

1315 / 1415  
China Grove Road  
China Grove, NC 28023

Zoning: RA Residential  
Agricultural / RS  
Residential Single Family

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Jamie Purvis  
704-707-6268  
[jamiepurvisrealtor@yahoo.com](mailto:jamiepurvisrealtor@yahoo.com)

Angela Purvis  
704-707-6632  
[Angelapurvisrealtor@yahoo.com](mailto:Angelapurvisrealtor@yahoo.com)

Broker/ REALTOR®  
RE/MAX Executive

**RE/MAX**  
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464 Williamson Road  
Suite A  
Mooresville, NC 28117

**Combined Listing Price: \$14,480,000**



**8.99 + 10.32 = ~19.31 acres total**

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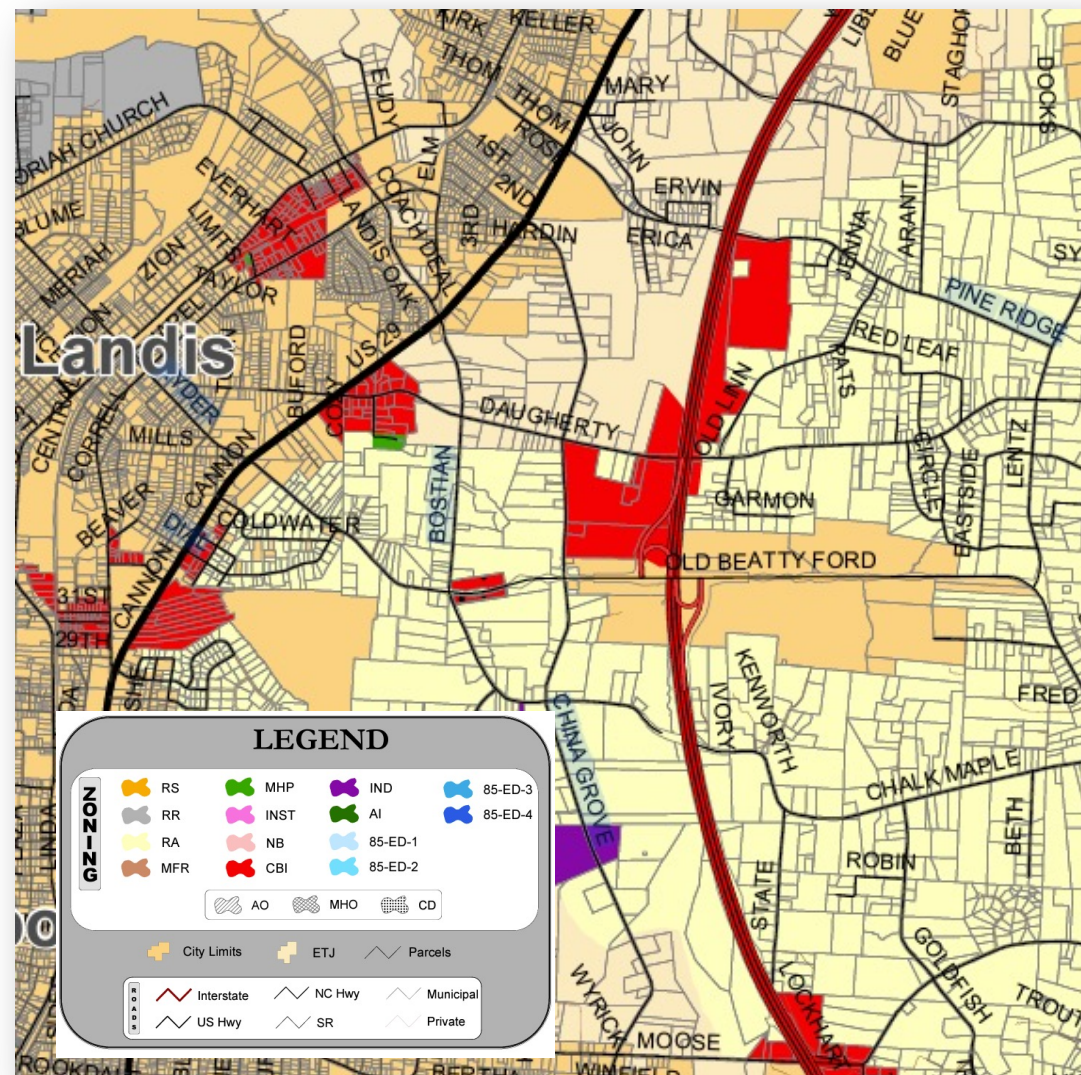
# Executive Summary

Located in Rowan County next to Interstate 85, this 19+ acre listing offers four (4) separate parcels. On the north side of Old Beatty Ford Rd is 1315 China Grove Rd which contains parcels 147028 and 147068 covering 8.99 acres. On the southern side of the same street is 1415 China Grove Rd which contains parcels 147029 and 147070 spans 10.32 acres.

Each day, over seventy thousand vehicles travel along this stretch of I-85, which serves as the central highway for the Piedmont Atlantic region. Just 30 minutes south is the Charlotte metropolis, one of the largest and fastest growing cities in America.

Moreover, the population in Rowan County is growing at a nationally high rate, in line with the broader trends in North Carolina and the Southeast. The higher cost of living in nearby Raleigh, Charlotte, and Greensboro is pushing more households and businesses into rural areas like Rowan County.

