



AMETEK

RED OAK
BREWERY

121,000 vpd

61

40 85

61

9.03 acres

4.41 acres

Avison Young - Raleigh-Durham | 5440 Wade Park Boulevard, Suite 200 | Raleigh, NC 27607

COMMERCIAL LAND FOR SALE

I-40/I-85 & NC Highway 61

Burlington, NC 27377

**AVISON
YOUNG**

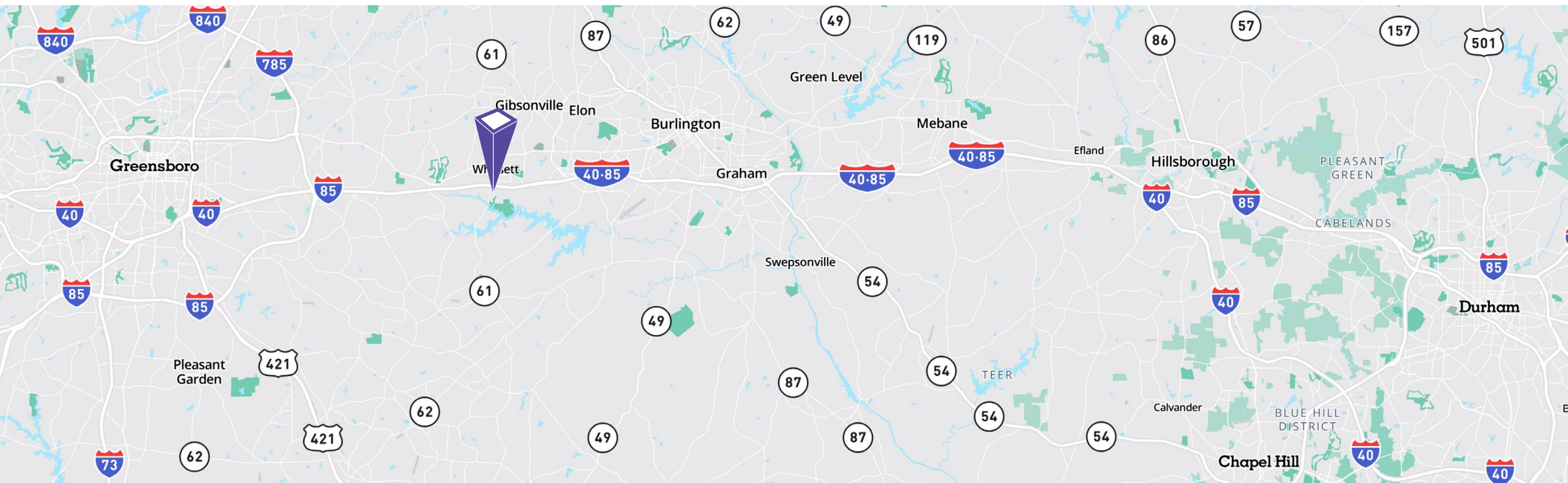
Property highlights

Prime location along I-40/I-85; sits on the east end of Rock Creek Center

Overview

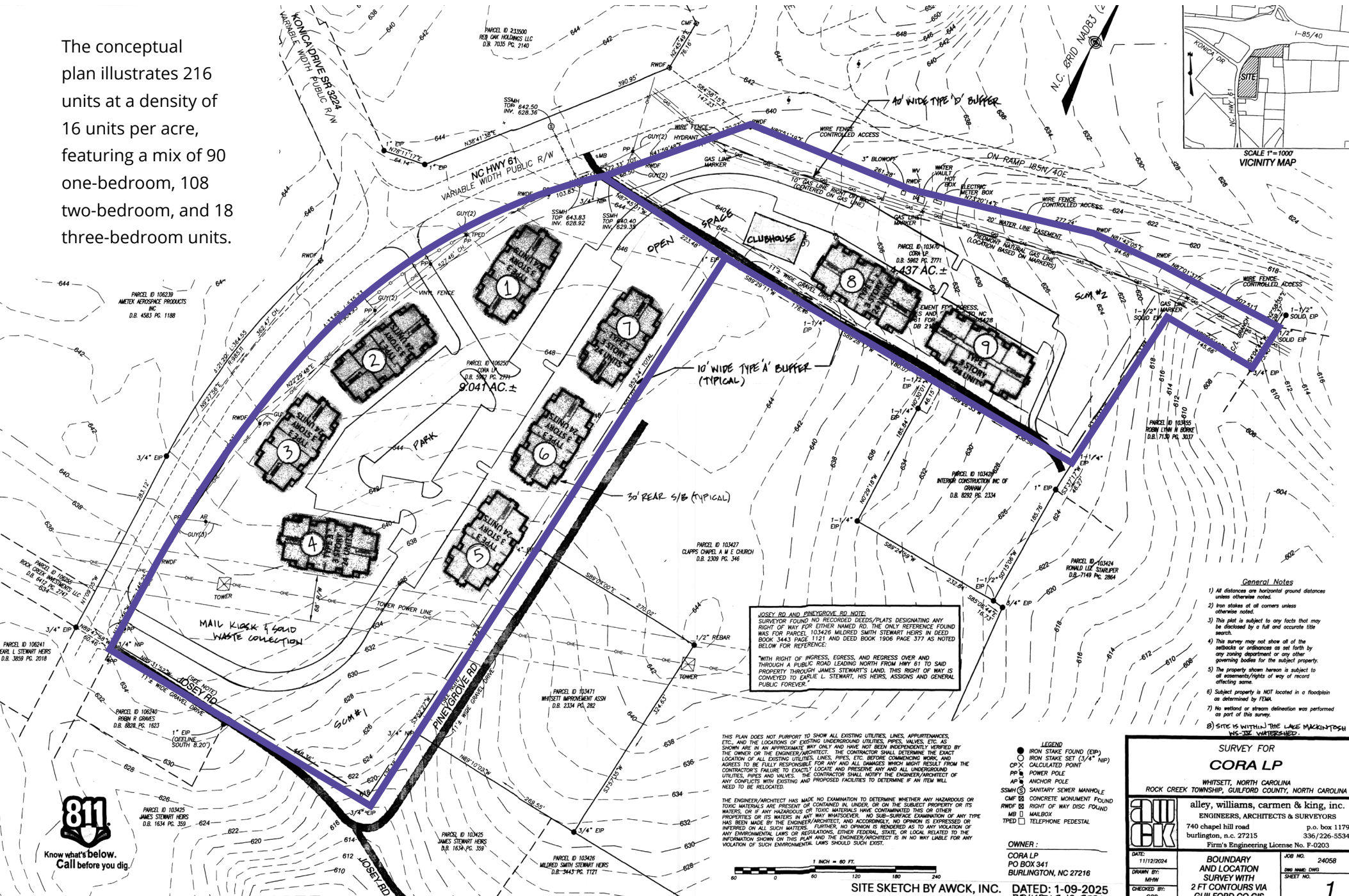
Sale Price:	\$3,672,000
Lot Size:	±13.44 acres
Price Per Acre:	\$273,214
Zoning:	General Business (allows for retail, business, multifamily, and a myriad of other uses)
Traffic Count:	±121,000 vpd

- Prime multifamily site with zoning that supports up to 24 units per acre
- Exceptional visibility and exposure along the I-40/I-85 corridor
- Water and sewer provided by Guilford County nearby
- Access to an existing 8" public natural gas line running along the I-40/I-85 frontage
- Positioned within a rapidly growing area featuring four major residential developments, and a wide range of nearby amenities



Multifamily concept site plan

The conceptual plan illustrates 216 units at a density of 16 units per acre, featuring a mix of 90 one-bedroom, 108 two-bedroom, and 18 three-bedroom units.



