



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,395,000
Available SF:	
Lot Size:	36.37 Acres
Price / Acre:	\$65,851
Zoning:	Open Use
Market:	Forest City
Submarket:	Sulfur Springs Township
Traffic Count:	17,000

PROPERTY OVERVIEW

This sale includes 36.37-acres located in Forest City, NC on Highway 74. Very buildable, gently rolling land has 1,180 feet of frontage on Highway 74. Property has access to city water and is located within 5 miles of Forest City to the northeast. Access to the property is from Highway 221 to the east and Long Branch Road to the south.

PROPERTY HIGHLIGHTS

- 36.37-acres located 5-miles northeast of Forest City
- Access from Hwy. 221 and Long Branch Road
- 1,180.75 frontage feet on Highway 74
- 60 frontage feet on Highway 221
- 17,000 cars per day exposure
- Access to city water

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ADDITIONAL PHOTOS



Kevin Jennings

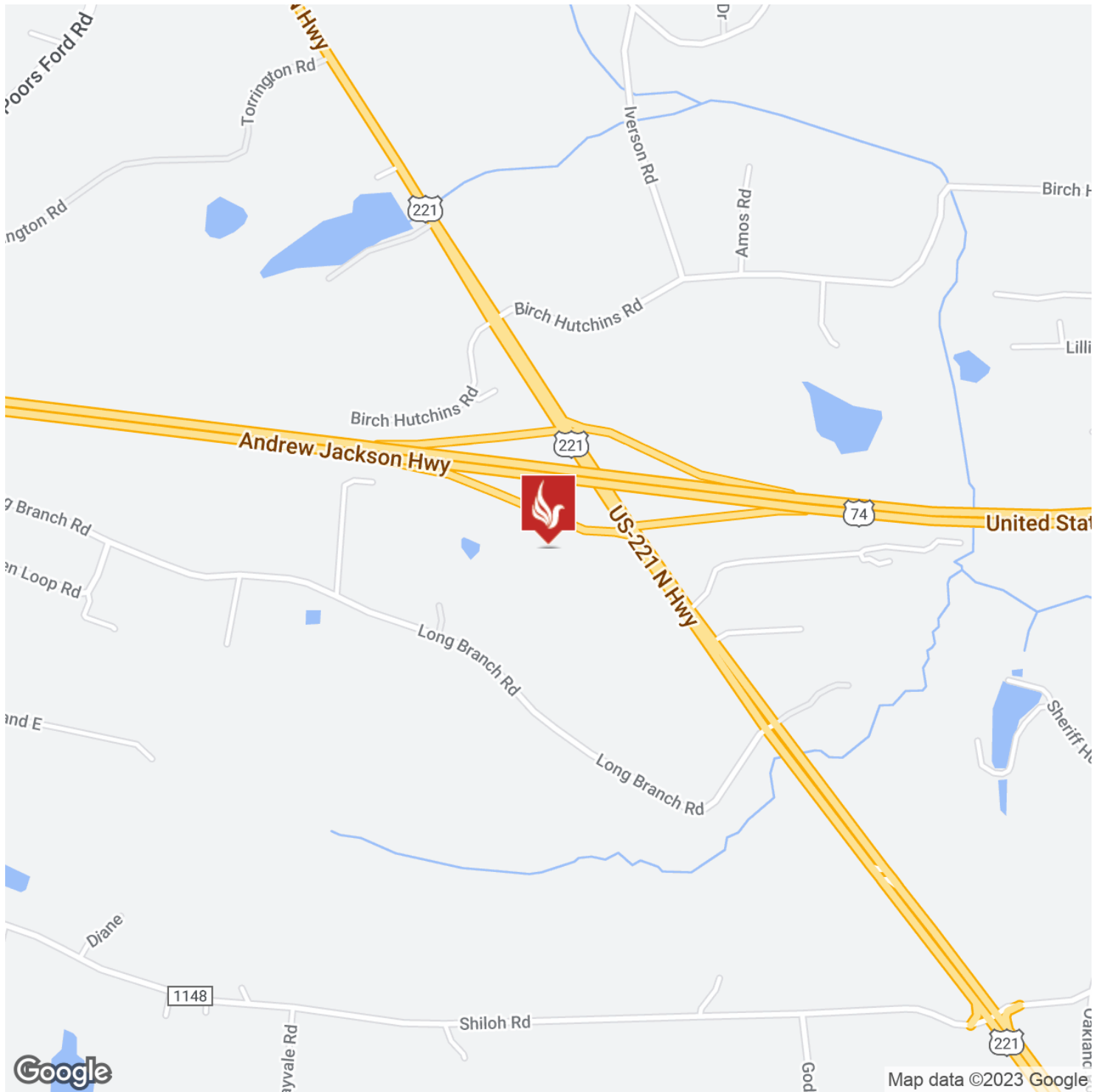
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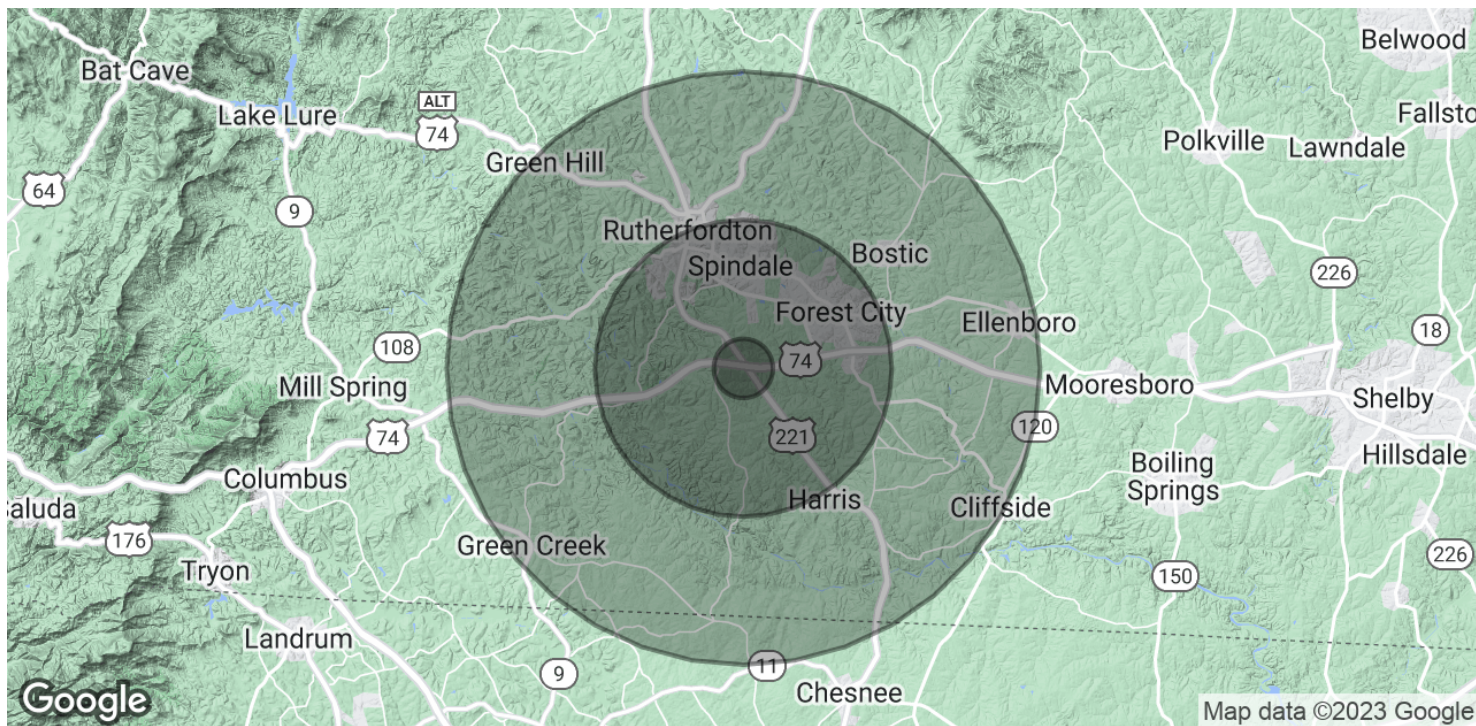
LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	339	21,273	57,614
Average age	39.1	40.6	41.1
Average age (Male)	38.7	40.1	39.9
Average age (Female)	39.7	41.8	42.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	143	9,008	23,540
# of persons per HH	2.4	2.4	2.4
Average HH income	\$51,084	\$42,191	\$45,373
Average house value		\$124,570	\$151,970

* Demographic data derived from 2020 ACS - US Census

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