Overall, Rowan County is well positioned to benefit from population increases, real estate growth, and proximity to Charlotte.



# Investment Highlights

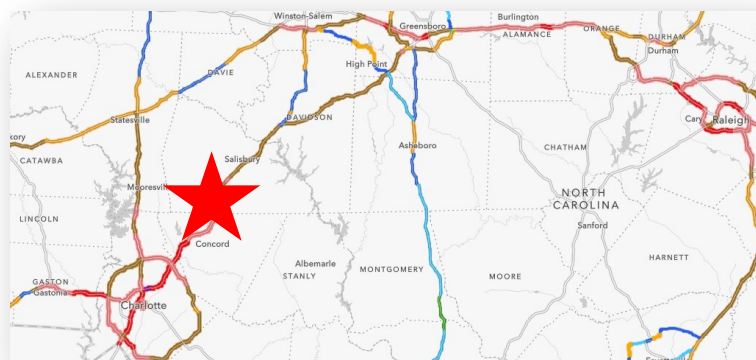
**30+ minutes to the world's  
5<sup>th</sup> busiest airport: CLT**



- Charlotte region (14 counties) population tops 2.9 million
- Charlotte region unemployment rate is 3.4%
- Charlotte region projected population growth is 12% by 2030
- Gross Regional Product: \$218 billion

\*Charlotte Regional Business Alliance

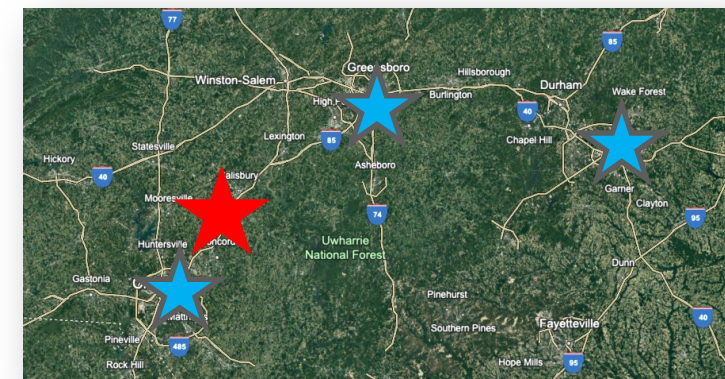
**72,000+ vehicles travel past these  
properties along I-85 daily**



- Next to the main highway that services the Piedmont Atlantic Region
- I-85 runs through the manufacturing heart of the Southeast, including Montgomery, AL; Atlanta, GA; and Petersburg, VA
- North Carolina boasts the second-largest state-owned highway system

\*North Carolina Department of Transportation (NCDOT)

**Located near 3 major  
metropolitan areas**

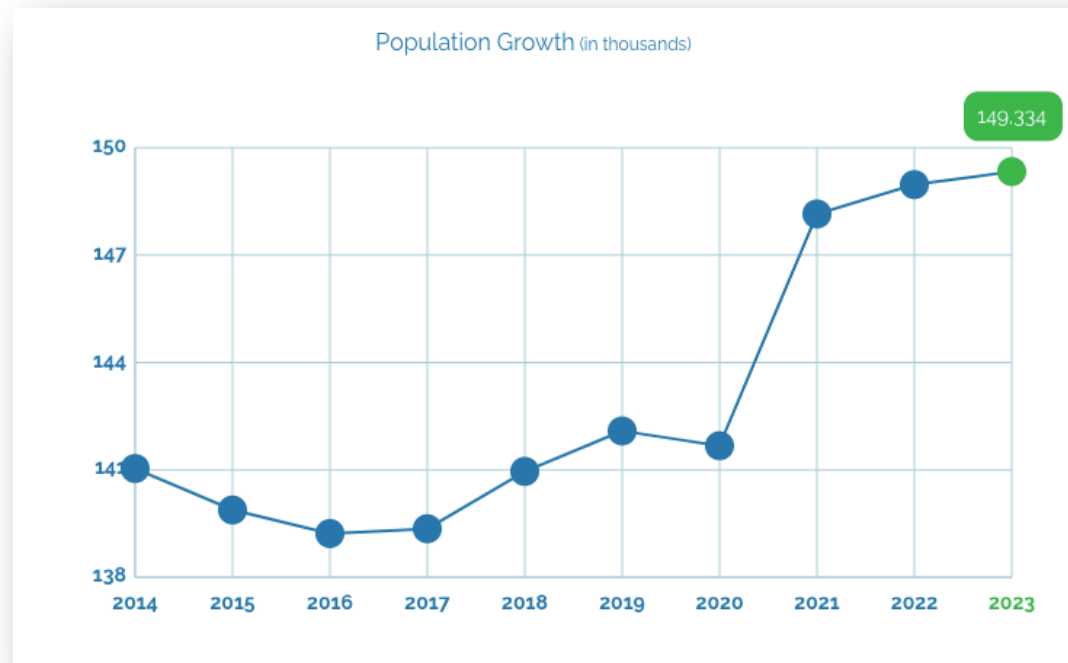


- 32 minutes to Charlotte, NC
- 2 hours to Raleigh
- 54 minutes to Greensboro
- 37 minutes to Uwharrie National Forest
- 32 minutes to Lake Norman

\*Google Maps

# Rowan County Population Growth

Economic and Demographic Data	
-2022 Rowan County Population	149,334
^2030 County Population Projection	155,790
^2020-2030 County Population Growth Rate	5.9%
-60 mile population	4,000,000
-60 mile labor pool	1,400,000



