

OFFERING MEMORANDUM

COMMERCIAL PROPERTY

00 Young Drive, Lexington NC 27292

Presented by
Frazier Realty Group

(484) 685-2904 office
www.frg-commercial.com

FRG
FRAZIER REALTY GROUP

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This Offering Memorandum has been prepared solely for the purpose of providing prospective purchasers with general information about the property located at 0 Young Drive, Lexington, NC 27292. All materials, projections, financial summaries, and descriptions contained herein are based on information provided by the seller and other reliable sources. However, they are presented without any representation or warranty as to the accuracy or completeness of the information by Frazier Realty Group or its agents.

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OFFERING

This proposed commercial development represents an excellent opportunity for investors seeking long-term income stability and strong market positioning. Strategically situated in a high-visibility location with convenient access to major transportation corridors and public transit, the site is well-positioned to capture consistent foot traffic and strong vehicle exposure, supporting successful lease-up and sustained tenant demand.

Address	0 Young Drive, Lexington, NC 27292
Type:	Retail and/or Medical
Projected Building Size:	17,000 sq. ft.
Lot Size:	5.83 acres
Parcel Number	11070000A0002A, Lot 1





PROPERTY SUMMARY

This well-positioned Retail and/or Medical asset is located in the heart of Evansdale neighborhood, offering excellent visibility and access. The property sits on a **5.83 - acre lot and is zoned for B-Business**, making it ideal for long-term investment or repositioning opportunities. With favorable market fundamentals, growing demand, and strategic positioning, this proposed development presents a compelling opportunity for investors seeking to capitalize on both near-term lease-up potential and long-term value creation through future appreciation and stabilization.

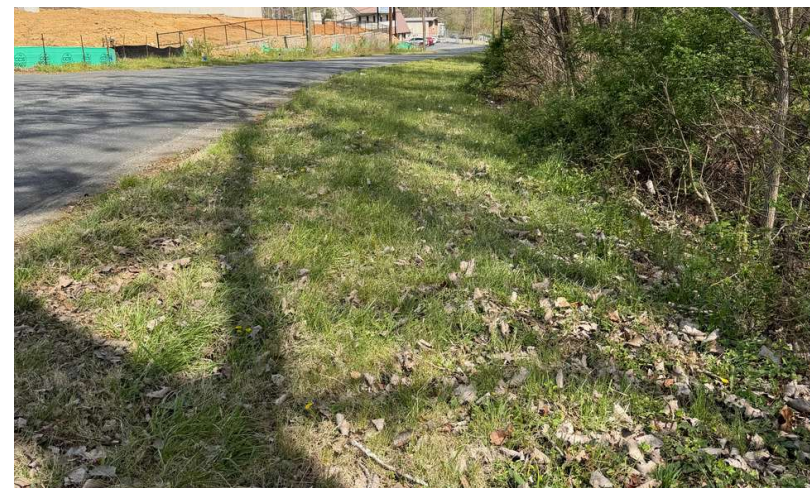
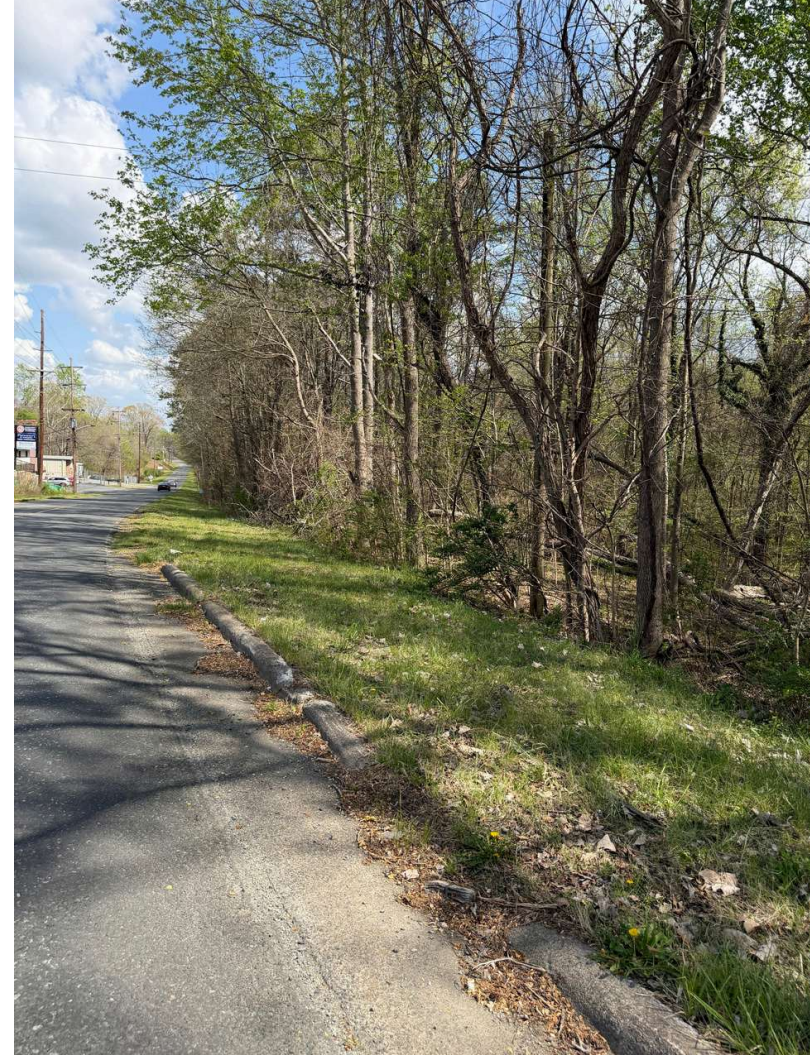