JOSEY RD AND PINE GROVE RD NOTE:
 SURVEYOR FOUND NO RECORDED DEEDS/PLATS DESIGNATING ANY RIGHT OF WAY FOR EITHER NAMED RD. THE ONLY REFERENCE FOUND WAS FOR PARCEL 103426 MALDRED SMITH STEWART HEIRS IN DEED BOOK 3443 PAGE 1121 AND DEED BOOK 1906 PAGE 377 AS NOTED BELOW FOR REFERENCE.
 WITH RIGHT OF INGRESS, EGRESS, AND REGRESS OVER AND THROUGH A PUBLIC ROAD LEADING NORTH FROM HWY 61 TO SAID PROPERTY THROUGH JAMES STEWART'S LAND, THIS RIGHT OF WAY IS CONVEYED TO EARLE L STEWART, HIS HEIRS, ASSIGNS AND GENERAL PUBLIC FOREVER.

THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UTILITIES, LINES, APPURTENANCES, ETC., AND THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, PIPES, VALVES, ETC. AS SHOWN ARE IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN VERIFIED BY THE OWNER OR THE ENGINEER/ARCHITECT. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES, LINES, PIPES, ETC. BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, PIPES AND VALVES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT OF ANY CONFLICTS WITH EXISTING AND PROPOSED FACILITIES TO DETERMINE IF AN ITEM WILL NEED TO BE RELOCATED.

THE ENGINEER/ARCHITECT HAS MADE NO EXAMINATION TO DETERMINE WHETHER ANY HAZARDOUS OR TOXIC MATERIALS ARE PRESENT OR CONTAINED IN, UNDER, OR ON THE SUBJECT PROPERTY OR ITS WATERS, OR IF ANY HAZARDOUS OR TOXIC MATERIALS HAVE CONTAMINATED THIS OR OTHER PROPERTIES OR ITS WATERS IN ANY WAY WHATSOEVER. NO SUB-SURFACE EXAMINATION OF ANY TYPE HAS BEEN MADE BY THE ENGINEER/ARCHITECT AND NO OPINION IS EXPRESSED OR IMPLIED ON ALL SUCH MATTERS. FURTHER, NO OPINION IS RENDERED AS TO ANY VIOLATION OF ANY ENVIRONMENTAL LAWS OR REGULATIONS, FEDERAL, STATE, OR LOCAL RELATED TO THE INFORMATION SHOWN ON THIS PLAN AND THE ENGINEER/ARCHITECT IS IN NO WAY LIABLE FOR ANY VIOLATION OF SUCH ENVIRONMENTAL LAWS SHOULD SUCH EXIST.

- General Notes**
- 1) All distances are horizontal ground distances unless otherwise noted.
 - 2) Iron stakes at all corners unless otherwise noted.
 - 3) This plot is subject to any facts that may be disclosed by a full and accurate title search.
 - 4) This survey may not show all of the setbacks or setbacks as set forth by any zoning department or any other governing bodies for the subject property.
 - 5) The property shown hereon is subject to all easements, rights of way of record affecting same.
 - 6) Subject property is NOT located in a floodplain as determined by FEMA.
 - 7) No wetland or stream delineation was performed as part of this survey.
 - 8) SITE IS WITHIN THE LAKE MACKINTOSH W-12E WATERSHED.

LEGEND

- IRON STAKE FOUND (EP)
- IRON STAKE SET (3/4" NIP)
- CP ± CALCULATED POINT
- PP ± POWER POLE
- AP ± ANCHOR POLE
- SSMH ± SANITARY SEWER MANHOLE
- CM ± CONCRETE MONUMENT FOUND
- RWDF ± RIGHT OF WAY DISC FOUND
- MB ± MAILBOX
- TRED ± TELEPHONE PEDESTAL

OWNER:
 CORA LP
 PO BOX 341
 BURLINGTON, NC 27216

DATE: 1/11/2024
DRAWN BY: M-HW
CHECKED BY:

