

0 BLACKWELDER RD

0 BLACKWELDER RD, CHINA GROVE, NC 28146

+/- 21.43 AC RESIDENTIAL LAND | FOR SALE



WAYNE STARNES, MBA, MPM, BSEE

980-888-1030

wayne@starnescommercial.com

NC #249354



JABEN STARNES, CCIM

980-888-1031

jaben@starnescommercial.com

NC #315996

0 BLACKWELDER RD

CONTENTS

01 EXECUTIVE SUMMARY

PROPERTY SUMMARY

TABLE OF USES

LOCATION SUMMARY

02 PROPERTY DESCRIPTION

AERIAL MAPS

RETAIL MAP

TRAFFIC COUNT REPORT

03 DEMOGRAPHICS

TAPESTRY SEGMENTATION



PROPERTY SUMMARY

ADDRESS	0 BLACKWELDER RD, CHINA GROVE, NC 28146
ZONING	RR- RESIDENTIAL/OTHER USES
LOT SIZE	+/- 21.43 ACRES
PRICE	\$19,500/ACRE
PARCEL ID	116 015
	<p>THIS PROPERTY NEAR I-85 OFFERS A PRIVATE SETTING AND HAS ALREADY UNDERGONE SOIL EVALUATION, SURVEY, AND WATER DELINEATION STUDIES.</p> <p>NOTE THAT WHILE PERC TESTING FOR SEPTIC HAS BEEN COMPLETED, A WELL STUDY HAS NOT BEEN CONDUCTED.</p> <p>THIS PARCEL PRESENTS A GREAT CHANCE FOR DEVELOPMENT OR PERSONAL USE AND CAN BE SUBDIVIDED.</p>