Number of People Moving to Salisbury

least most



^North Carolina Office of State Budget Management  
-Rowan County Economic Development Commission

# Rowan County Real Estate Growth

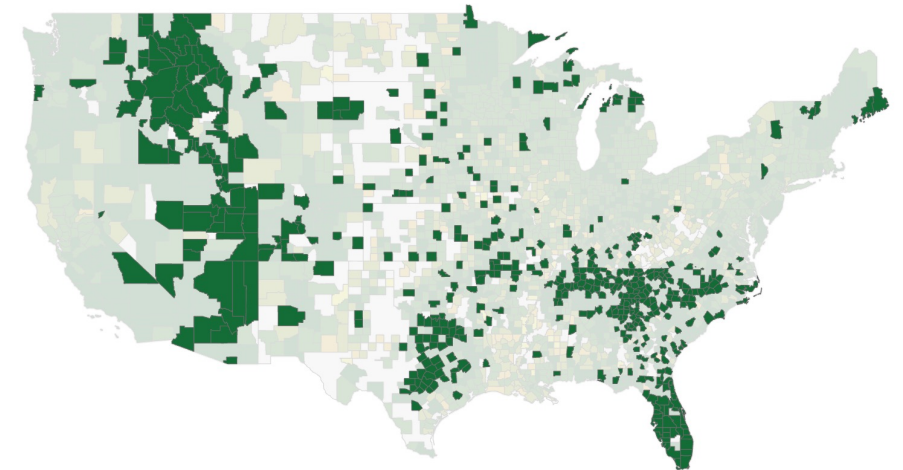
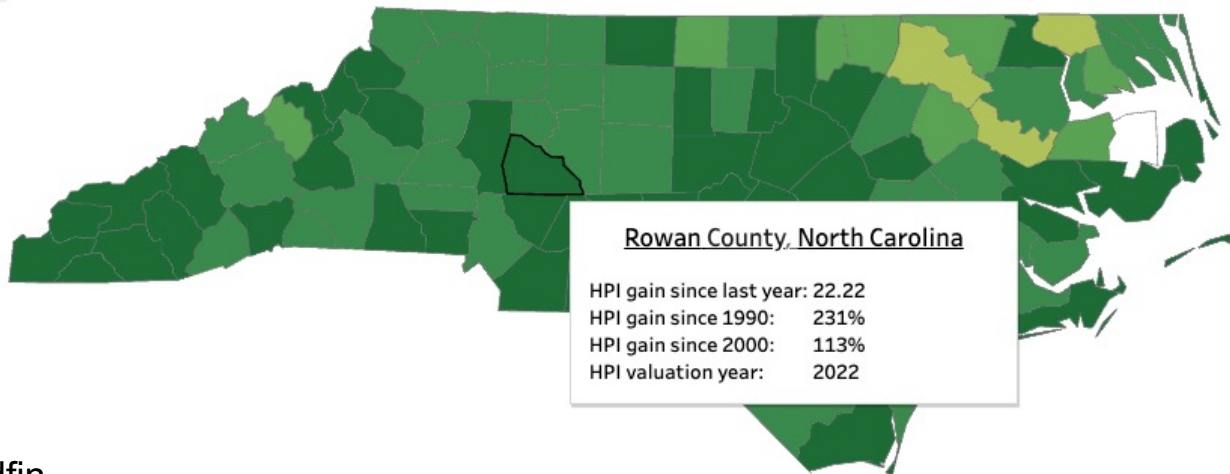
## Monthly Price Change Estimates for U.S. and Census Divisions

Purchase-Only FHFA HPI® (Seasonally Adjusted, Nominal)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
<b>Apr 23 - May 23</b>	<b>0.7%</b>	<b>1.7%</b>	<b>0.3%</b>	<b>0.6%</b>	<b>0.6%</b>	<b>1.3%</b>	<b>0.1%</b>	<b>-0.5%</b>	<b>0.1%</b>	<b>0.6%</b>
<b>Mar 23 - Apr 23</b> <i>(Previous Estimate)</i>	0.7%	0.3%	0.8%	0.5%	0.6%	0.9%	-0.1%	2.0%	1.7%	0.6%
<b>Feb 23 - Mar 23</b> <i>(Previous Estimate)</i>	0.6%	0.5%	-1.2%	0.6%	0.3%	1.6%	0.3%	0.1%	0.9%	0.7%
<b>Jan 23 - Feb 23</b> <i>(Previous Estimate)</i>	0.8%	0.1%	1.4%	1.0%	1.6%	0.7%	1.6%	1.5%	1.2%	0.1%
<b>Dec 22 - Jan 23</b> <i>(Previous Estimate)</i>	0.1%	-0.4%	-0.1%	0.5%	-0.8%	0.1%	-0.2%	1.8%	0.0%	0.7%
<b>Nov 22 - Dec 22</b> <i>(Previous Estimate)</i>	0.0%	-0.1%	-0.4%	-0.3%	-0.5%	0.4%	1.5%	-0.4%	-0.6%	0.1%
<b>12-Month Change:</b>										
May 22 - May 23	<b>2.8%</b>	<b>-1.7%</b>	<b>-2.7%</b>	<b>4.0%</b>	<b>2.4%</b>	<b>5.5%</b>	<b>4.4%</b>	<b>3.7%</b>	<b>5.0%</b>	<b>4.0%</b>

