



COMMERCIAL PARTNERS
NORTH

Wingate University

FOR SALE

40 ACRES OF COMMERCIAL LAND IN WINGATE, NC

4809 E. Hwy 74, Wingate, NC 28174

40 +/-

acres

MARK H. WRIGHT

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EXECUTIVE SUMMARY



SALE PRICE

\$4,500,000

OFFERING SUMMARY

Available SF:

Lot Size: 40.1 Acres

Zoning: Highway Corridor/Light Industrial

Market: Union

Price / SF: \$2.58

PROPERTY OVERVIEW

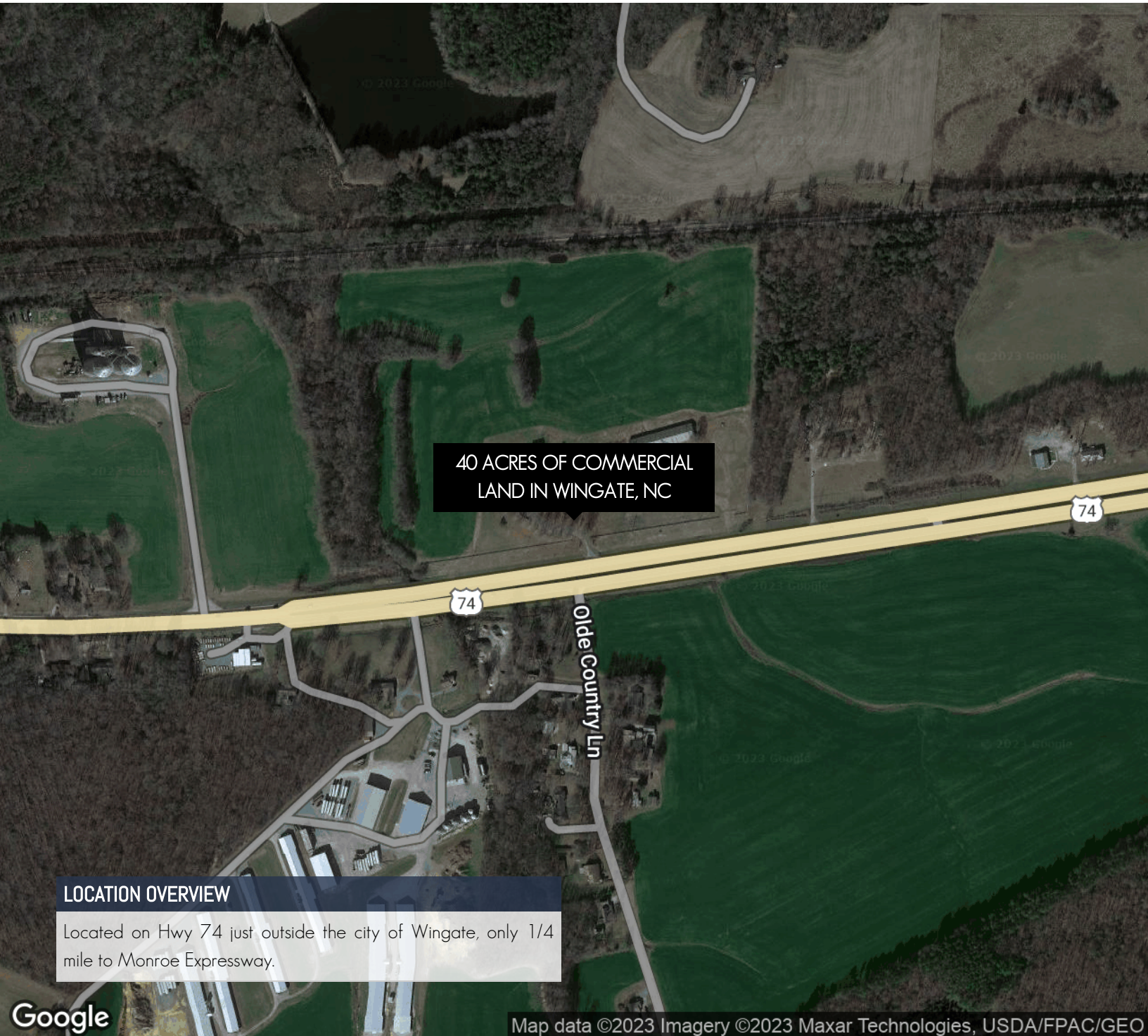
Great development opportunity for Industrial, Office Park, Medical, Institutional, etc.