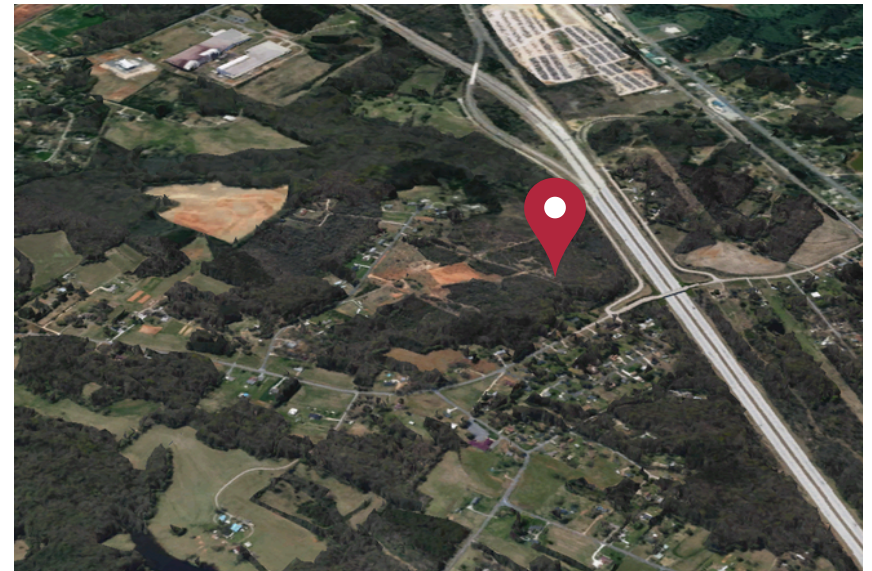
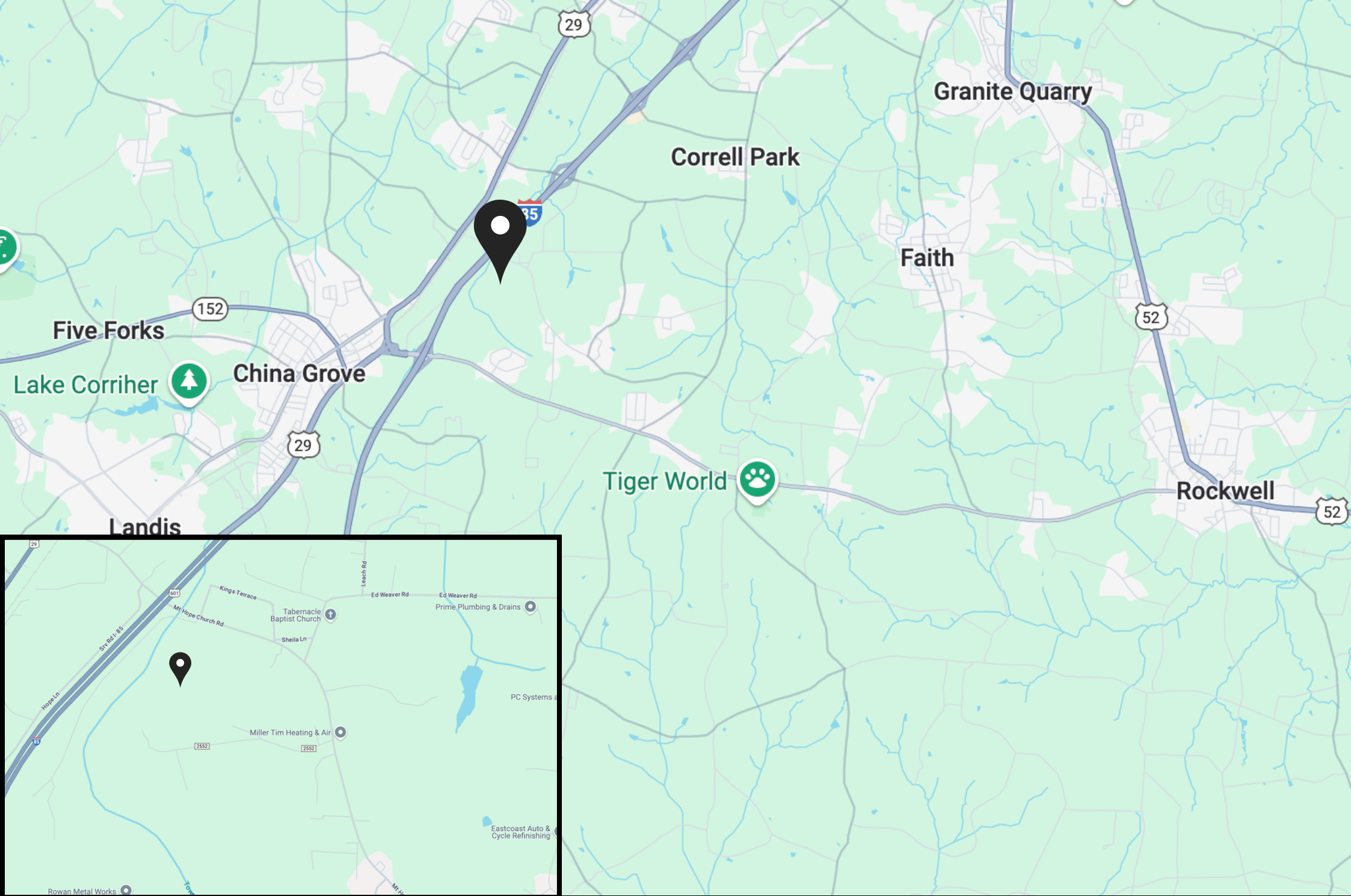
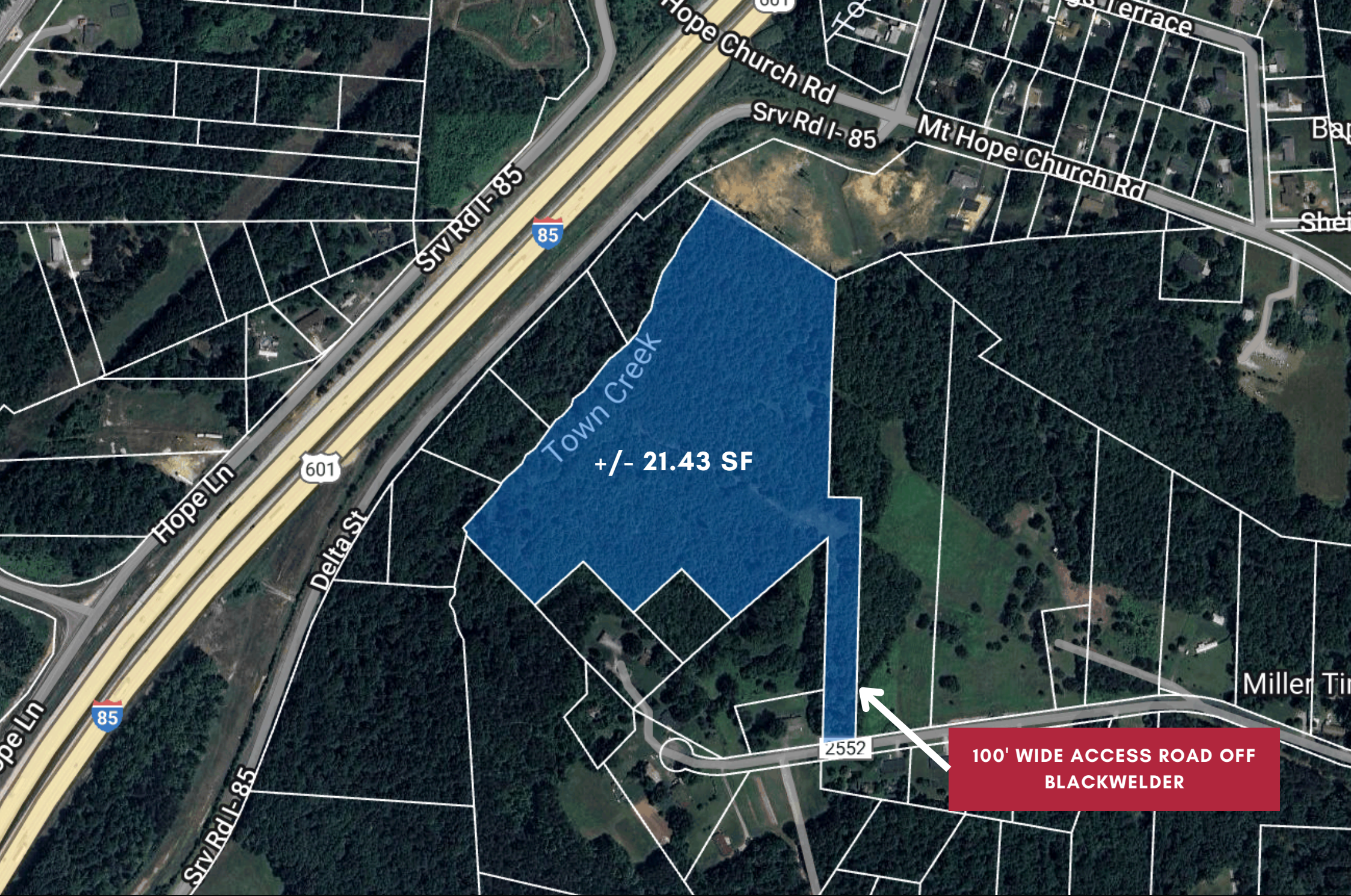