## Economic and Demographic Data

*Median Home Price in Salisbury	\$244,900
*Median Residential Days on Market	41
^ Home Price Index Gain since last year	+22.22
^Annual National Home Price Index Gain	+2.8

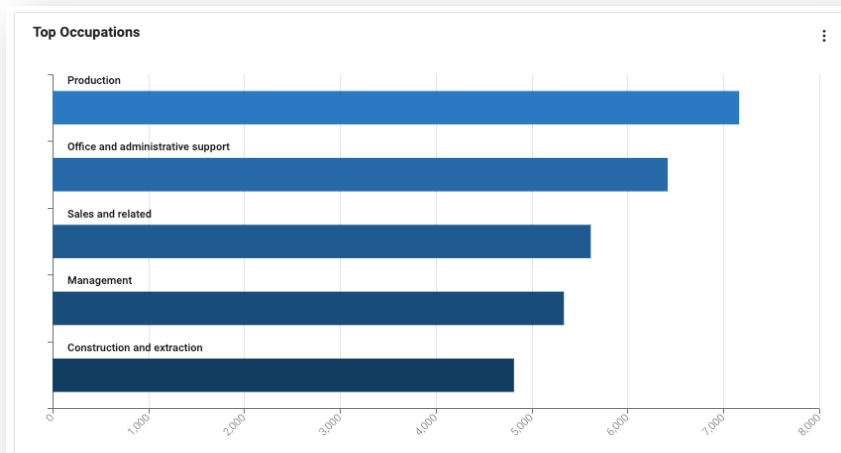


^Counties in the US with a greater than 20% increase from last year in Home Price Index

# Rowan County Employment

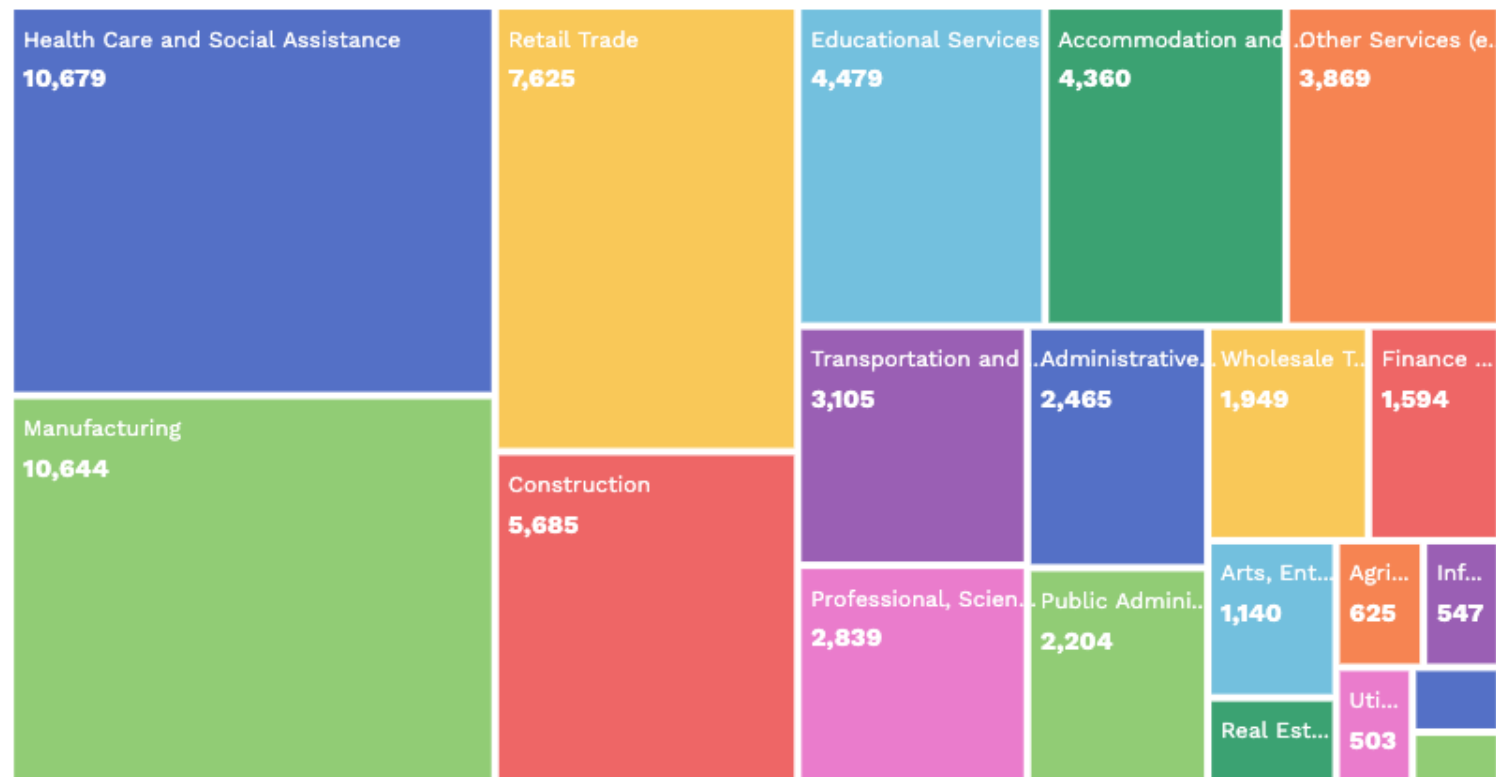
## Employment Data

*Median Household Income	\$57,540
*Unemployment	3.8%
^Annual Cost of Living for 2 parent, 2 child household	\$75,387