HUGE PRICE REDUCTION!!!

PROPERTY HIGHLIGHTS

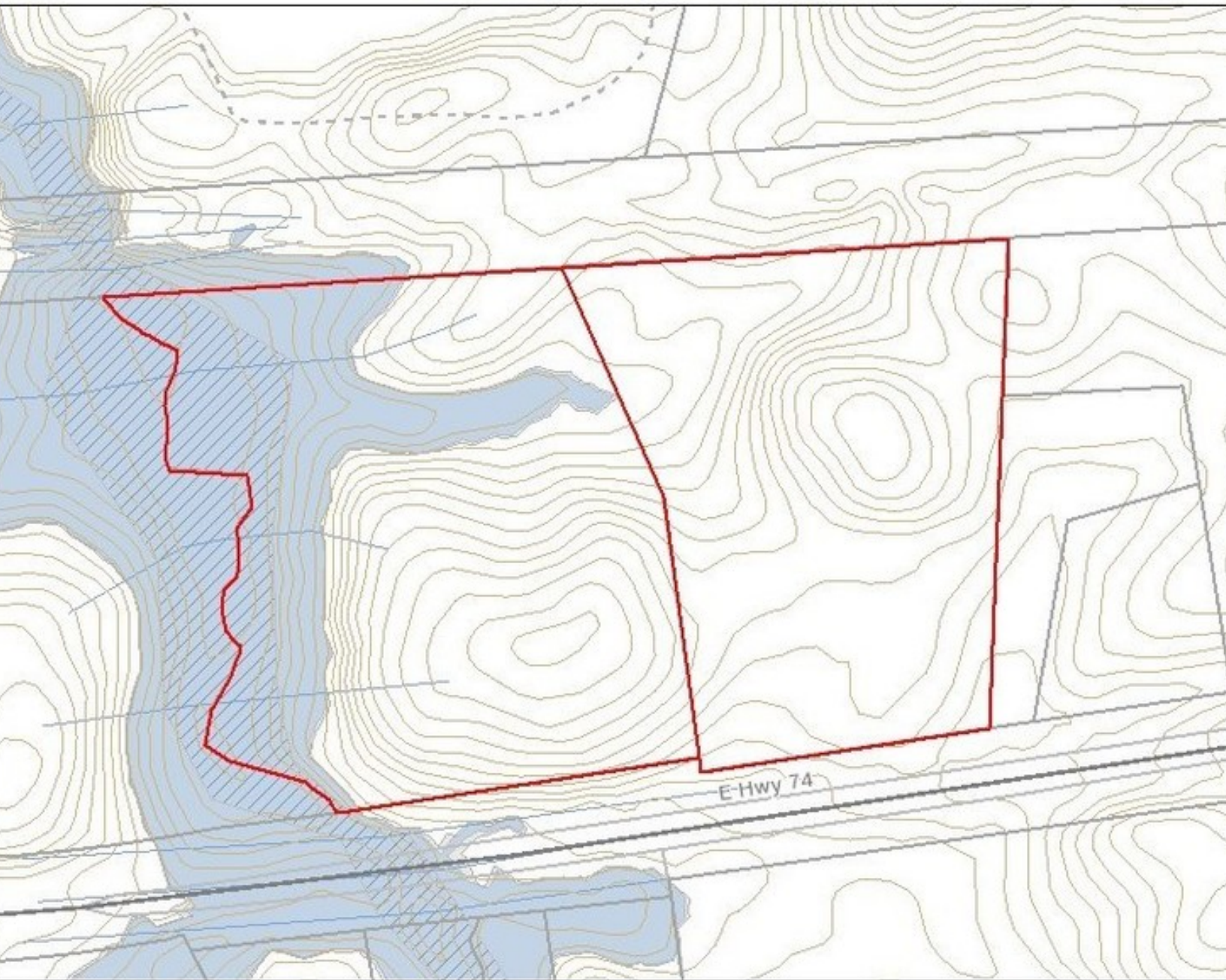
- 1,600 feet of frontage Hwy 74 with CSX Railway at rear of property
- Electric provided by Duke Energy
- Water by the Union County
- Currently septic with county sewer planned in the near future
- Natural gas by City of Monroe
- Telecom by Verizon and Windstream
- Possible subdivision into two 20 acres parcels
- Owner financing available

