

FOR SALE

Land For Sale - US-52 Off-Ramp Opportunity

Highway 285 / Hickory Tree Road & Old US-52, Midway, NC 27107

Hubbard
REALTY

2.16 acres



Located just off Exit 100 at Hwy 285 (US-52) at its intersection with Old US-52. Site has been leveled and utilities are adjacent on Hickory Tree Road. With frontage on Hickory Tree Road, at a signalized intersection, there are ample site locations for any retail operation.

\$8.00 per SF

\$752,712.00

Cassie Taylor 336-733-1504 CTaylor@HubbardRealty.com

Property Information

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Acreage	2.16 acres
Total SF	94,089 SF
Dimensions	282' x 383' x 258' x 131' x 111' x 278'
Shape	Irregular
Frontage	387' on Hickory Tree Rd
Parcel ID #	6830-02-79-6550
Former Use	Agricultural
Graded	Yes
Fenced	No
Curb Cuts	None
Pad Ready	No
Associations	None
Flood Plain	No
Environmental Issues	Abandoned Septic System on rear corner of property

Water	Adjacent
Sewer	Adjacent
Gas	Adjacent
Electric	Adjacent
Utility Easements	Along Fred Sink Road
Topography	Level
Cleared	Some
Tax Value	\$470,450.00
Property Taxes	\$3,387.25



The information contained herein has been obtained from sources deemed to be reliable. Hubbard Commercial, LLC DBA Hubbard Realty makes no representations or warranties, express or implied, as to the accuracy of this information, and as such, all information in this document is subject to verification prior to purchase or lease.



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Location Information



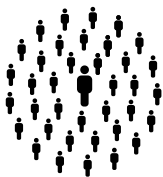
Address	Hickory Tree Road at Old US-52	Zoning	Community Shopping - CS	MSA Population	655,000
City Limits	Midway	Setting	Urban - Highway	MSA Area	2,040
County	Davidson	Intersection	US-52	Interstate Exposure	Partial
Submarket	Winston-Salem	Signalized Intersection	Nearby	Interstate Proximity	1/8 mile
Property Type	Land	Traffic Counts	32,000 on Hwy-285	Airport Proximity	29.5 miles to PTI
Property Subtype	Retail	Public Transportation	No		
Latitude & Longitude	35.968060, -80.224396	MSA & Rank	Winston-Salem 83rd		

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Demographics



Population

1 Mile 1,917 people
3 Mile 14,550 people
5 Mile 47,228 people



Households

1 Mile 765
3 Mile 5,923
5 Mile 18,839



Average Household Income

1 Mile \$94,353
3 Mile \$95,217
5 Mile \$98,378



Traffic Count

32,000
vehicles per day
on Hwy 285 (US-52)

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Zoning Information



Zoning

CS (Community Shopping District)

The intent of the Community Shopping District is to provide for personal services, offices, and the retailing of durable and convenience goods for the community. Because these commercial uses are high generators of traffic they should be concentrated at the intersection of collector and arterial roads.

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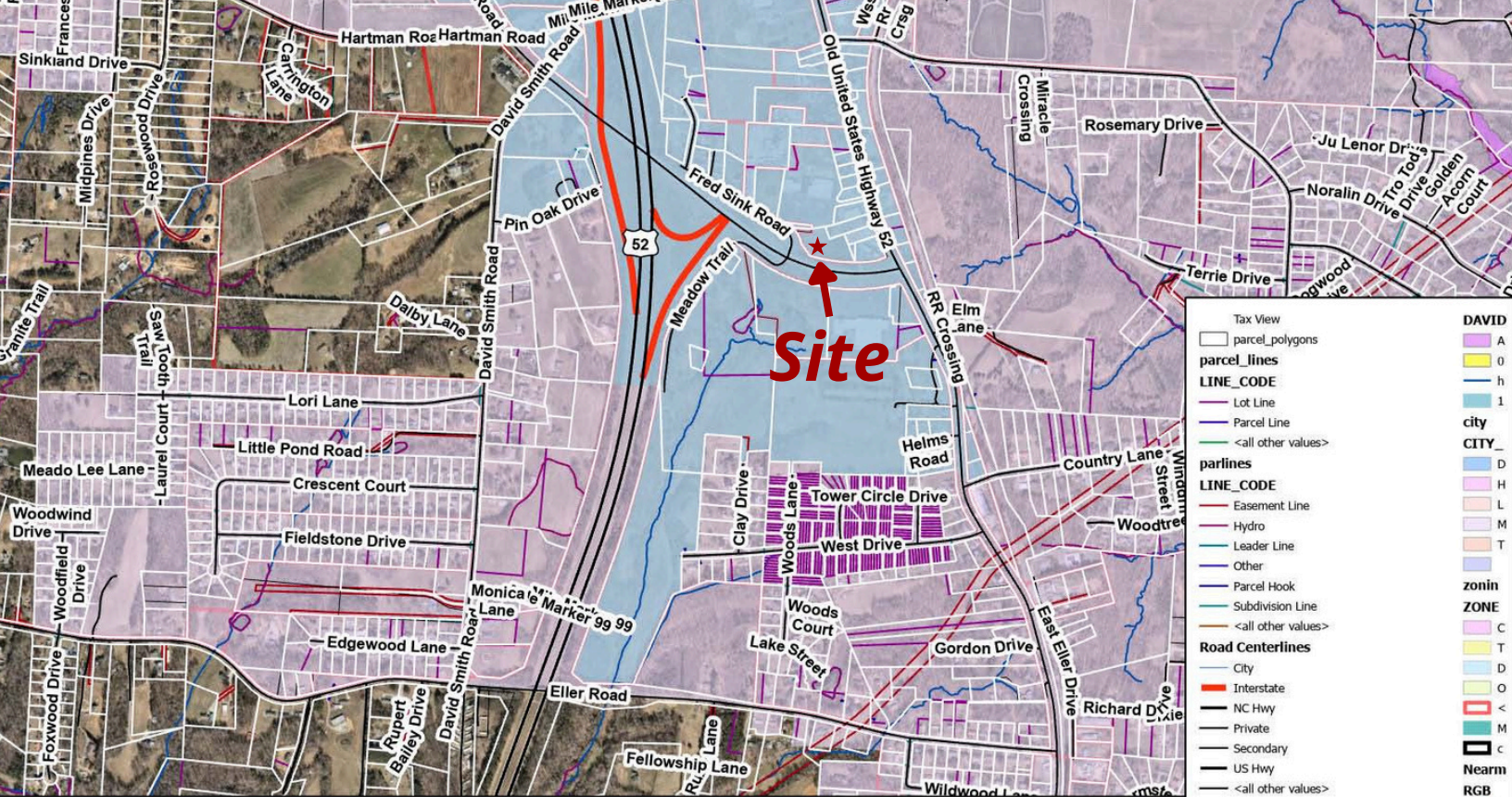




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0 262.5525 1,050 1,575

Feet



Disclaimer: The information contained on this map does not replace information that may be obtained by consulting the official source of the information. In no event shall Davidson County, NC or the consultants of Davidson County, NC be liable for any damages, direct or consequential, from the use of the information contained on this map.



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