## Rowan County Occupations

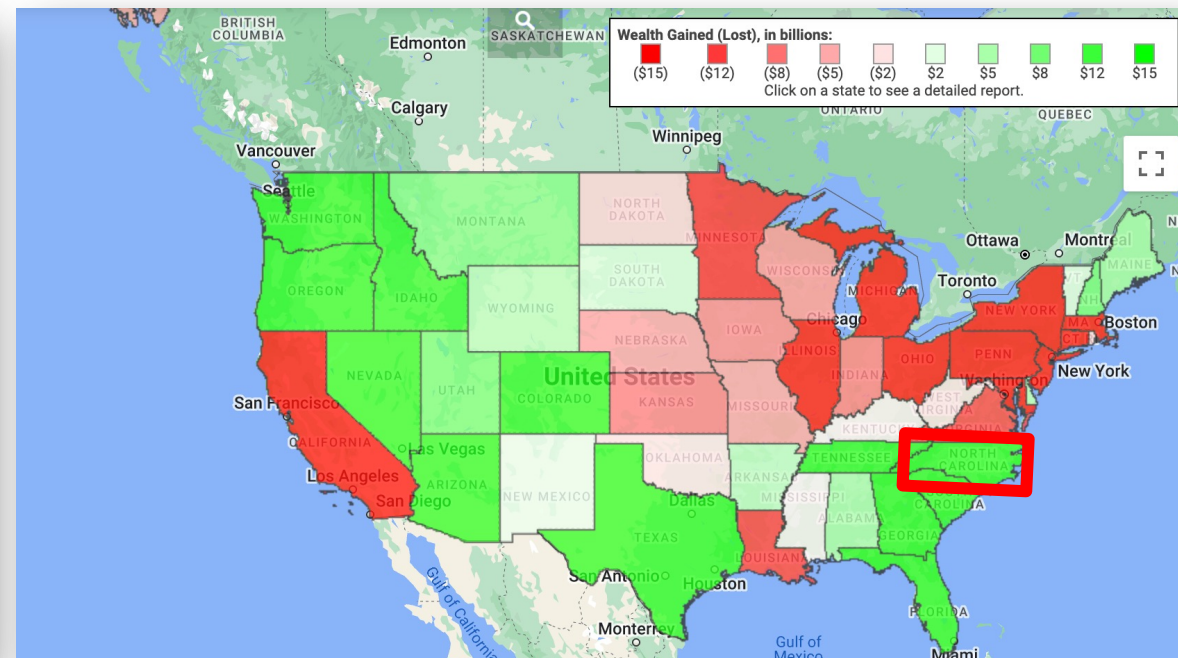
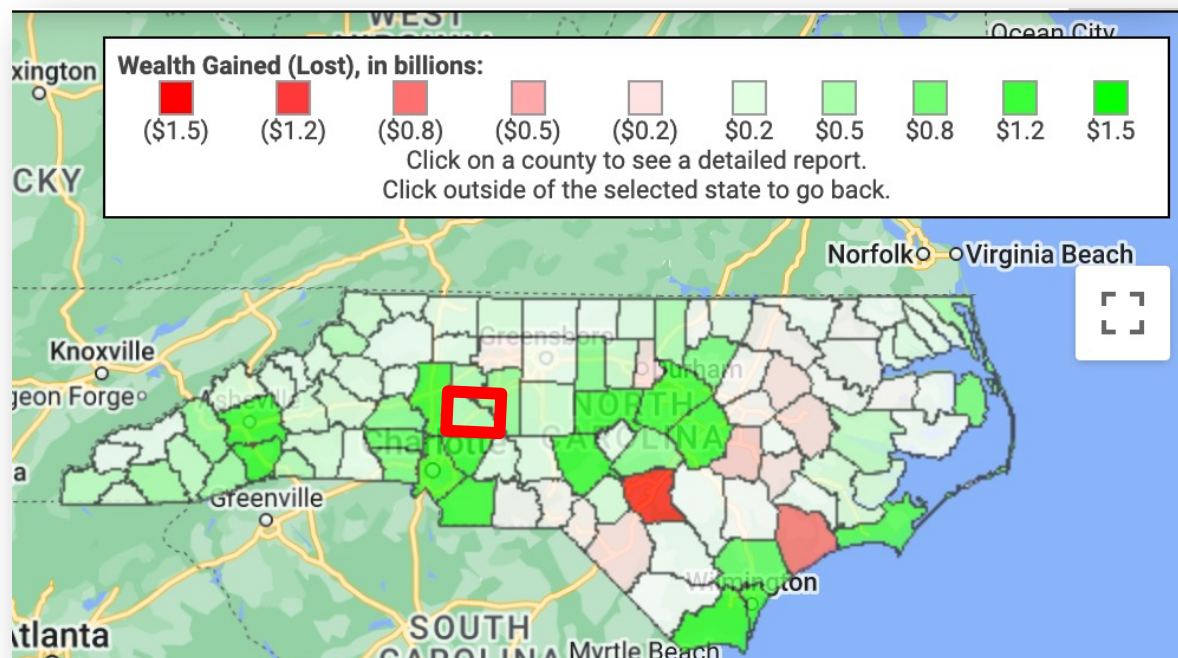
### Residents' Industry of Employment