BOUNDARY AND LOCATION SURVEY WITH 2 FT CONTOURS VIA GULFORD COUNTY

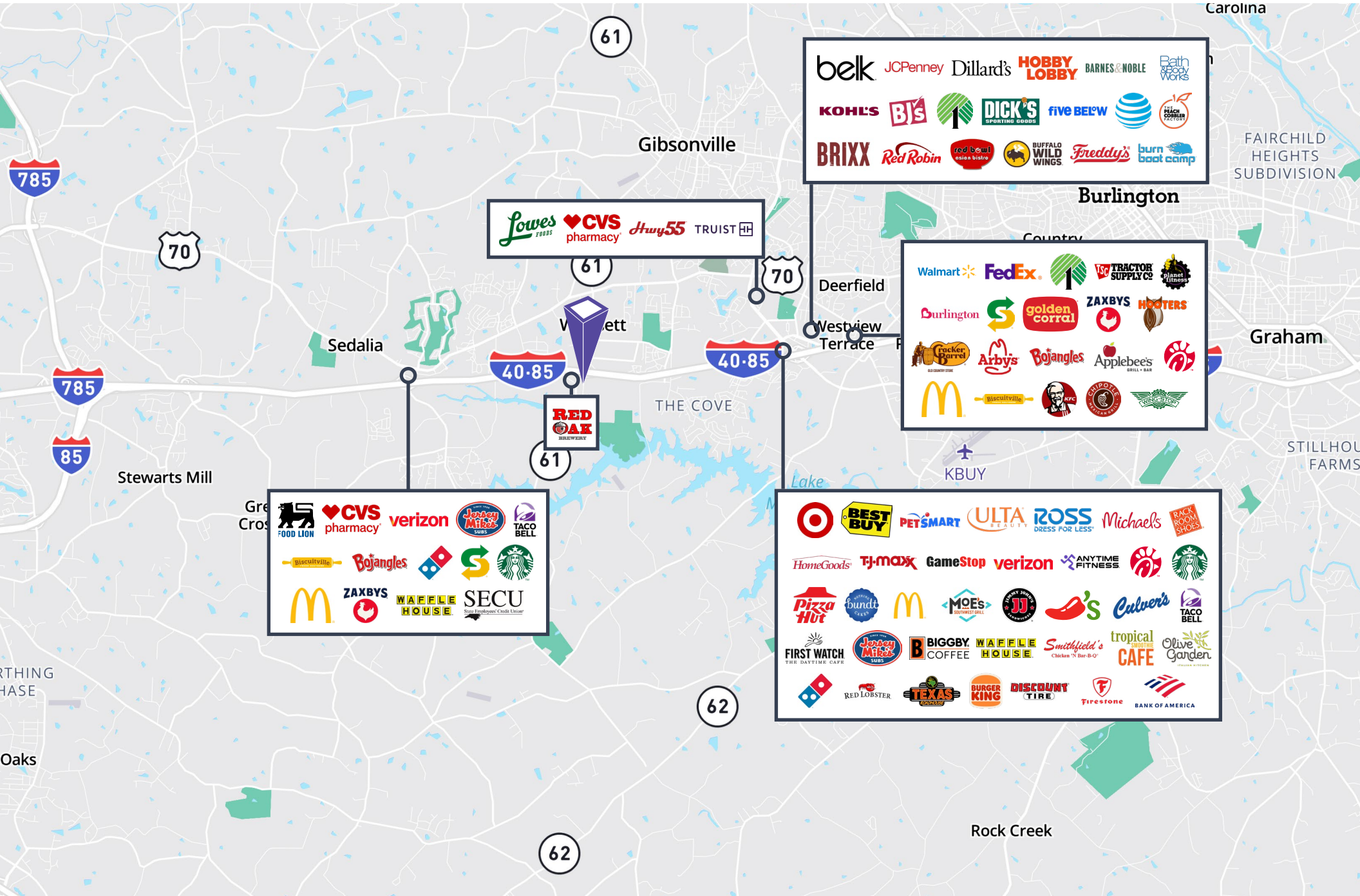
WHITSETT, NORTH CAROLINA
 ROCK CREEK TOWNSHIP, GULFORD COUNTY, NORTH CAROLINA

alley, williams, carmen & king, inc.
 ENGINEERS, ARCHITECTS & SURVEYORS
 740 chapel hill road
 burlington, n.c. 27215
 Firm's Engineering License No. F-0203

p.o. box 1179
 336/226-5534

JOB NO. 24058
 DATE PLOTTED: DWG
 SHEET NO. 1

Retailer map



Let's talk.

Bill Aucoin

Vice President, Sales & Leasing

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