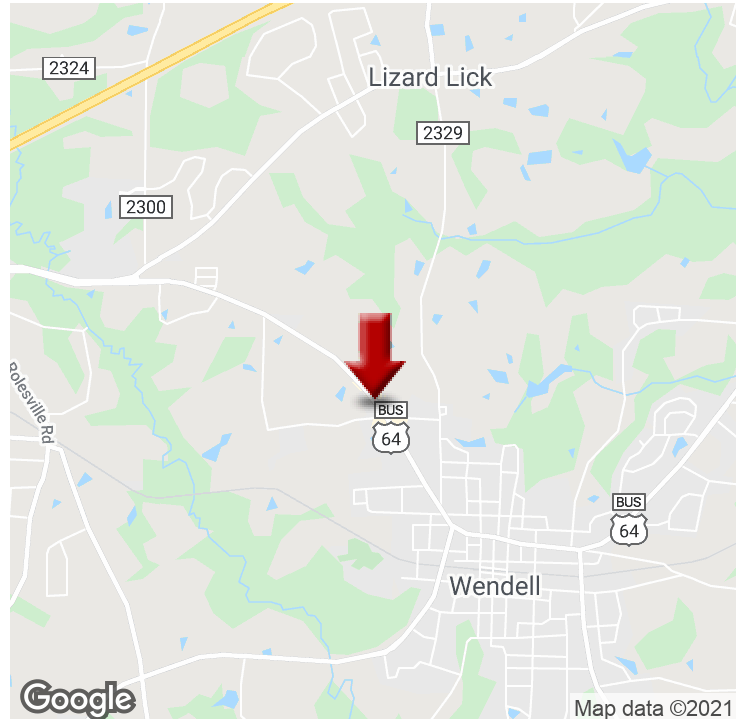


2.65 ACRES OF LAND - FOR SALE

60 Liles Dean Rd., Wendell, NC 27591



OFFERING SUMMARY

SALE PRICE:	\$1,200,000
AVAILABLE SF:	
LOT SIZE:	2.65 Acres
PRICE / SF:	\$10.40

PROPERTY OVERVIEW

0 Liles Dean & 60 Liles Dean. 2 lots being sold together - PIN 1784346178 and PIN 1784345003 for a total of 2.65 acres. Located on busy commercial corridor with a McDonalds and Bank right across street. Hardees currently under construction across street. 2 mobile homes will be removed before closing, and home on foundation will convey.

PROPERTY HIGHLIGHTS

- Great Road Frontage
- On Busy Commercial Corridor
- Across from Bank and McDonalds
- 2 Lots Combined

KW COMMERCIAL - KELLER WILLIAMS PREFERRED REALTY
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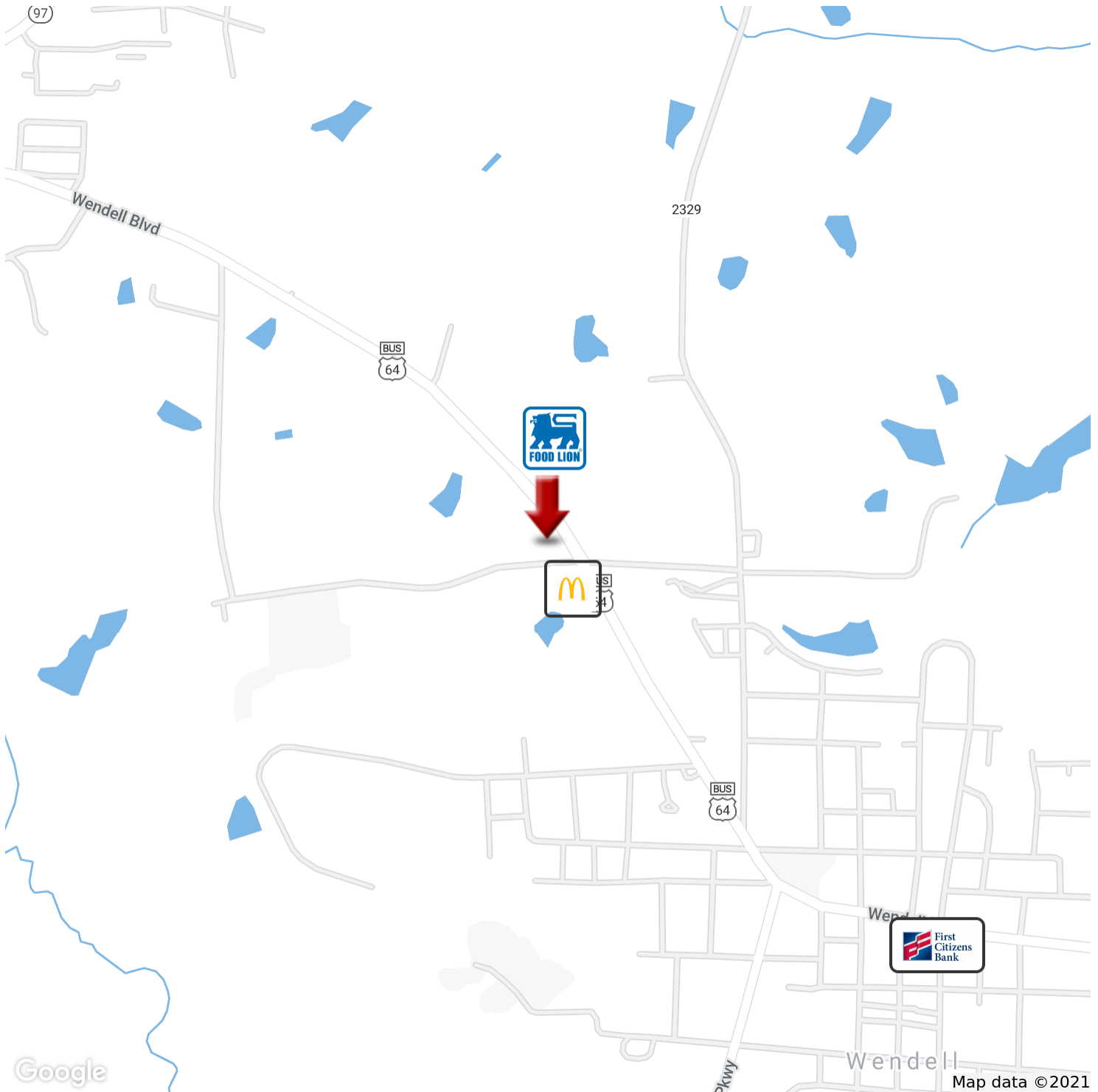


