

MARK H. WRIGHT

EXECUTIVE SUMMARY



SALE PRICE

\$3,900,000

OFFERING SUMMARY

Available SF:

Lot Size: 45.36 Acres

Zoning: General Business subject to adoption of new Master Plan approval

Market: Union County

Price / SF: \$1.97

PROPERTY OVERVIEW

Mixed-Use development opportunity at the Monroe Expressway interchange.

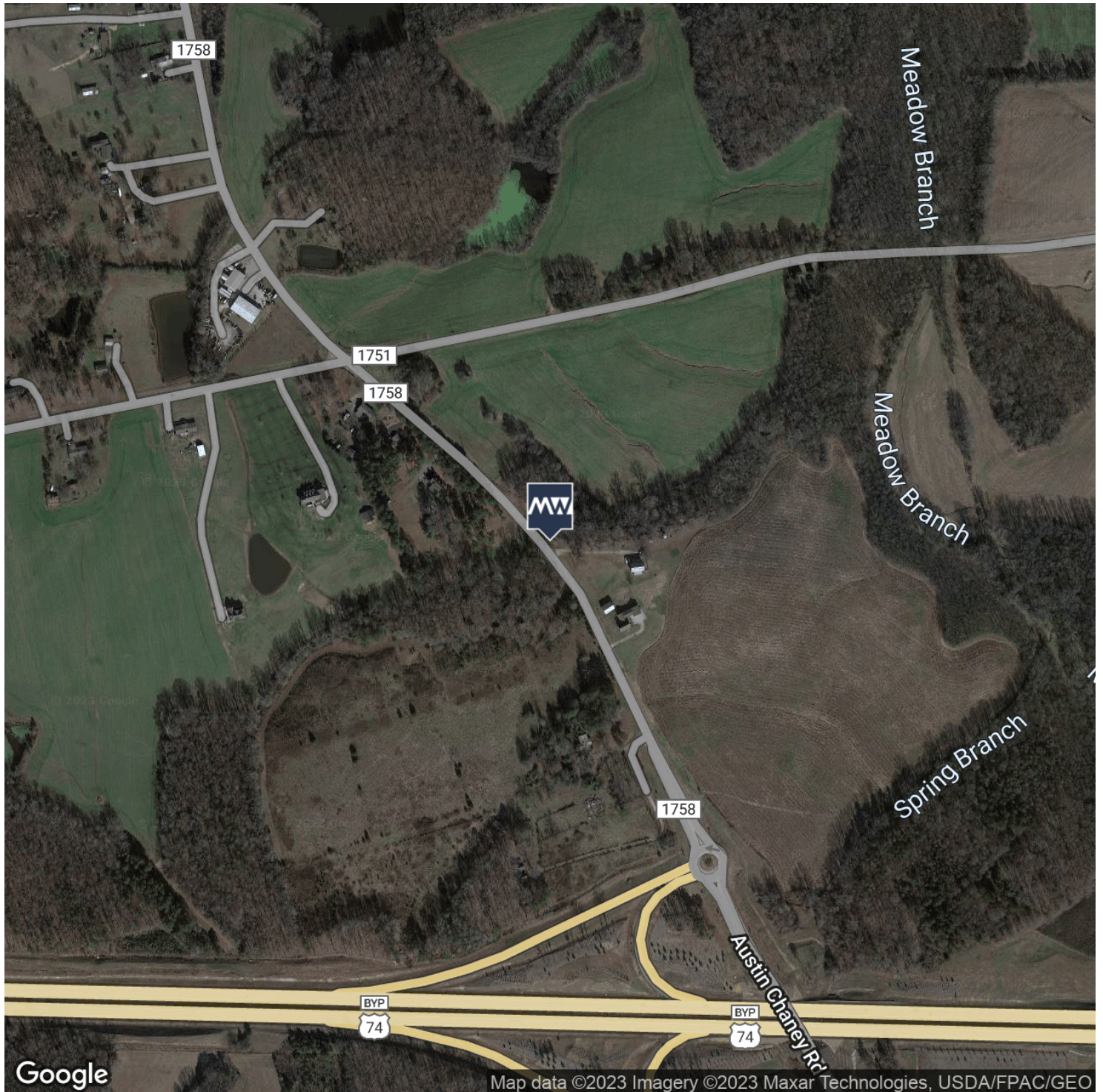
LOCATION OVERVIEW

Great location at the interchange of the Monroe Expressway, only 20 miles from I-485.

