

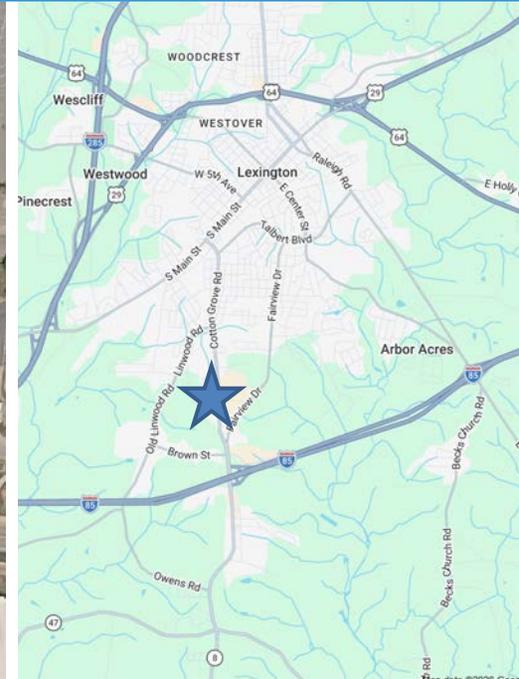
COTTON GROVE ROAD LAND

LEXINGTON, NC 27292

FOR SALE

NS New South Properties
NEWSOUTHPROP.COM

± 0.83 ACRES AVAILABLE FOR SALE



PROPERTY HIGHLIGHTS

- ± 0.83 acre development site for sale
- Three (3) adjacent parcels offered together:
 - ± 0.34 AC @ 1117 Cotton Grove Rd (Parcel ID: 6724-02-55-6629)
 - ± 0.31 AC @ Cotton Grove Rd (Parcel ID: 6724-02-55-6632)
 - ± 0.18 AC @ 1119 Cotton Grove Rd (Parcel ID: 6724-02-55-6556)
- High-visibility location on a well-traveled corridor
- Zoned B (Business Zoning District)
- ± 202 feet of road frontage along Cotton Grove Road

- Less than 1 mile from I-85, providing seamless access to the greater Piedmont Triad region (Winston-Salem, Greensboro, and High Point)
- **Call Brokers for Pricing**

DEMOGRAPHICS (2025)

POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
1 Mile: 3,693	1 Mile: \$64,773	1 Mile: 1,495
3 Miles: 21,706	3 Miles: \$69,429	3 Miles: 10,278
5 Miles: 40,378	5 Miles: \$73,763	5 Miles: 15,800