HIGHLIGHTS

- Prime Location
- Located in close proximity to Aldi
- New Self-Storage development
- Development Potential
- Easy Transit Access 4 mins from I-85

PROPERTY PHOTOS

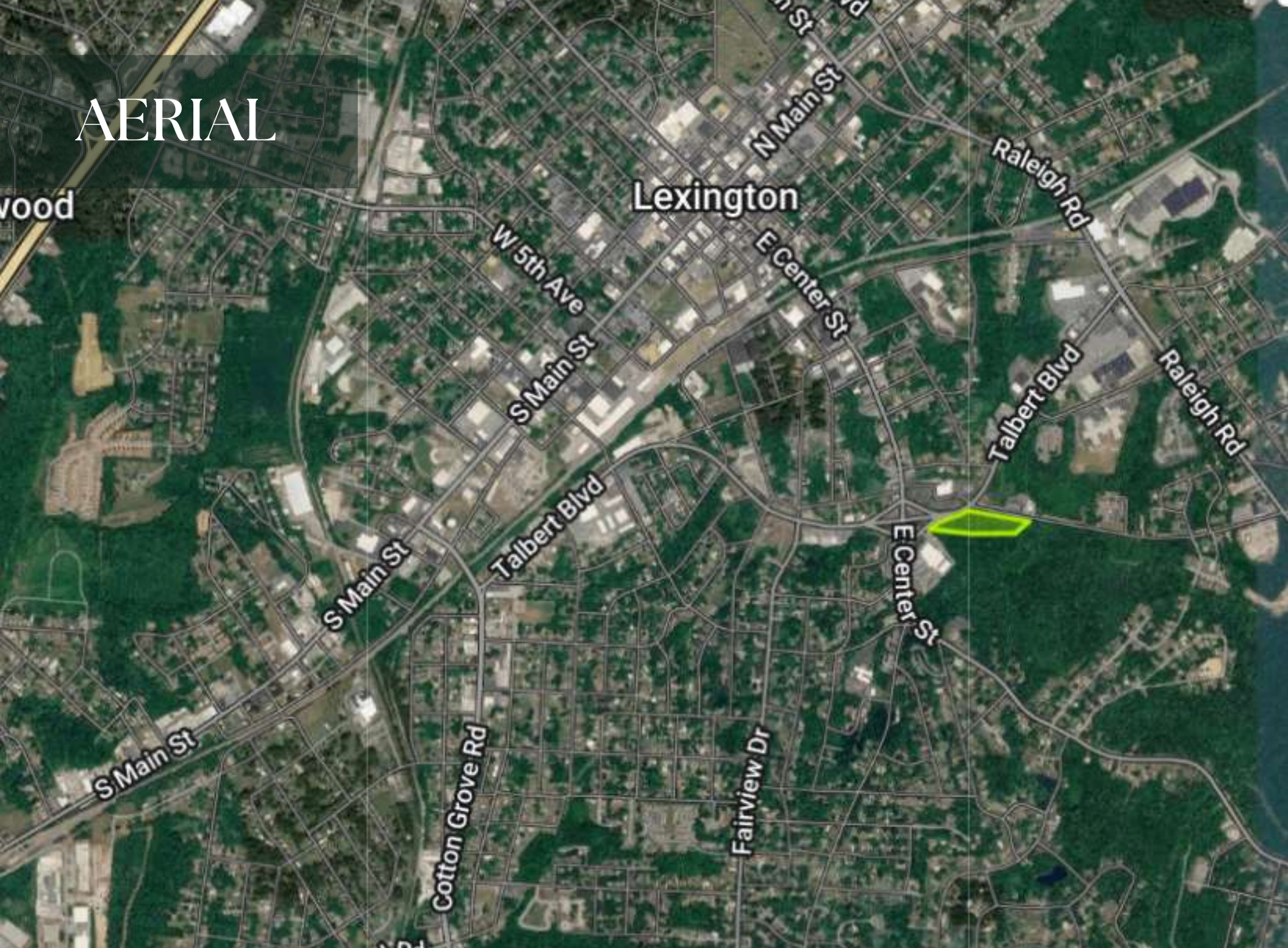


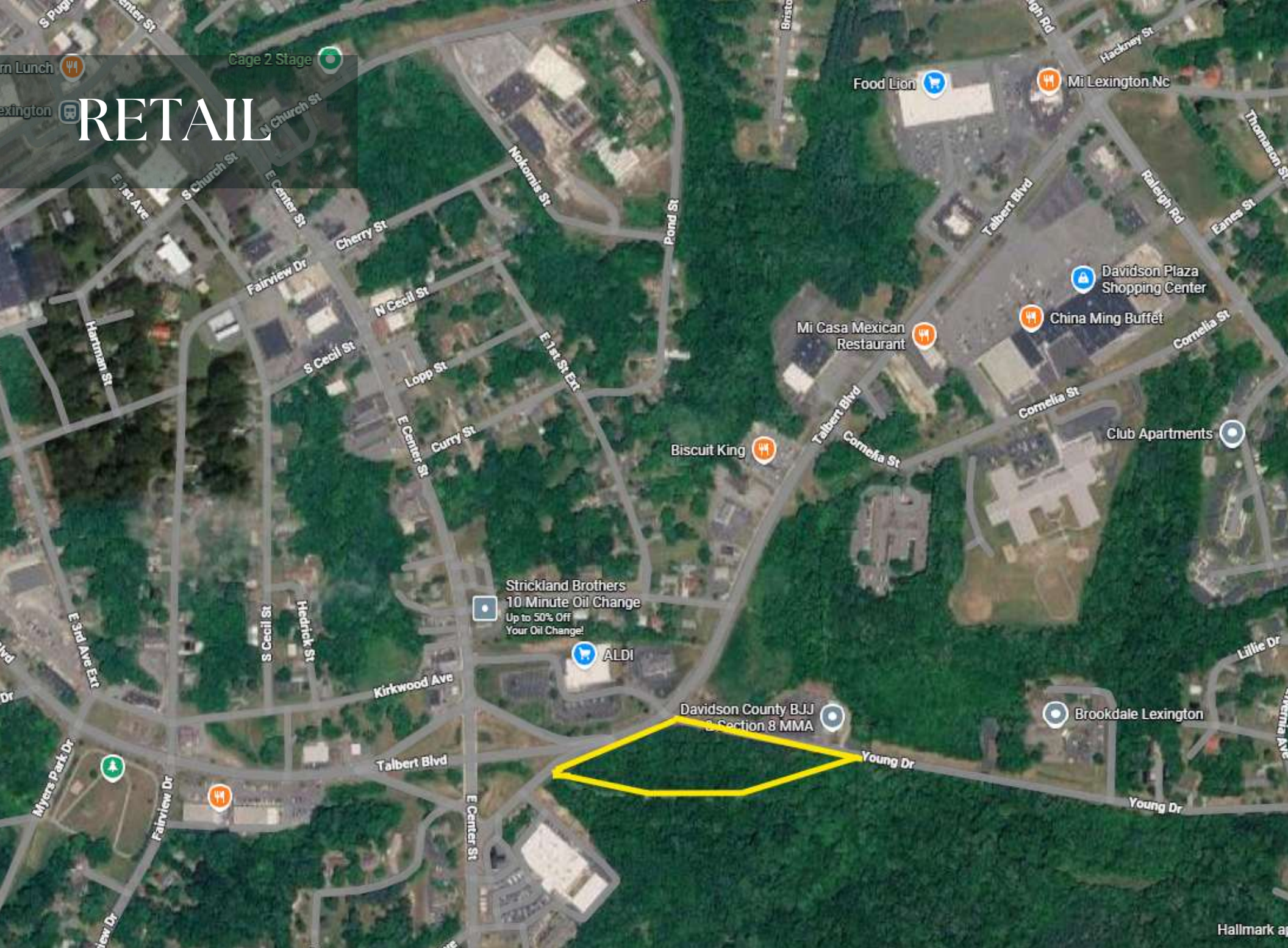


AERIALS & PLANS



AERIAL





RETAIL

NEARBY AMENITIES

1. Finch Park
2. Bob Timberlake Gallery
3. High Rock Lake
4. Kersey Valley ZipLine
5. Lexington Parkway Plaza
6. Downtown Lexington



PARCEL: 110700000001
OWNER: ALDI INC NORTH CAROLINA
