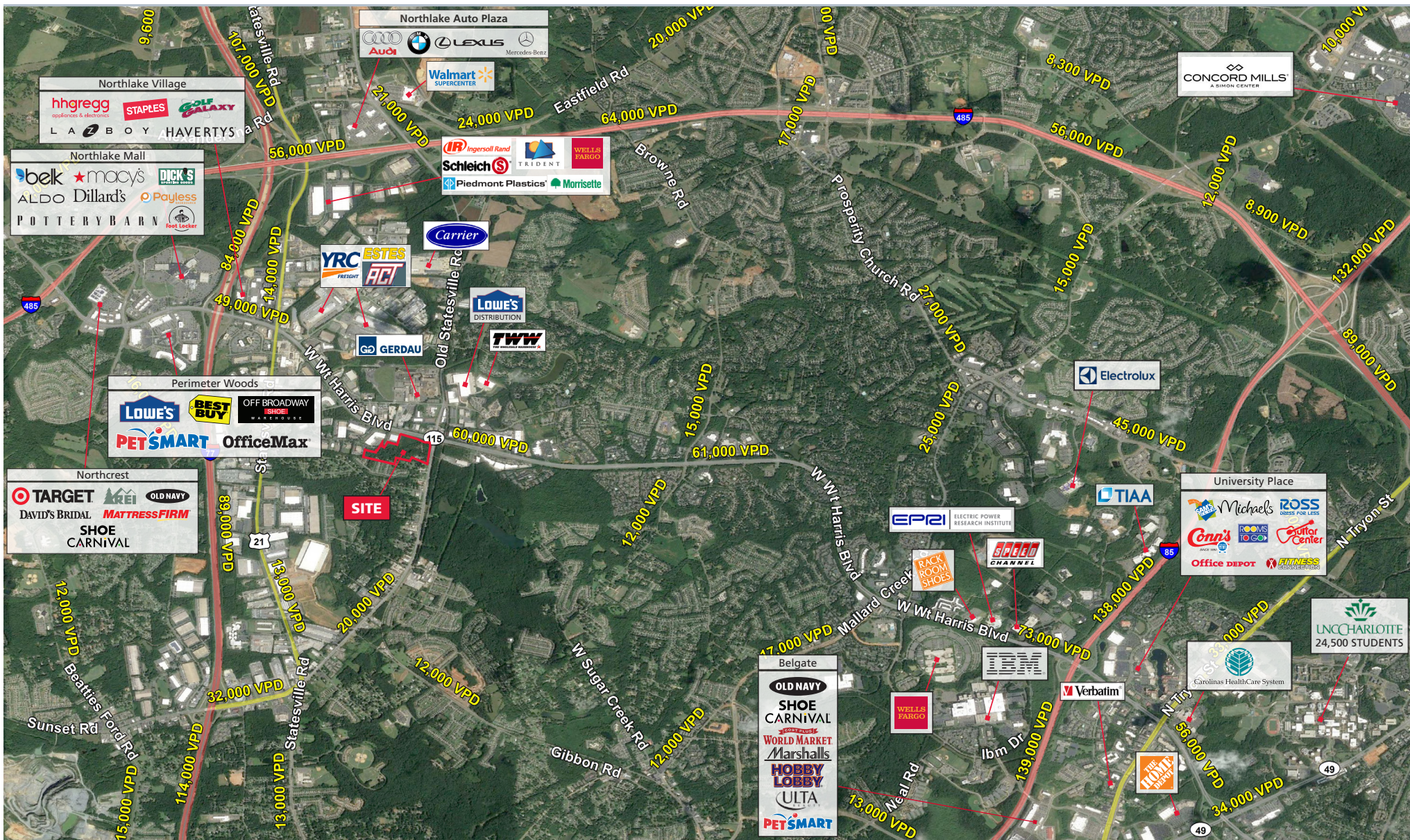


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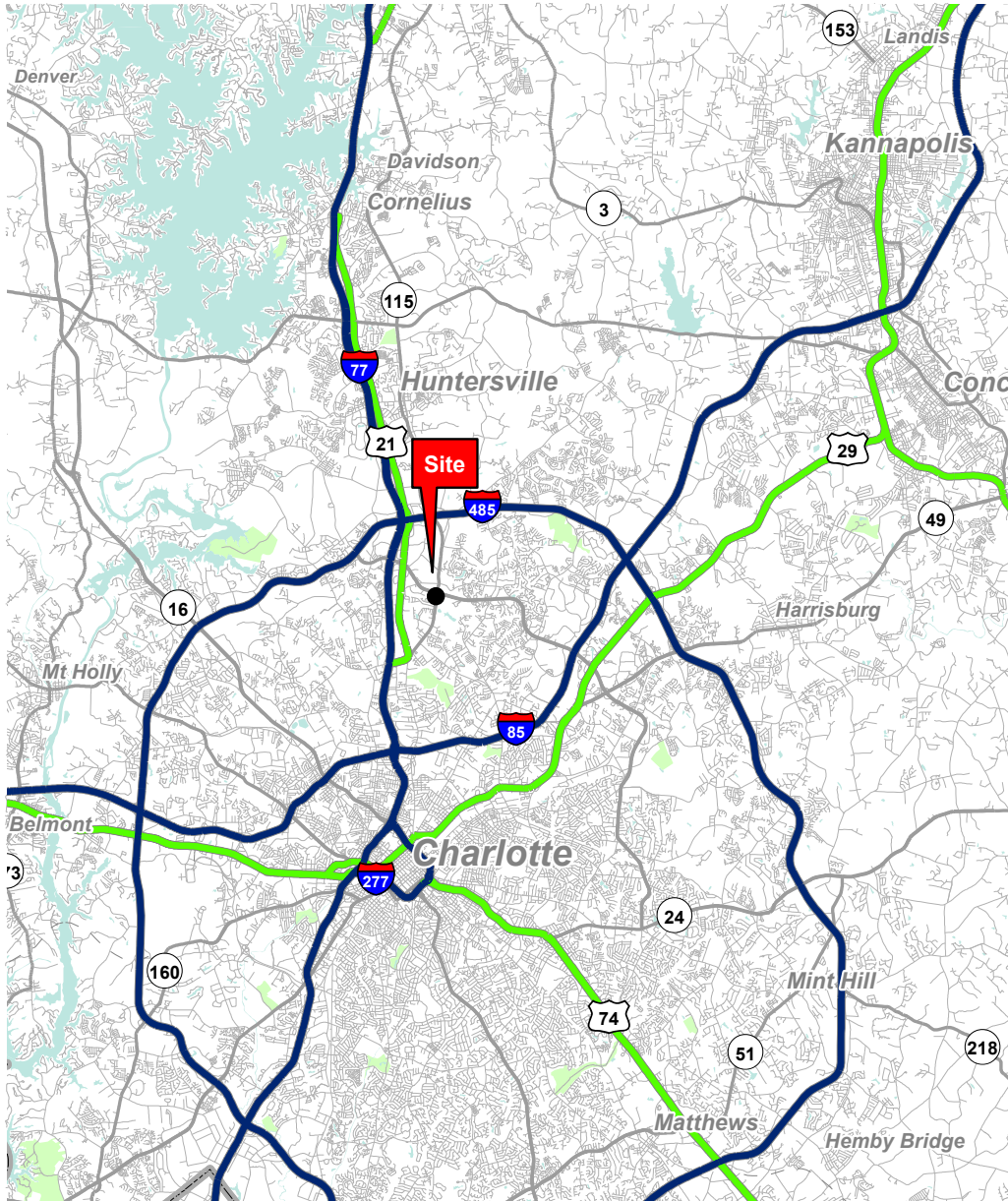


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PROPERTY INFORMATION

THE OFFERING	
Acreage	23.05 acres (will sub-divide)
Zoning	I-1 (CD) + R-MH
Traffic Count	38,000 VPD on West W.T Harris Blvd. 17,000 VPD on Old Statesville Rd.
SITE DESCRIPTION	
Access	WT Harris Blvd. - Right In, Right Out Old Statesville Rd. - Right In, Right Out and Left In
Visibility	Excellent Visibility from WT Harris Blvd. & Old Statesville Rd.
Highest & Best Use	Restaurant / Retail / Automotive Service / Showroom / Office
Tax Parcels	Meck Co. Tax Parcel #'s: 03725205, 03725221, 03725239, 03725223, 03725224, 03725216, 03725218, 03725298
Pricing	23.05 Acres = \$3,900,000 (\$200,000 - \$800,000 per acre)
Joint Ventures / BTS	Owner will consider joint ventures and Build -To-Suits

RETAIL IN AREA:



COMMENTS:

- Property can be sold as a development site or to individual parcel users
- Located between I-77 & I-85 on major east/west corridor
- Retail in the area includes: Northlake Mall (1.2 Million SF), Target, REI, Lowes Home Improvement, Best Buy & others
- Large employment base in close proximity to site
- Lynx Light Rail Station for the red line is planned at the intersection of WT Harris Blvd. & Highway 115