BROKER CONTACT

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SITE AERIAL

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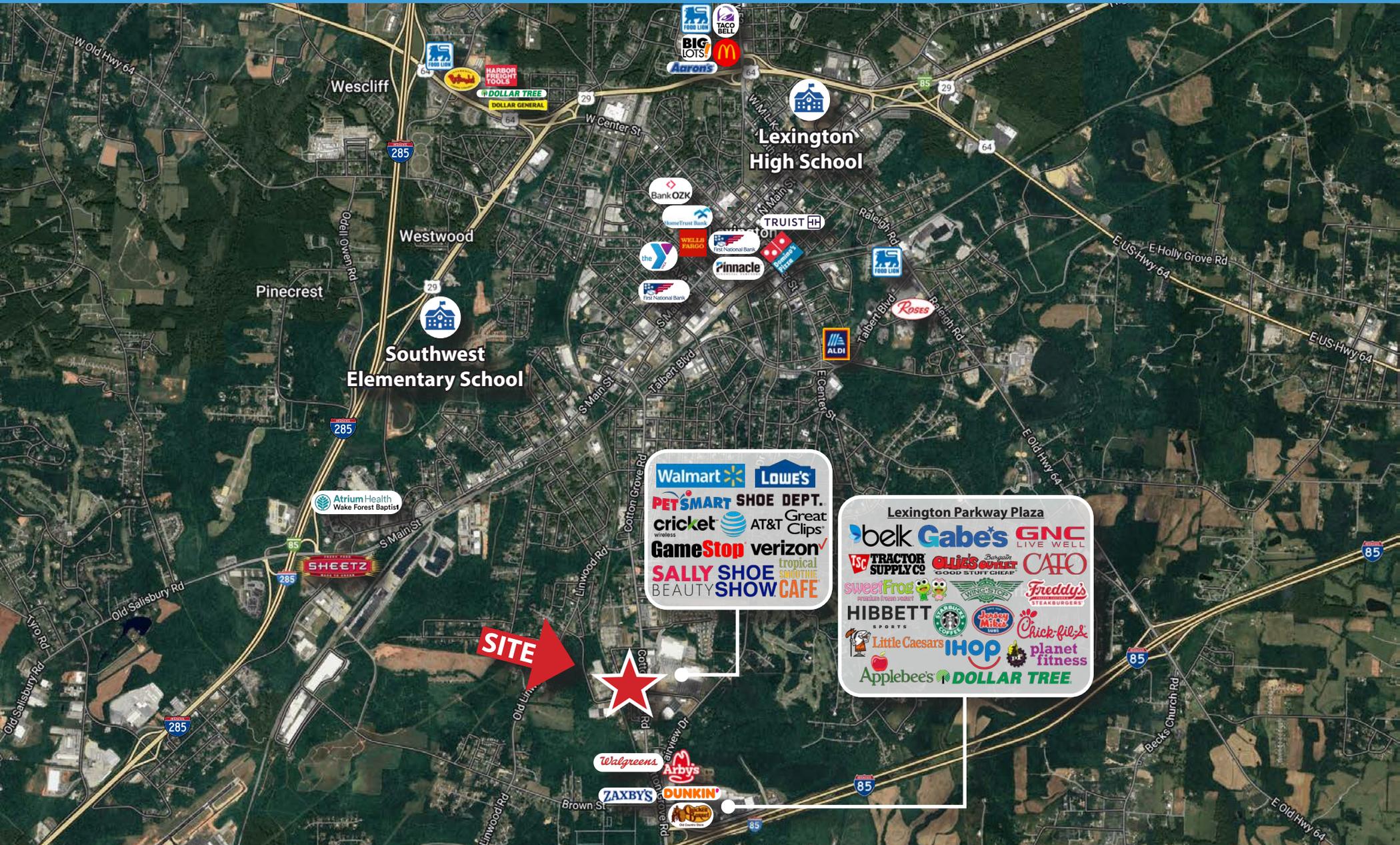
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MARKET AERIAL

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LOCATION
OVERVIEW

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LEXINGTON, NC - DAVIDSON COUNTY

Lexington, the county seat of Davidson County, was established in 1822 and is located at the heart of North Carolina in the Piedmont Triad region, which also includes Greensboro, Winston-Salem, and High Point. These major metro areas are all within a 15-20 minute drive, connected by Interstates 40, 85, 73, and 74.

Though small in size, Lexington is renowned as the “Barbecue Capital of the World” per capita, drawing visitors with its annual festival and the popular public art initiative, Pigs in the City. Despite national trends showing a decline in brick-and-mortar establishments, Lexington has seen steady growth in its local businesses and main street developments—years of planning are clearly paying off for both residents and visitors alike.

Historically, Lexington's economy was anchored by textiles and furniture manufacturing, with local businesses like Edgar Wood continuing this tradition. However, many production jobs have moved overseas to Asia and Mexico. Today, major employers such as Halyard Health, Jeld-Wen, PPG Industries, and Vitacost have filled the gap, providing new opportunities for the community. Centrally located, Lexington offers residents easy commutes to surrounding metro areas, further enhancing its appeal as a place to live and work.