BEVAM TAX COMPANY SERVICES
PROPERTY ADDRESS 101 N TALBERT BLVD
ZONING: B
USE: COMMERCIAL

PARCEL: 110690000001
OWNER: GONS HOLDINGS LLC
PROPERTY ADDRESS 101 YOUNG DR UNIT 109-121
ZONING: B
USE: COMMERCIAL/OFFICE

PARCEL: 110690000007
OWNER: C & S STEVENSON INVESTMENTS LLC
PROPERTY ADDRESS 110 YOUNG DR
USE: COMMERCIAL

PARCEL: 110690000000
OWNER: SUDDARTH THOMAS H JR
SUDDARTH JANE R
PROPERTY ADDRESS YOUNG DR
ZONING: B
USE: VACANT

PARCEL: 110700000002
OWNER: SURFACE
PROPERTY ADDRESS 802 E CENTER ST
ZONING: B
USE: COMMERCIAL

PARCEL: 110700000003
LOT 2
OWNER: THOMAS H JR & JANE R SUDDARTH
PROPERTY ADDRESS: E CENTER ST
ZONING: B
USE: VACANT

ZONING SUMMARY:
THOMAS H JR & JANE R SUDDARTH
CHURCH MALLING ADDRESS: 740 CEDAR CLUB CR, CHAPEL HILL, NC 27617
PROPERTY ADDRESS: YOUNG DR
CIVIL ENGINEER: ELLINGTON DESIGN GROUP, PLLC
PHONE: 304-450-1311

PARCEL NUMBER: 110700000003A, LOT 1
ZONING DESIGNATION: B
PARCEL SIZE: 48.3 AC
JURISDICTION: LEWISTOWN

SETBACK AND YARD REQUIREMENTS
FRONT SETBACK: 25'
SIDE SETBACK: 25'
REAR SETBACK: 25'