\*Rowan County Economic Development Commission

^Economic Policy Institute

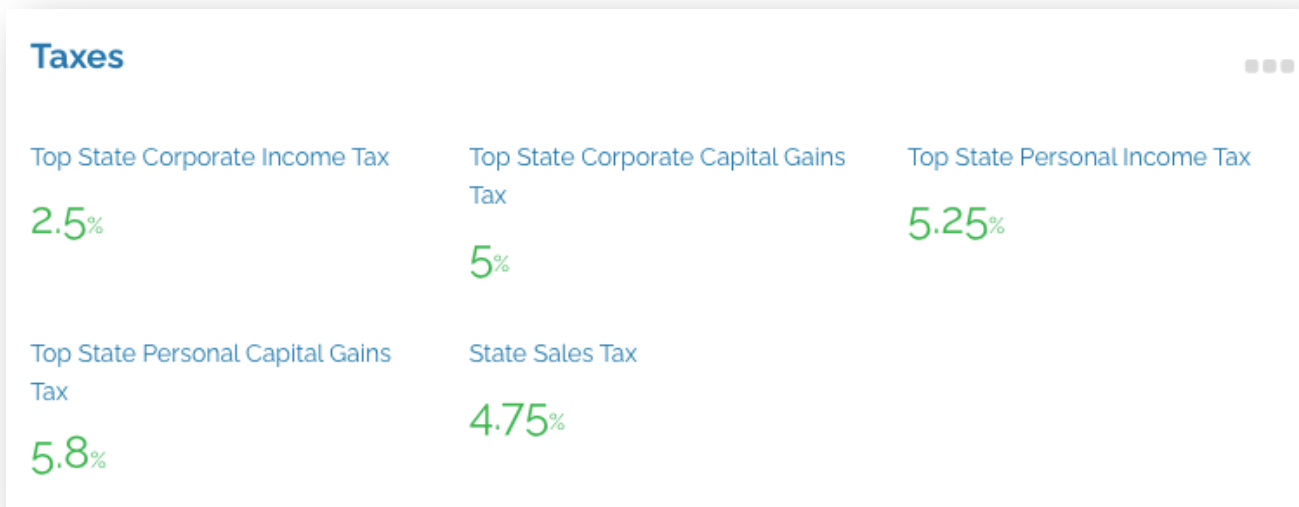
# Rowan County Income Growth



\*IRS Data, displayed by HowMoneyWalks.com



# Rowan County Business Incentives



- ✓ **Lowest corporate income tax in the United States**
- ✓ **Compared to the Charlotte Metro average, average land prices and lease rates for office, industrial and retail end-users is considerably lower in Rowan County**
- ✓ **No state inventory tax**
- ✓ **Rowan County's average weekly labor costs employers 13 percent less than North Carolina's average and 45 percent less than the Charlotte average**
- ✓ **Electric costs are competitive. The average (industrial) electricity rate in Salisbury is 9.3% less than the national average rate of 6.67¢/kWh. Natural gas rates are also nationally competitive**
- ✓ **The cost of living in Rowan County is 10% lower than the national average and about 6% lower than Charlotte, NC. Housing is considerably more (20%) affordable.**