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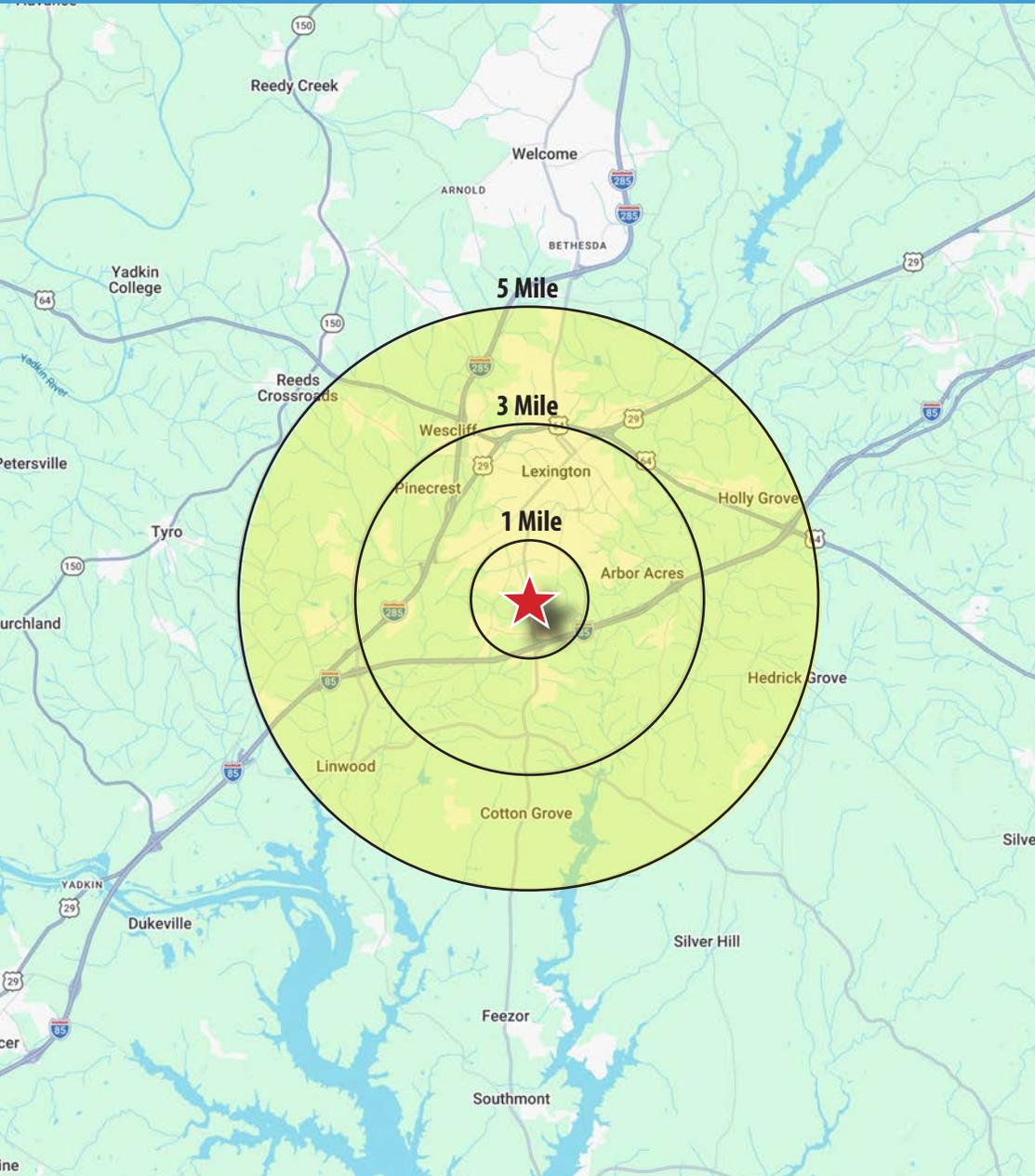
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DEMOGRAPHICS



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POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	3,693	21,706	40,378
2030 Projected Population	3,819	22,891	43,126
Projected Annual Growth (2025-2030)	125 (+0.7%)	1,185 (+1.1%)	2,748 (+1.4%)
HOUSEHOLDS			
2025 Estimated Households	1,476	8,769	16,373
2030 Projected Households	1,561	9,340	17,651
HOUSEHOLD INCOME			
2025 Estimated Average Household Income	\$64,773	\$69,429	\$73,763
BUSINESSES			
2025 Estimated Total Businesses	120	1,108	1,631
2025 Estimated Total Employees	1,495	10,278	15,800

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