



## HWY 74 & BRICK YARD RD, MONROE, NC 28110

<b>ACREAGE</b>	±8.35 acres total (±6.82 acres net of Right of Way)
<b>ZONING</b>	HC (Highway Commercial) - uses include retail, hotel, medical, office, etc.
<b>UTILITIES</b>	Electric, county water, gas and cable/fiber-optic available County sewer is across US 74 - extension possible with county approval
<b>TRAFFIC</b>	Corner lot with 16,000 Annual Average Daily Travelers
<b>PARCEL ID #</b>	Union County Parcel ID #09363015

**FOR SALE: \$1,495,000**