# China Grove Listing(s)



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\*Google Earth

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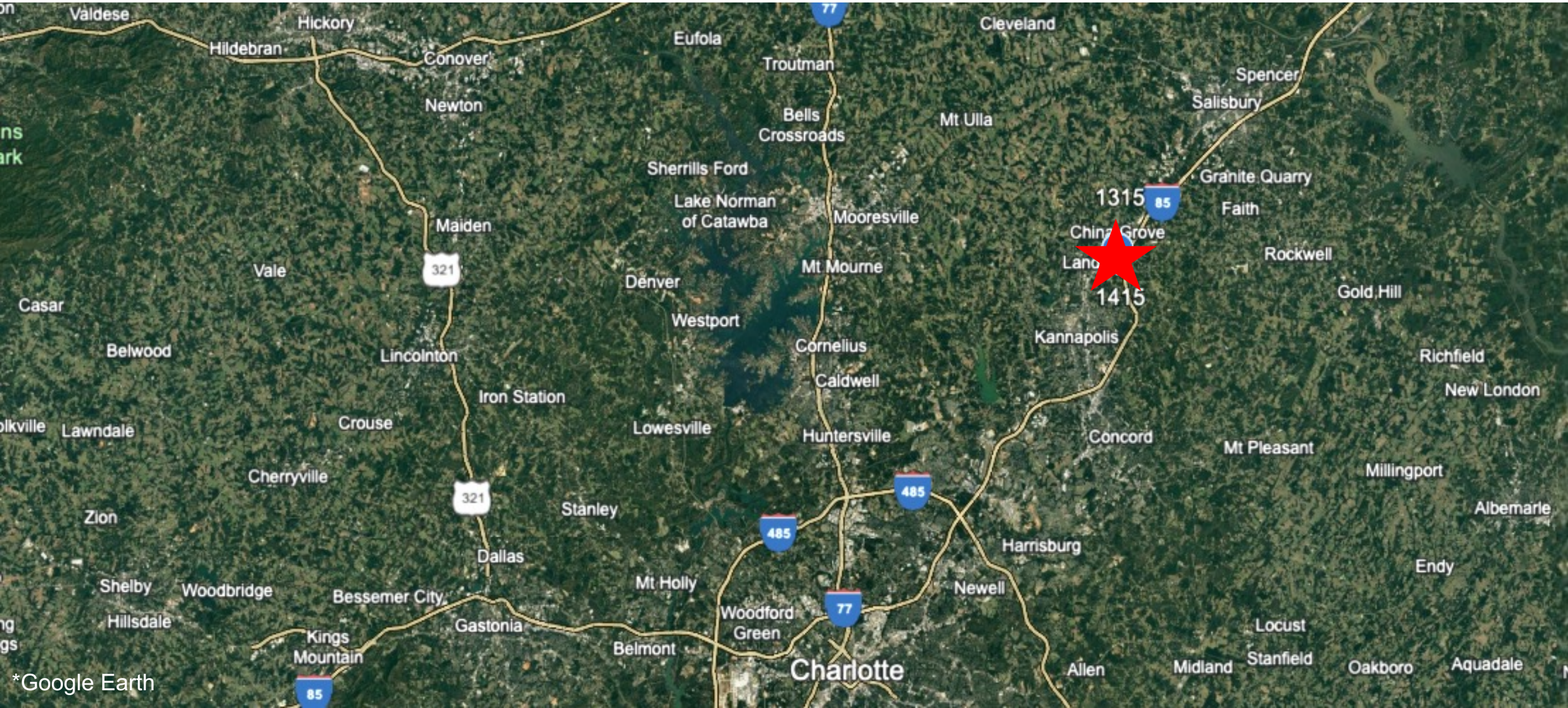
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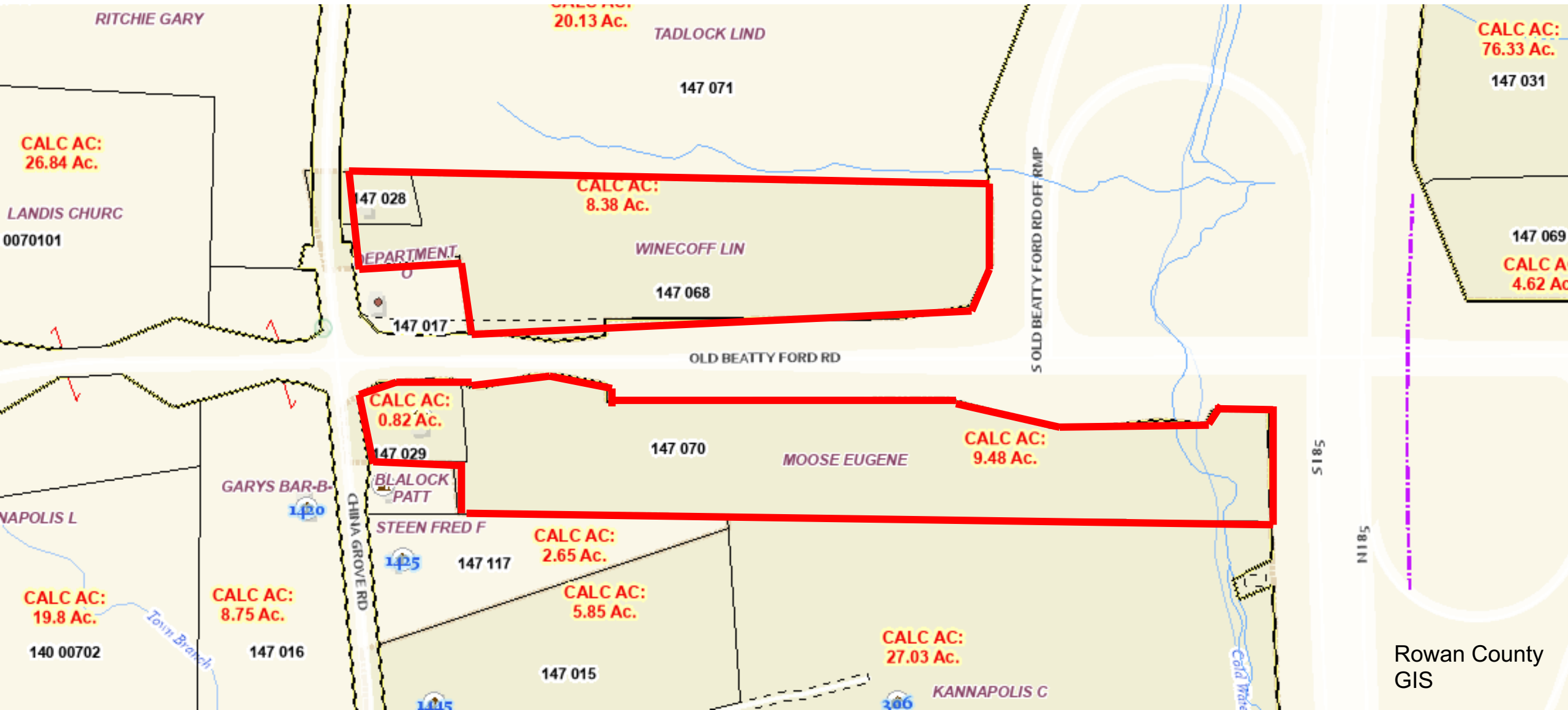
\*Boundary lines are an approximation