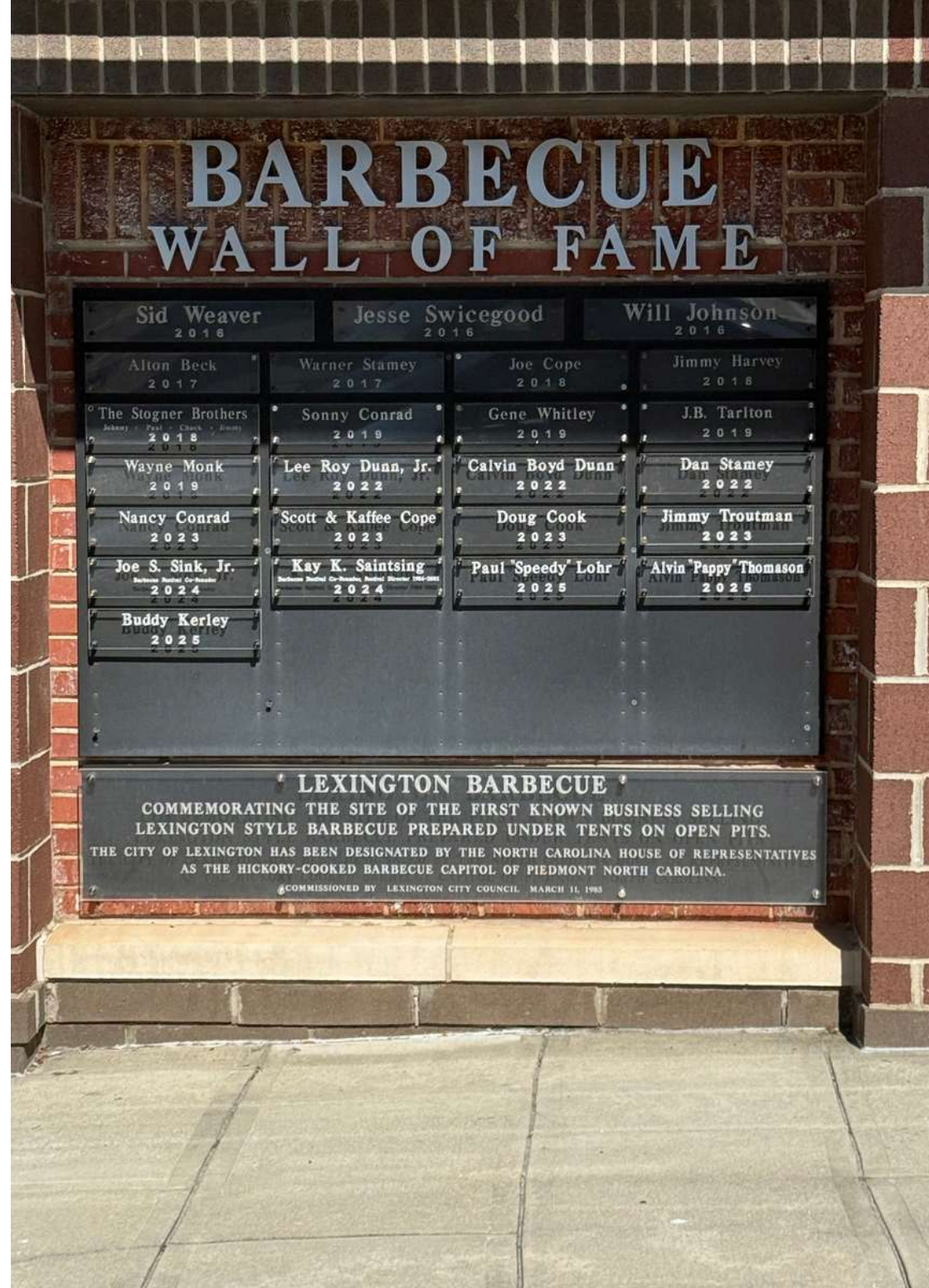
LANDSCAPING REQUIREMENTS
PERIMETER PARKING LOT - 6' WIDE TREES EVERY 80' PLUS SHRUBS
INTERIOR PARKING LOT - TREES WITHIN 80' OF EVERY SPACE
STREETS - TREES EVERY 80'