TABLE OF USES

Sec. 21-113. Table of uses.

P - Permitted by Right P (A) - Permitted as Accessory Use SR - Permitted with Special Requirements SR (A) - Permitted with Special Requirements as Accessory Use S - Special Use CD - Conditional District		Zoning Districts										
		Residential					Non-residential					
		SIC	Use	RA	RR	RS	MHP	MFR	AI	CBI	NB	INST
<i>Residential</i>												
	Single family dwelling, site built	P	P	P	P	P		P	P			
	Single family dwelling, modular	P	P	P	P	P		P	P			
	Manufactured home	P Type I (1)	P Type I (1)		P Type I, II, III	P Type I (1)		P Type I (1)				
(1) Refer to section 21-284 for exception to this criteria, section 21-137 for replacement of non-conforming manufactured homes and section 21-281 for temporary uses.												
	Duplex, individual	P	SR			P		P				
	Duplexes, triplexes, quadraplexes, other multi-family developments					S						
	Accessory structure, residential	P (A)	P (A)	P (A)	P (A)	P (A)		P (A)	P (A)			
	Temporary family health care structure	P (A)	P (A)	P (A)	P (A)	P (A)		P (A)	P (A)			
	Home occupations	P	P	P	P	P		P	P			
	Residential clustering	S	S	S		S						
	Family care homes	SR	SR	SR	SR	SR		SR	SR	SR		
	Manufactured home park				S							
	Manufactured home park, family	SR	SR		SR	SR						
	Major Subdivisions for residential use	P	P	P	P	P						