\*Google Earth

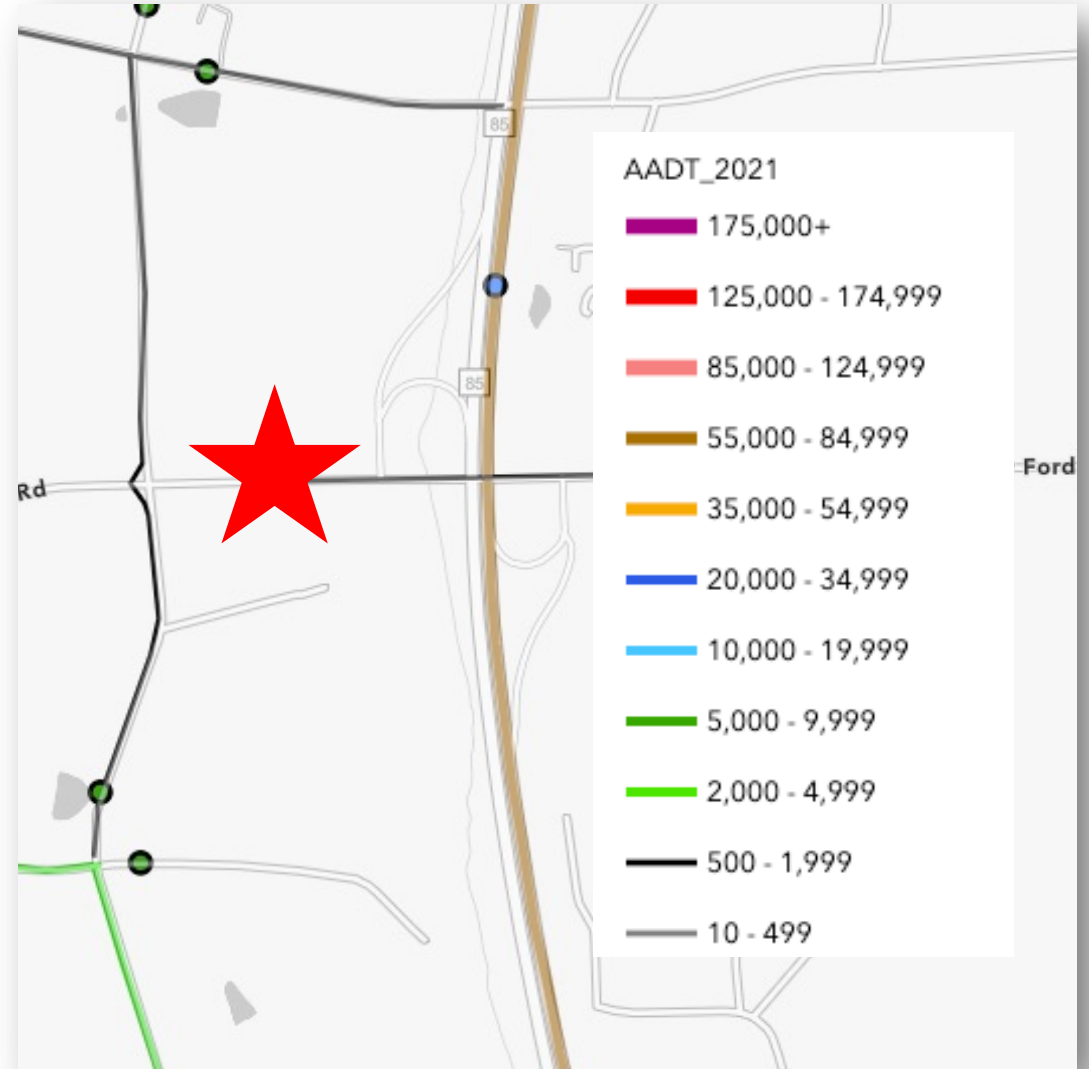
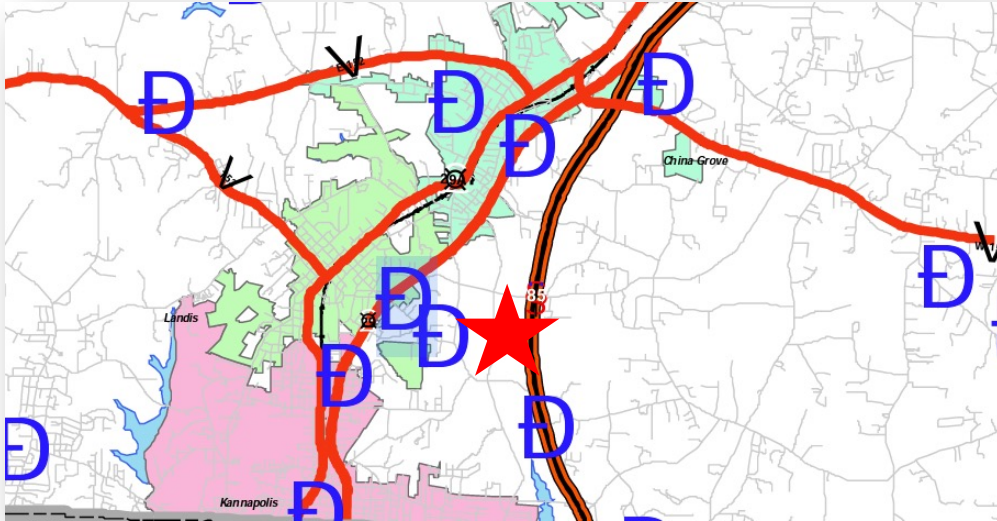
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\* Clockwise from top left: cell phone towers (RowanCountyNC.gov), state parks (RowanCountyNC.gov), Traffic Analysis (NCDOT.gov), zoning boundaries