DEMOGRAPHICS (2016)	1 MILE	3 MILE	5 MILE
POPULATION	5,371	63,570	139,392
AVERAGE HH INCOME	\$64,262	\$70,753	\$70,929
MEDIAN HH INCOME	\$56,021	\$60,143	\$59,388
BUSINESS ESTABLISHMENTS	357	1,999	5,683
DAYTIME EMPLOYMENT	5,538	27,812	93,005

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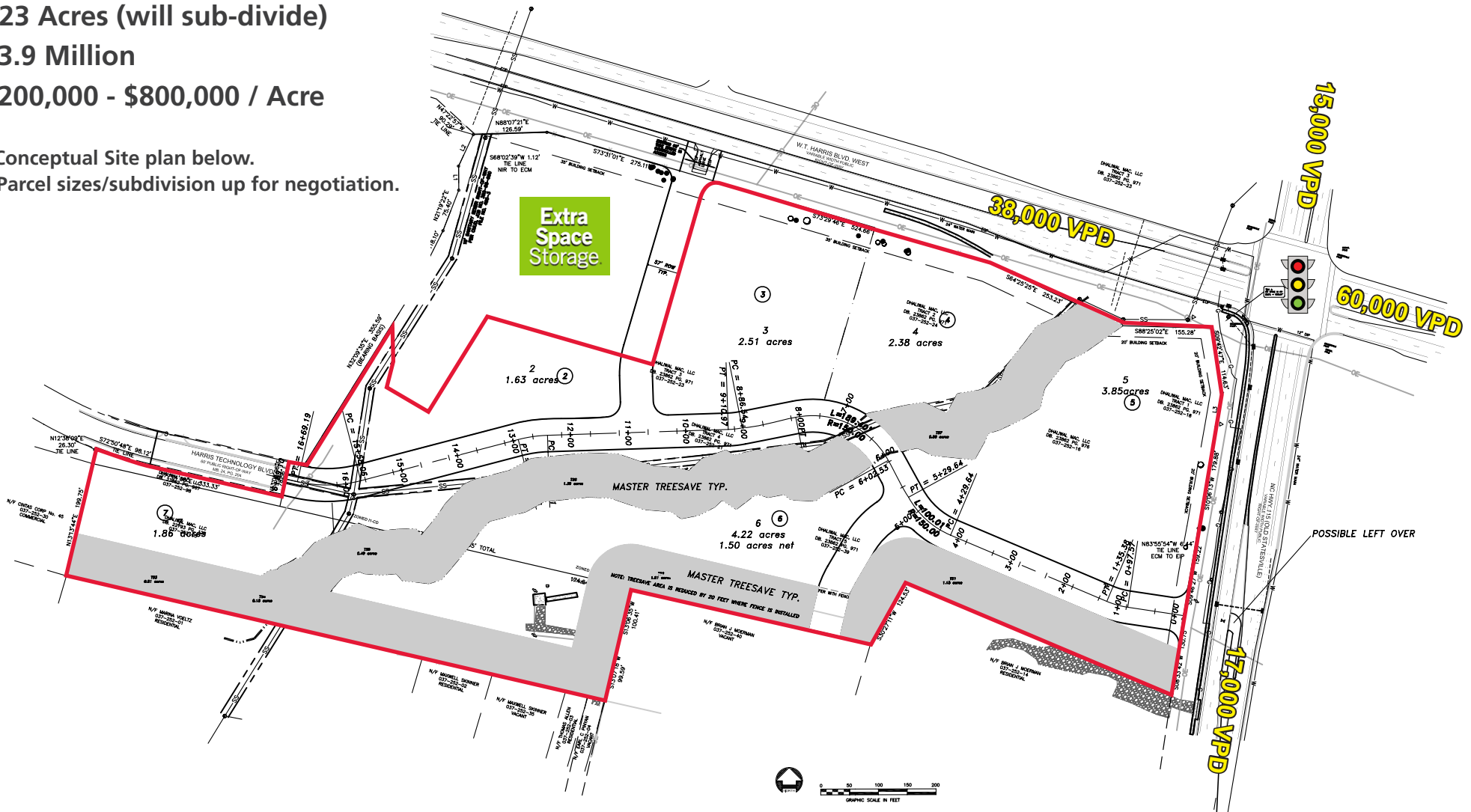
SITE PLAN

±23 Acres (will sub-divide)

\$3.9 Million

\$200,000 - \$800,000 / Acre

*Conceptual Site plan below.
Parcel sizes/subdivision up for negotiation.



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