LOCATION MAPS



TOPO & FEMA

TOPO & FEMA



ADDITIONAL PHOTOS



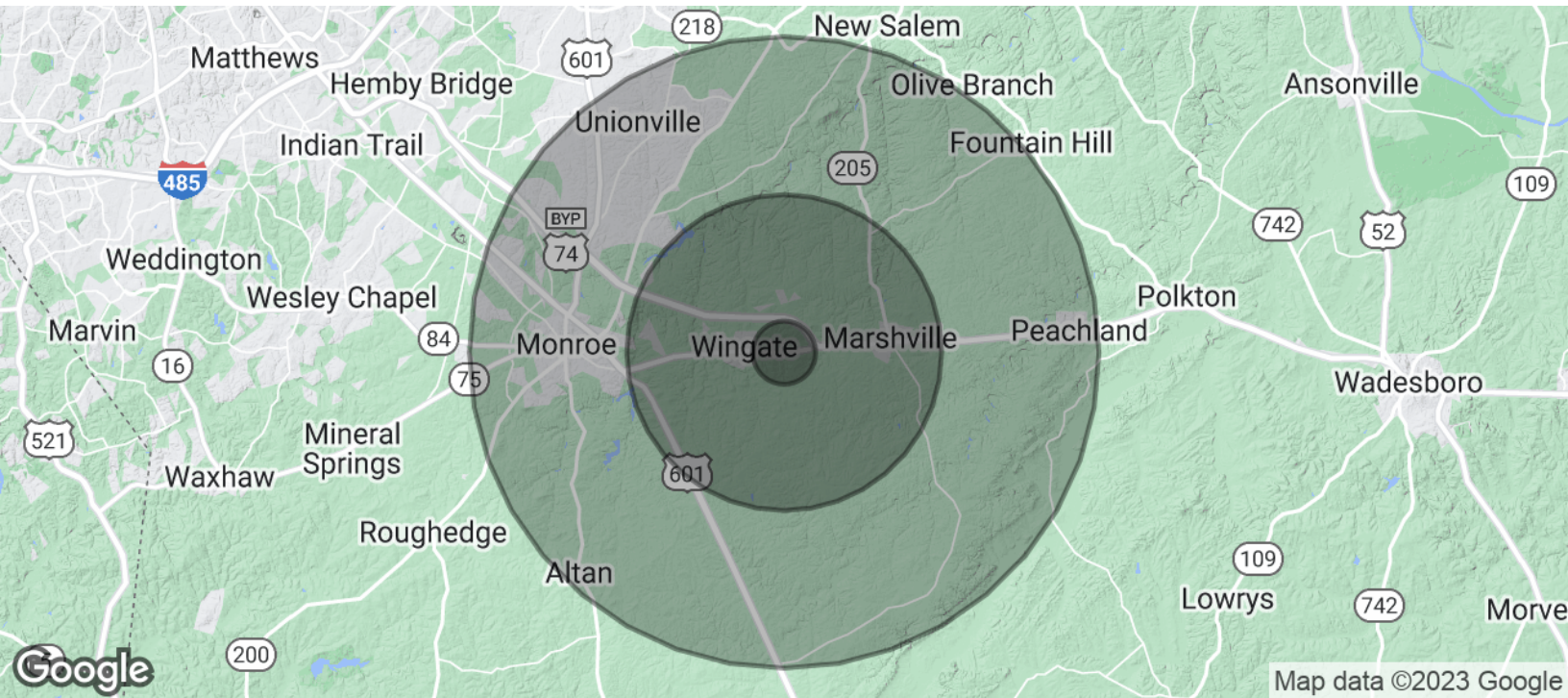
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	805	15,670	56,967
Average age	30.8	32.8	35.6
Average age (Male)	32.6	33.6	35.4
Average age (Female)	30.0	33.4	36.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	262	5,297	20,496
# of persons per HH	3.1	3.0	2.8
Average HH income	\$51,305	\$51,998	\$57,055
Average house value	\$146,724	\$158,283	\$186,071

* Demographic data derived from 2020 ACS - US Census