

EXECUTIVE SUMMARY



SALE PRICE

\$150,000 / ACRE

OFFERING SUMMARY

Available SF:

Lot Size: 26.95 Acres

Zoning: Suburban Office Center

Market: Union

Price / SF: \$3.44

PROPERTY OVERVIEW

Site is located along the Monroe Expressway at a major interchange with Austin Chaney Rd. The town is known mainly for Wingate University and the Jesse Helms Center,

LOCATION OVERVIEW

Conveniently located just off the Monroe Expressway only 17.5 miles from I-485.

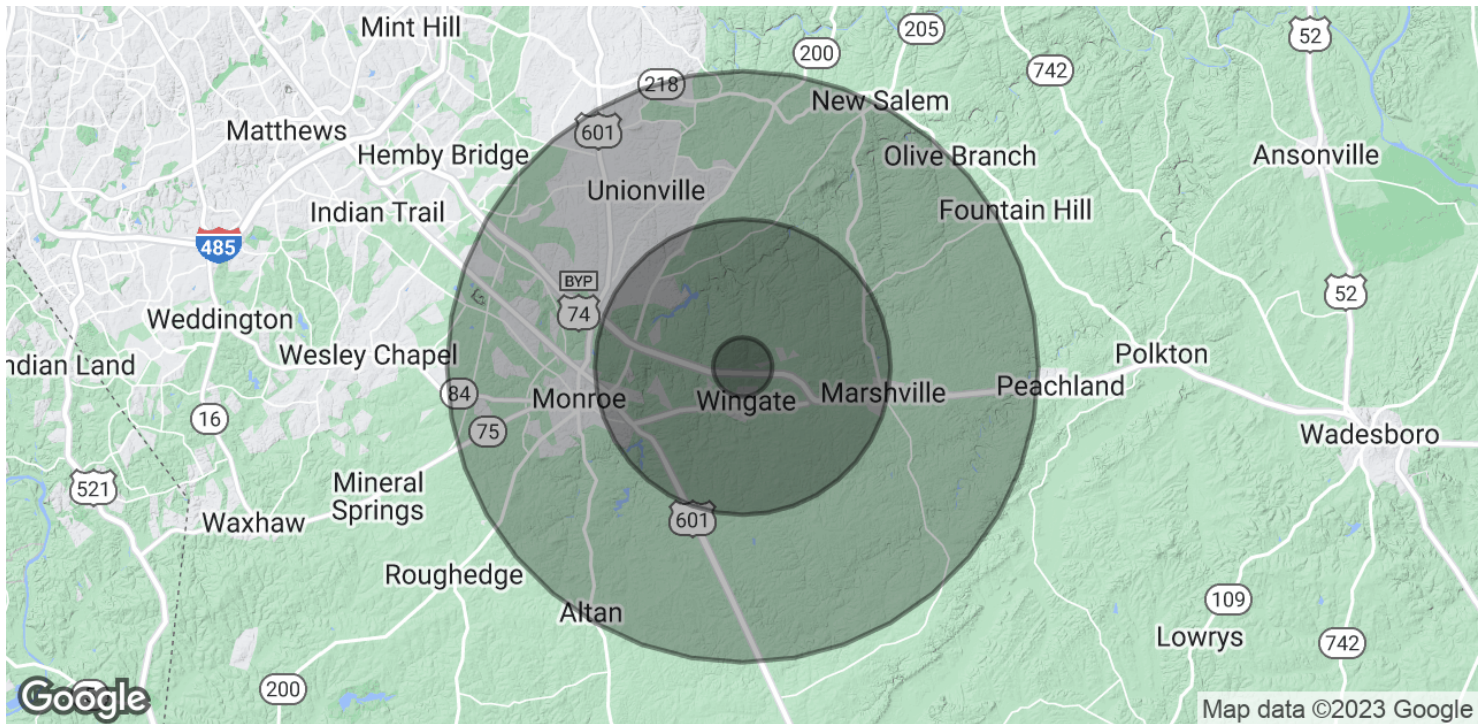
PROPERTY HIGHLIGHTS

- Town of Wingate jurisdiction
- Consists of 2 parcels
- Selling subject to Wingate's adoption of new commercial rezoning
- (house on property has no value)

LOCATION MAPS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,207	18,382	69,133
Average age	27.1	31.7	35.5
Average age (Male)	29.6	31.6	35.1
Average age (Female)	26.3	34.0	36.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	380	6,151	24,853
# of persons per HH	3.2	3.0	2.8
Average HH income	\$55,056	\$53,946	\$57,026
Average house value	\$145,603	\$161,391	\$188,092

* Demographic data derived from 2020 ACS - US Census