-Family projects
- Located less than 1 mile from the historic North Wilkesboro Speedway, capturing massive seasonal foot traffic and tourism
- Direct, high-visibility connectivity to the Hwy 421 corridor



CALL BROKER FOR PRICING

BROKER CONTACT

WILLIAM BUCHANAN
336.469.8821
wbuchanan@newsouthprop.com



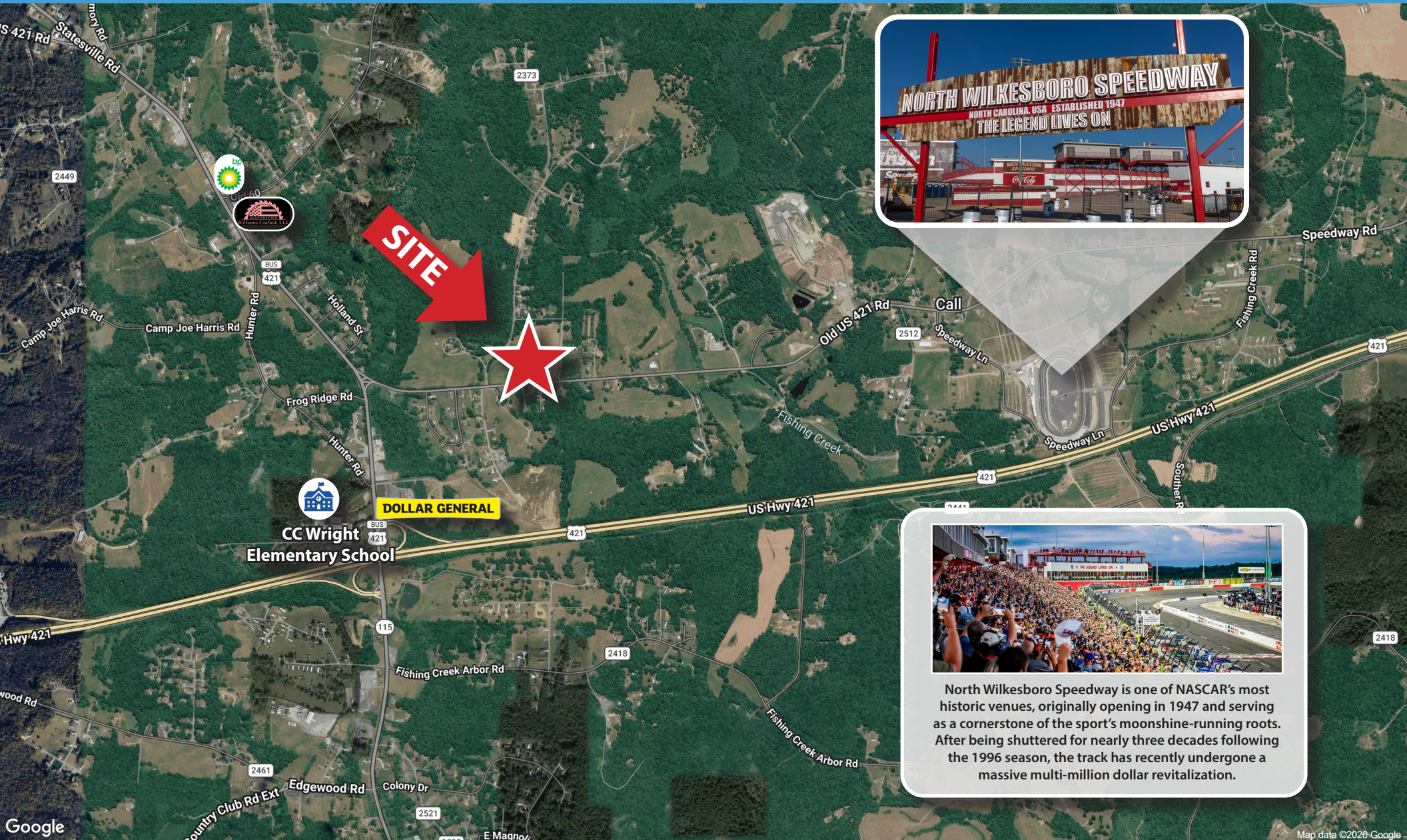
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CORRIDOR AERIAL

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North Wilkesboro Speedway is one of NASCAR's most historic venues, originally opening in 1947 and serving as a cornerstone of the sport's moonshine-running roots. After being shuttered for nearly three decades following the 1996 season, the track has recently undergone a massive multi-million dollar revitalization.

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LOCATION
OVERVIEW

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NC

WILKESBORO, NC - WILKES COUNTY

Wilkesboro, North Carolina is a thriving economic center strategically located in the scenic Blue Ridge Foothills. As the commercial heart of Wilkes County, the town boasts a resilient and diverse economy anchored by major employers like the Tyson Foods facility and local telecommunications firms. This established employment base ensures a steady, local workforce and consumer market. The area's retail landscape is strong, drawing significant regional traffic with key national anchors including Walmart and Lowe's (Home Improvement), creating excellent co-tenancy opportunities. Furthermore, Wilkesboro benefits from an international cultural profile, being the home of the globally recognized MerleFest music festival, which generates a massive annual boost to local hospitality and retail sectors. With prime commercial corridors situated along US Highway 421, Wilkesboro presents an exceptional opportunity for retail, office, and industrial investment in a community poised for continued growth.