PARKING
MIN. 1 SPACE/500 SF = 34 SPACES
MAX. - EXEMPT FOR MEDICAL FACILITIES
PROPOSED = 18 SPACES

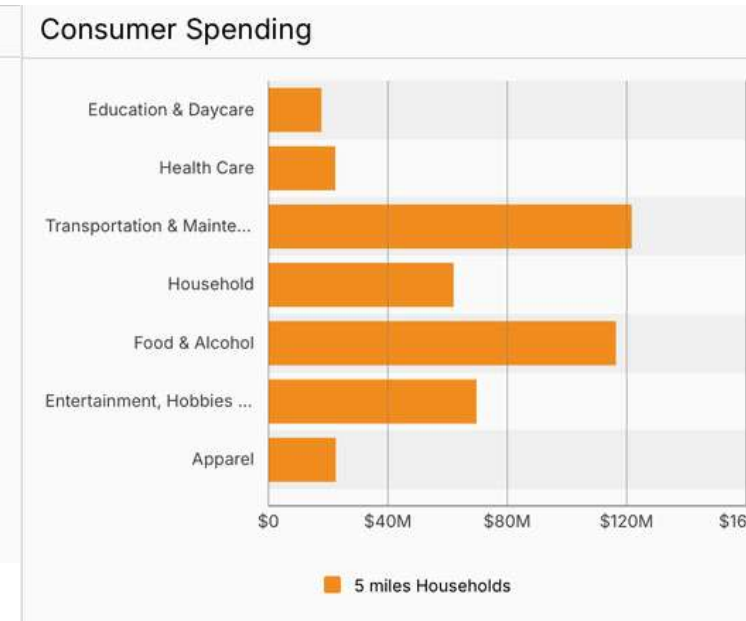
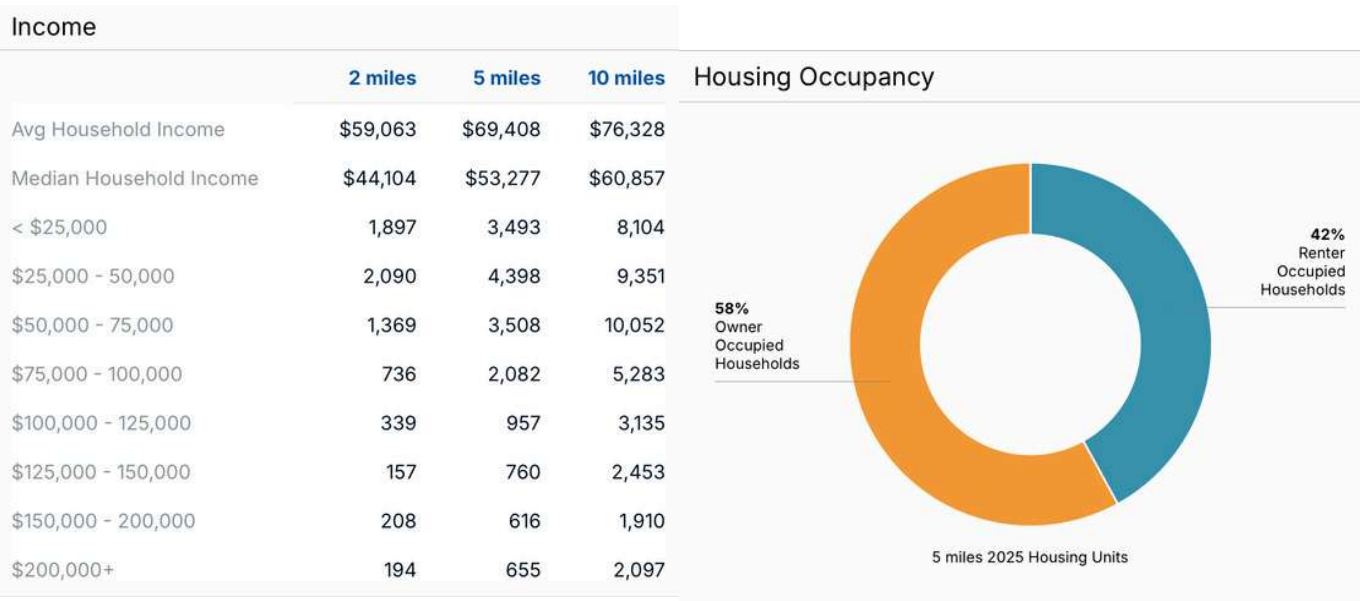
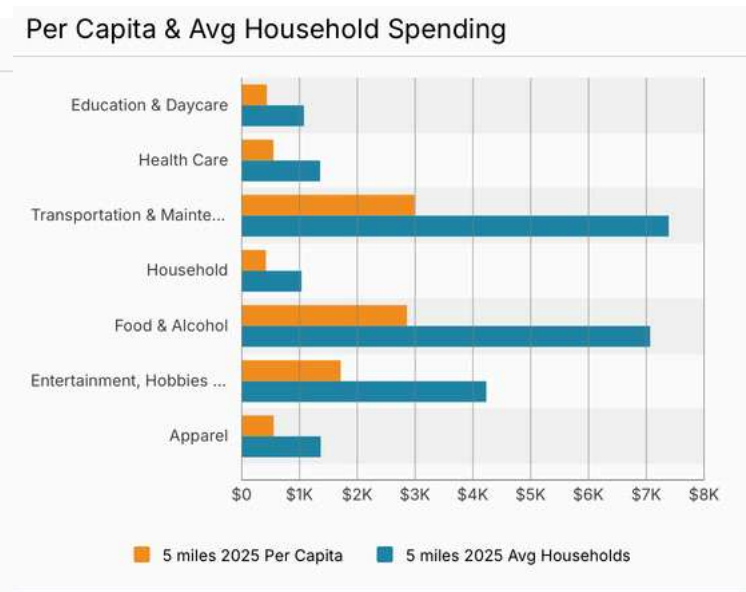
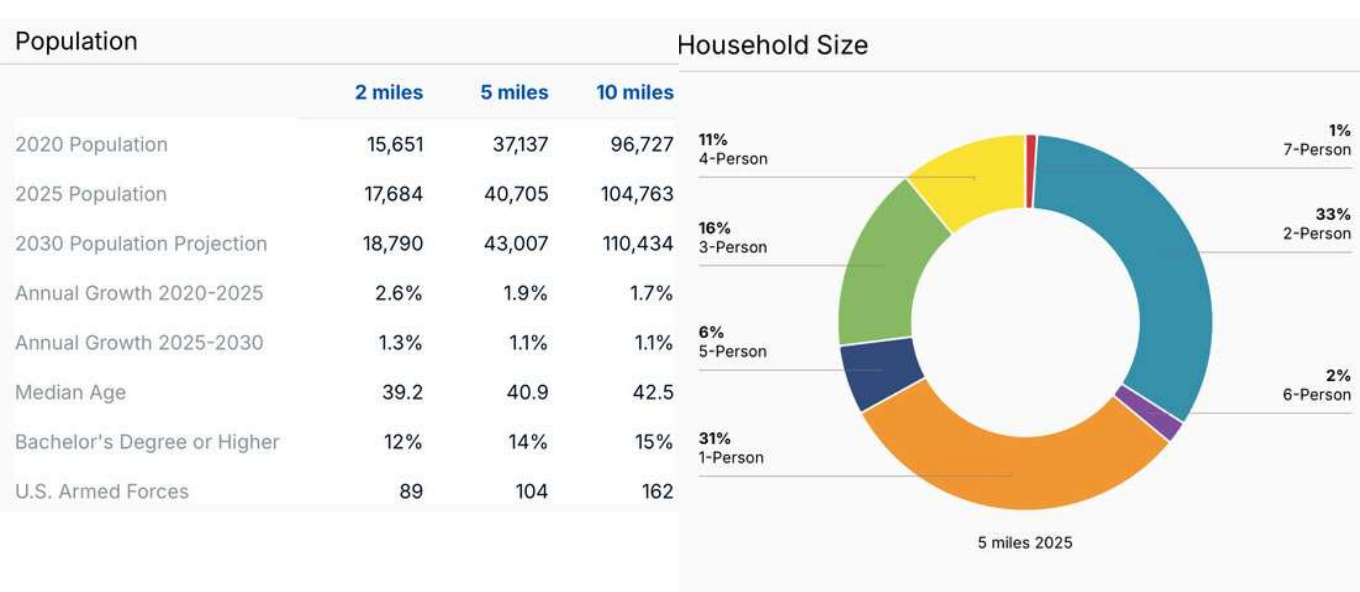
CONCEPT SITE PLAN

Project No: 2025.28.1
Scale: 1"=30'
Date Drawn: 12/18/25
Sheet Number: C1

DEMOGRAPHIC SUMMARY



DEMOGRAPHIC SUMMARY



LOCATION OVERVIEW



LEXINGTON, NC

The commercial real estate market in Lexington, North Carolina (within Davidson County) has demonstrated steady, moderate growth driven by population expansion, rising property values, and increased demand for industrial and retail space. Commercial growth is further reinforced by regional planning trends, which indicate that future development will be concentrated in commercial and industrial corridors, especially along major highways and between Lexington and neighboring Triad markets.



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