

# ±25.16 ACRES FOR SALE

I-40 AND US 601, MOCKSVILLE, NC 27028

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COMMERCIAL REAL ESTATE



PRIME DEVELOPMENT OPPORTUNITY

## PROPERTY HIGHLIGHTS

**PROPERTY TYPE** Land, Commercial

**TOTAL ACREAGE ±** 25.16 (divisible)

**SALE PRICE** \$2,250,000

## DESCRIPTION

Vacant land located just off of I-40 and US Highway 601 at exit 170 ideal for restaurant, hotel, or apartment development. Parcel divided by Madison Road with lower lot abutting Lowe's Home Improvement and upper lot fronting I-40. Situated in a well-trafficked retail thoroughfare with VPD of approximately 20,000 and 31,000. Accessible via Madison Road or US Highway 601. Seller flexible to subdivide.

## KEY FACTS (25 MILES)



Population  
654,701



Annual Population Growth  
1.31%



Average Household Income  
\$87,138



Median Home Value  
\$225,501

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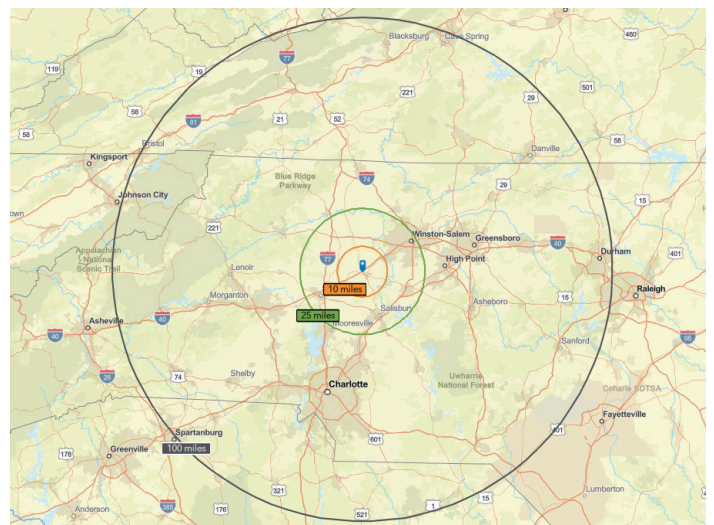
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## KEY FEATURES

- Two adjacent parcels
- Located directly off of I-40
- Surrounded by thriving retail, healthcare, and a concentration of industrial employers
- Davie County multi-family vacancy rate at 3.5%
- 14 miles to Winston-Salem via I-40



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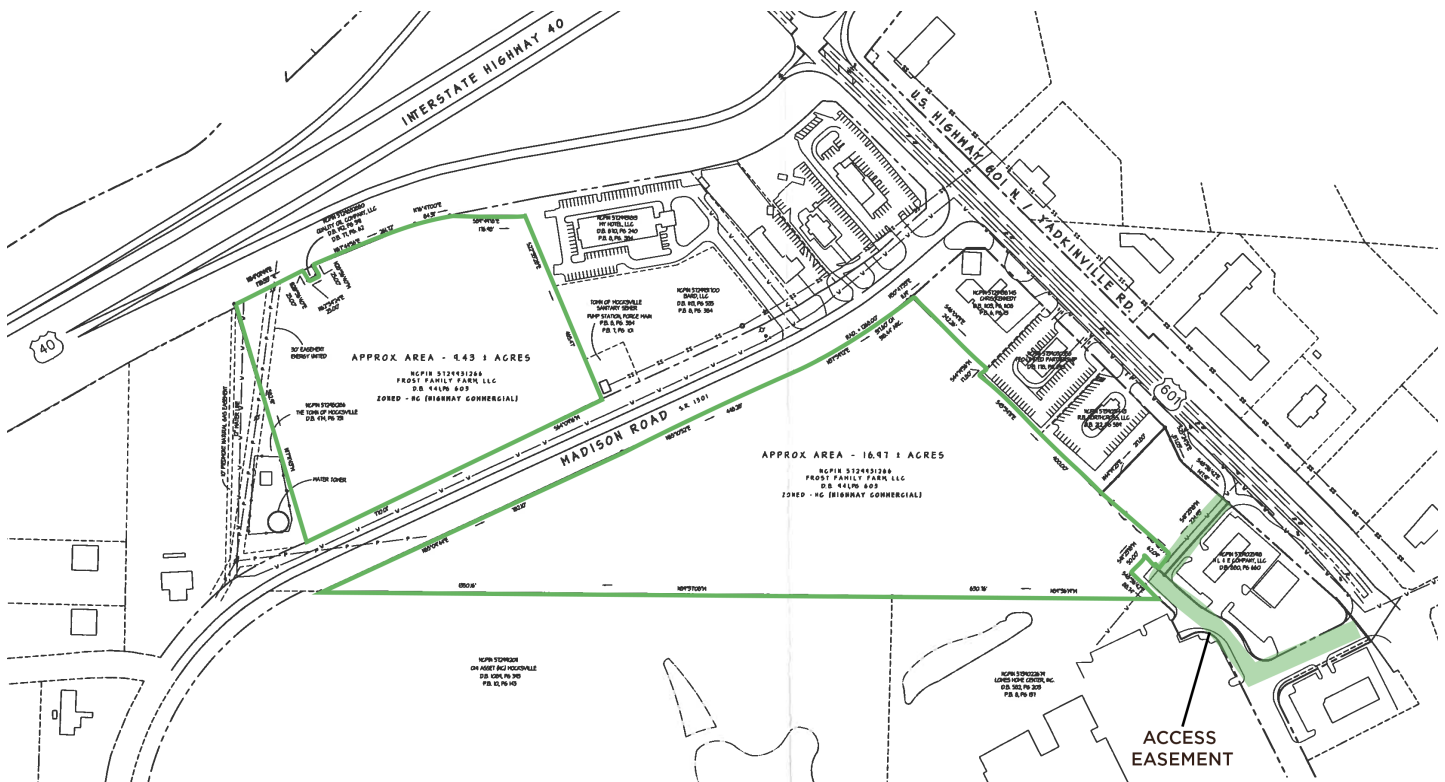
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## PROPERTY INFORMATION

PROPERTY TYPE	Land	PROPERTY SUBTYPE	Commercial
TOTAL ACREAGE ±	25.16	ZONING	Highway Commercial (HC)
PARCEL A ACREAGE ±	9.43	TAX PIN	5729931266
PARCEL B ACREAGE ±	15.73		

## PRICING & TERMS

SALE PRICE \$2,250,000

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