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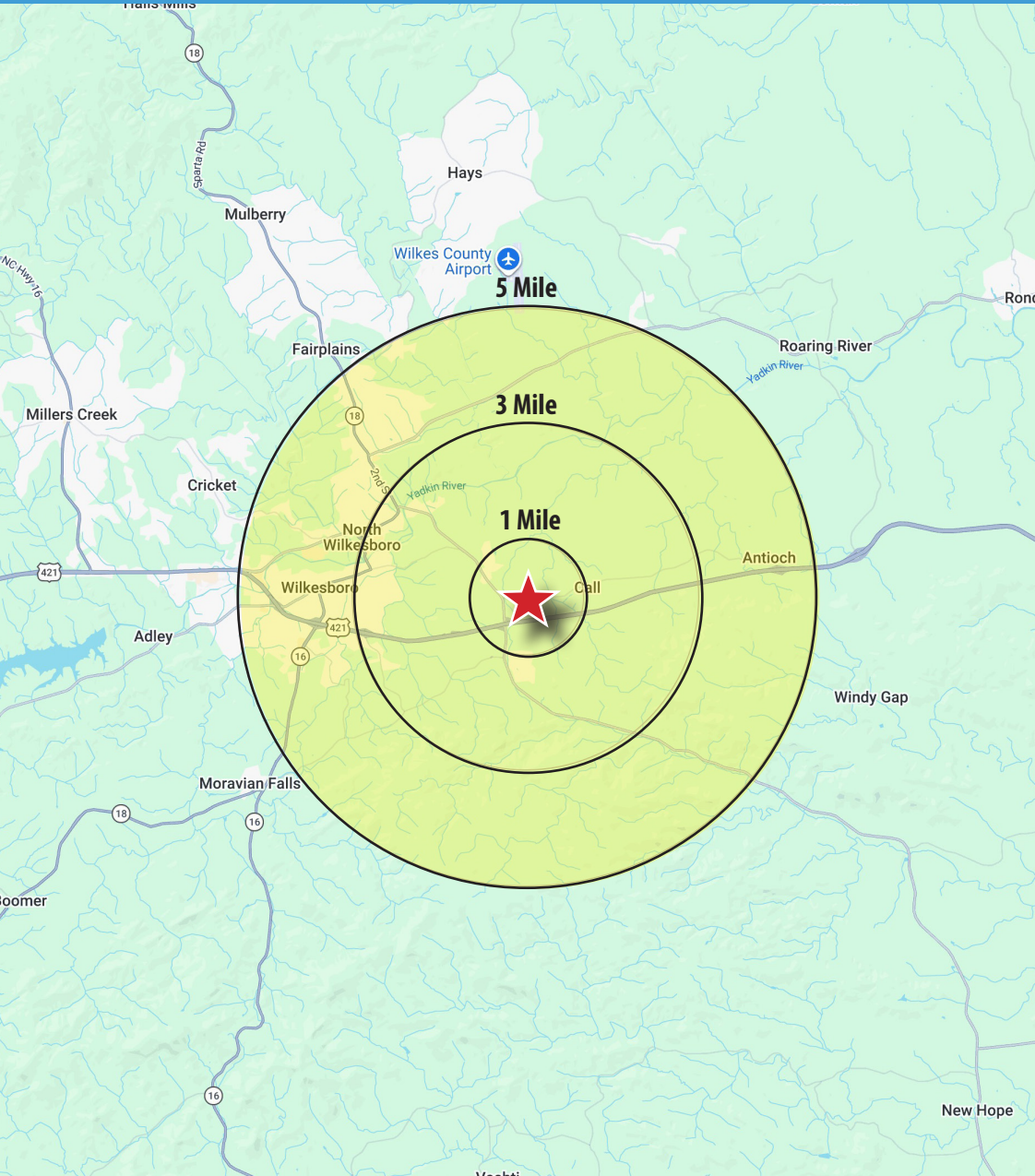
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DEMOGRAPHICS

NS New South Properties

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POPULATION

	1 MILE	3 MILE	5 MILE
2025 Estimated Population	935	6,430	18,342
2030 Projected Population	939	6,411	18,186
Projected Annual Growth (2025-2030)	4	-19	-156

HOUSEHOLDS

2025 Estimated Households	395	2,710	7,728
2030 Projected Households	393	2,694	7,656

HOUSEHOLD INCOME

2025 Estimated Average Household Income	\$79,564	\$75,743	\$73,061
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BUSINESSES

2025 Estimated Total Businesses	34	322	1,068
2025 Estimated Total Employees	580	3,858	15,832

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Rooted in the Carolinas

Commercial Real Estate Services



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