FREEMAN | COMMERCIAL REAL ESTATE

DEVELOPMENT OPPORTUNITY IN HIGH GROWTH HWY 601/I-40 COMMERCIAL HUB, MOCKSVILLE

22.39 +/- AC | HWY 601, MOCKSVILLE NC

BOB ANDERSON
336.768.4410
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FREEMAN | COMMERCIAL REAL ESTATE

FOR SALE

DEVELOPMENT OPPORTUNITY

ADDRESS	Hwy. 601/Yadkinville RD.
CITY, STATE, ZIP	Mocksville, NC 27028
COUNTY	Davie County
PARCEL ID	I4020A0002 I4020A0011
LAND AREA	22.39 +/- AC
ZONING	HC (Highway Commercial)

HIGHLIGHTS

- 22.39 AC, commercial zoning in town neighborhood district
- Water and sewer available
- New commercial and residential growth on Hwy 601
- Traffic Count Hwy 601: 22,276 VPD

28k-35k
Daytime Population (5 mil.)

1.5%
Davie County Avg. Annual Daytime Employment Growth since 2015

23k
VPD Hwy 601/Yadkinville Rd.

	3 mi.	5 mi.	7 mi.
Population	8,527	15,293	24,718
Avg HH Income	$85,935	$87,232	$86,516
Total Households	3,519	6,267	10,023

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