+/- 21.43 SF

**100' WIDE ACCESS ROAD OFF
BLACKWELDER**

BASED ON A 10-MINUTE DRIVE TIME



\$238,873

Median Home Value



\$60,823

Median HH Income



13.8%

No High School Diploma



35.1%

High School Graduate

3.9

Home Value to
Income Ratio



31.9%

Some College/ Associate's
Degree



19.2%

Bachelor's/Grad/ Prof
Degree

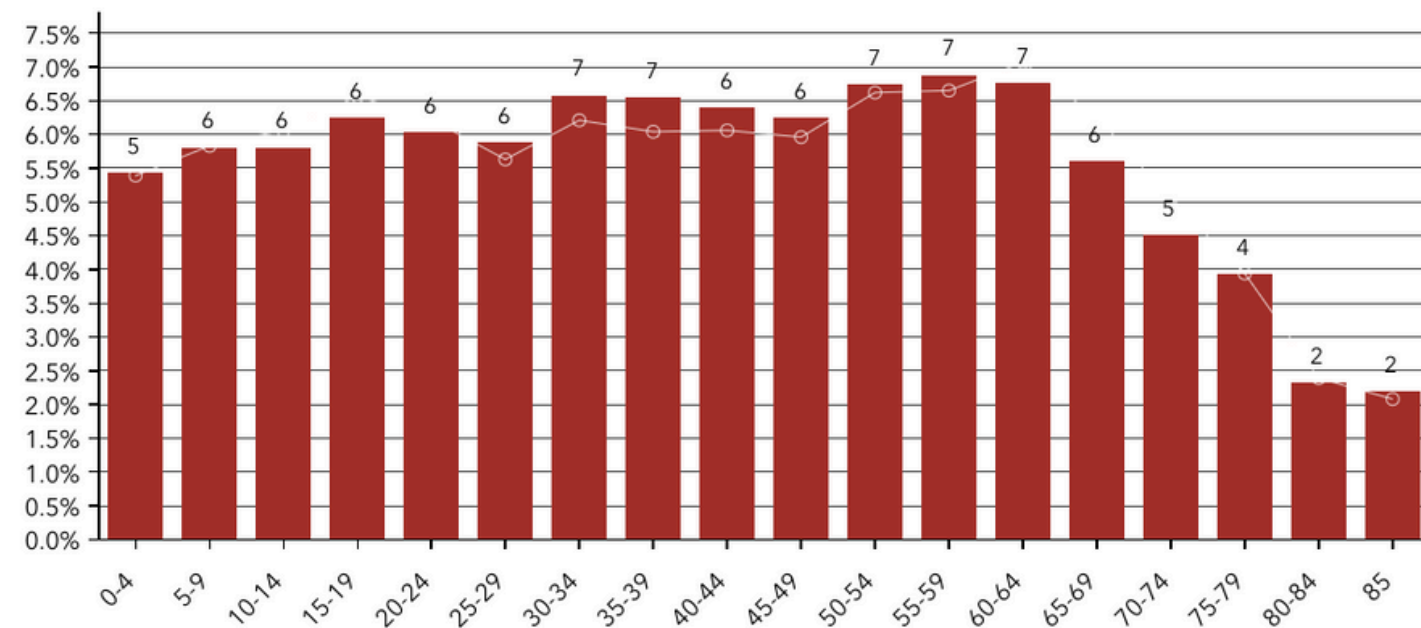
41.3

Median Age

6,481

Households

Age Profile



HOUSEHOLDS HHS% % US HHS INDEX

	HOUSEHOLDS	HHS%	% US HHS	INDEX
Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	352	5.43%	7.63%	71
GenXurban (L5)	61	0.94%	11.26%	8
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	762	11.76%	10.79%	109
Senior Styles (L9)	0	0.00%	5.80%	0
Rustic Outposts (L10)	3,199	49.36%	8.30%	595
Midtown Singles (L11)	0	0.00%	6.16%	0
Hometown (L12)	456	7.04%	6.01%	117
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

0 BLACKWELDER RD

0 BLACKWELDER RD, CHINA GROVE, NC 28146



WAYNE STARNES, MBA, MPM, BSEE

980-888-1030

wayne@starnescommercial.com

NC #249354

JABEN STARNES, CCIM

980-888-1031

jaben@starnescommercial.com

NC #315996

