



WOODCREST
CAPITAL, LLC

4.86 acres Conover NC - Industrial

1831 Brian Dr | Conover NC



McLin Creek Rd N
3,752 VPD



I-40
45,500 VPD



4.86 AC

Traffic Counts

| | |
|----------------------|------------|
| US-70/Conover Blvd E | 7,859 VPD |
| Thornburg Dr NE | 15,164 VPD |
| I-40 | 45,089 VPD |

Demographics

| | 1-mile | 3-mile | 5-mile |
|-------------------|----------|----------|----------|
| Population | 729 | 16,867 | 39,745 |
| Households | 302 | 6,738 | 15,661 |
| Average HH Income | \$80,609 | \$71,837 | \$70,012 |

*Demographics provided by CoStar Group, www.costar.com, 2024 dataset

**LAND FOR
SALE**

(817) 381-5682
call or text

**ACRES:
+/- 4.86**

**ZONING:
“M-1” General
Manufacturing**

Woodcrest Capital, LLC

3113 South University Drive, Suite 600
Fort Worth, TX 76109
www.woodcrestcapital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

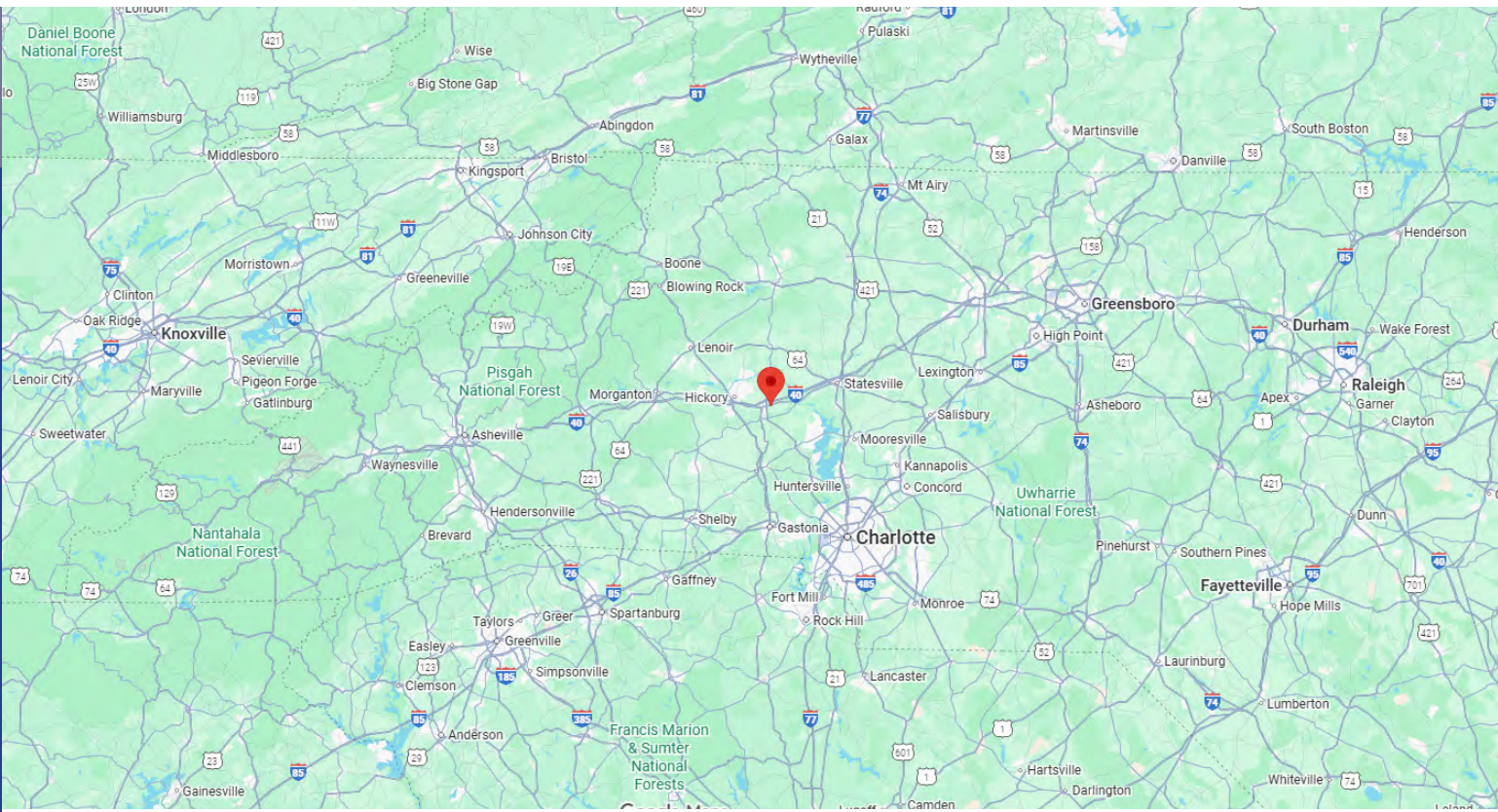
(817) 927-0050 | woodcrestcapital.com

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