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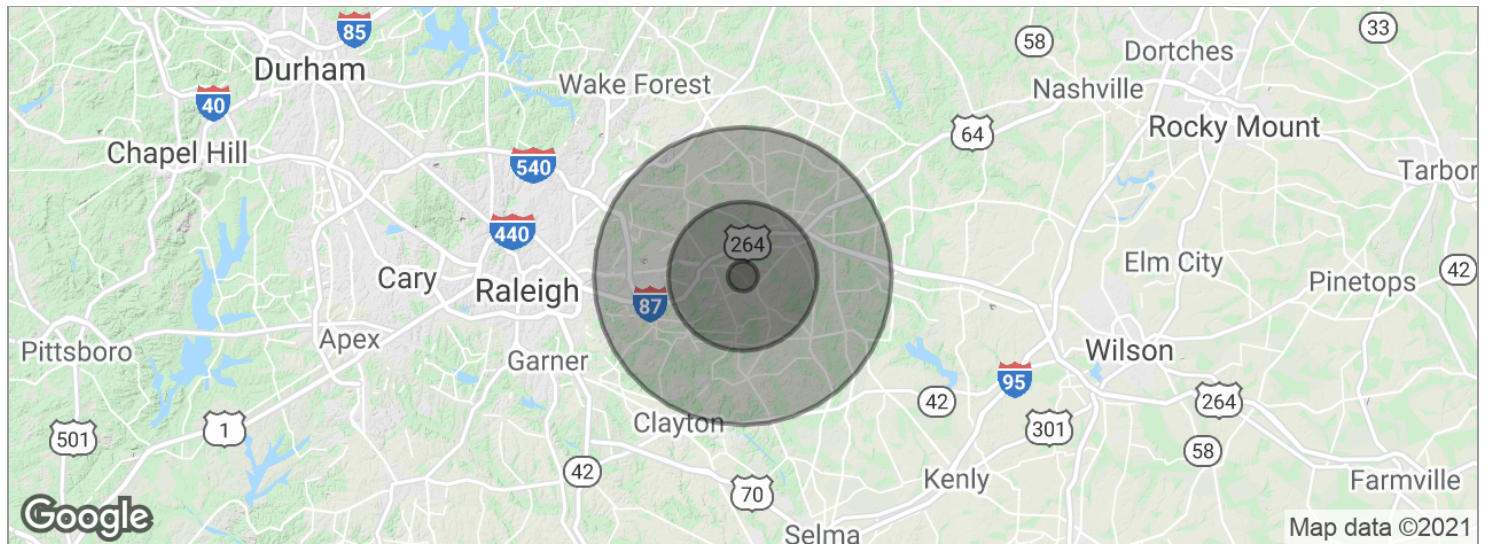


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LAND FOR SALE

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,587	27,289	98,998
Median age	33.8	36.4	36.2
Median age (male)	29.2	34.4	35.0
Median age (Female)	40.5	39.4	37.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	591	10,037	35,970
# of persons per HH	2.7	2.7	2.8
Average HH income	\$50,890	\$58,838	\$65,967
Average house value	\$150,720	\$157,974	\$172,513

* Demographic data derived from 2010 US Census

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