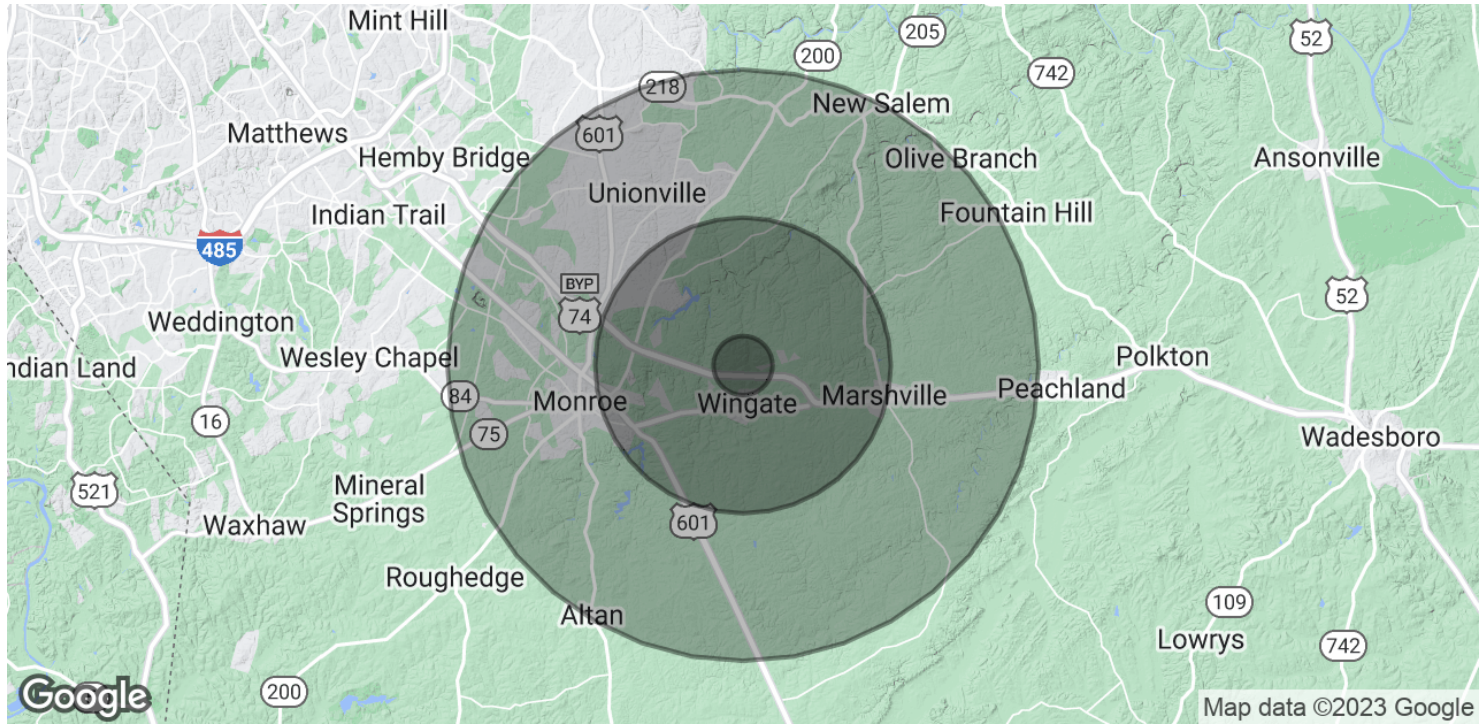
PROPERTY HIGHLIGHTS

- 20-minute commute to I-485 via the Monroe Expressway
- Over 1,000' of frontage
- Being sold subject to rezoning
- Water & sewer available
- Home of Wingate University and the nearby Irwin Belk Stadium

LOCATION MAPS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,207	17,840	67,936
Median age	27.1	31.6	35.5
Median age (Male)	29.6	31.6	35.2
Median age (Female)	26.3	33.8	36.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	380	5,965	24,445
# of persons per HH	3.2	3.0	2.8
Average HH income	\$55,056	\$53,714	\$57,093
Average house value	\$145,603	\$161,956	\$188,962

* Demographic data derived from 2020 ACS - US Census