

EXECUTIVE SUMMARY



SALE PRICE

\$1,500,000

OFFERING SUMMARY

Lot Size: 2.42 Acres

Zoning: C-74

Market: Union County

Price / SF: \$14.23

PROPERTY OVERVIEW

2.42 Acre corner lot for sale directly off of Hwy 74 in Stallings, NC. Utilities are available and previous home on the lot has been torn down.

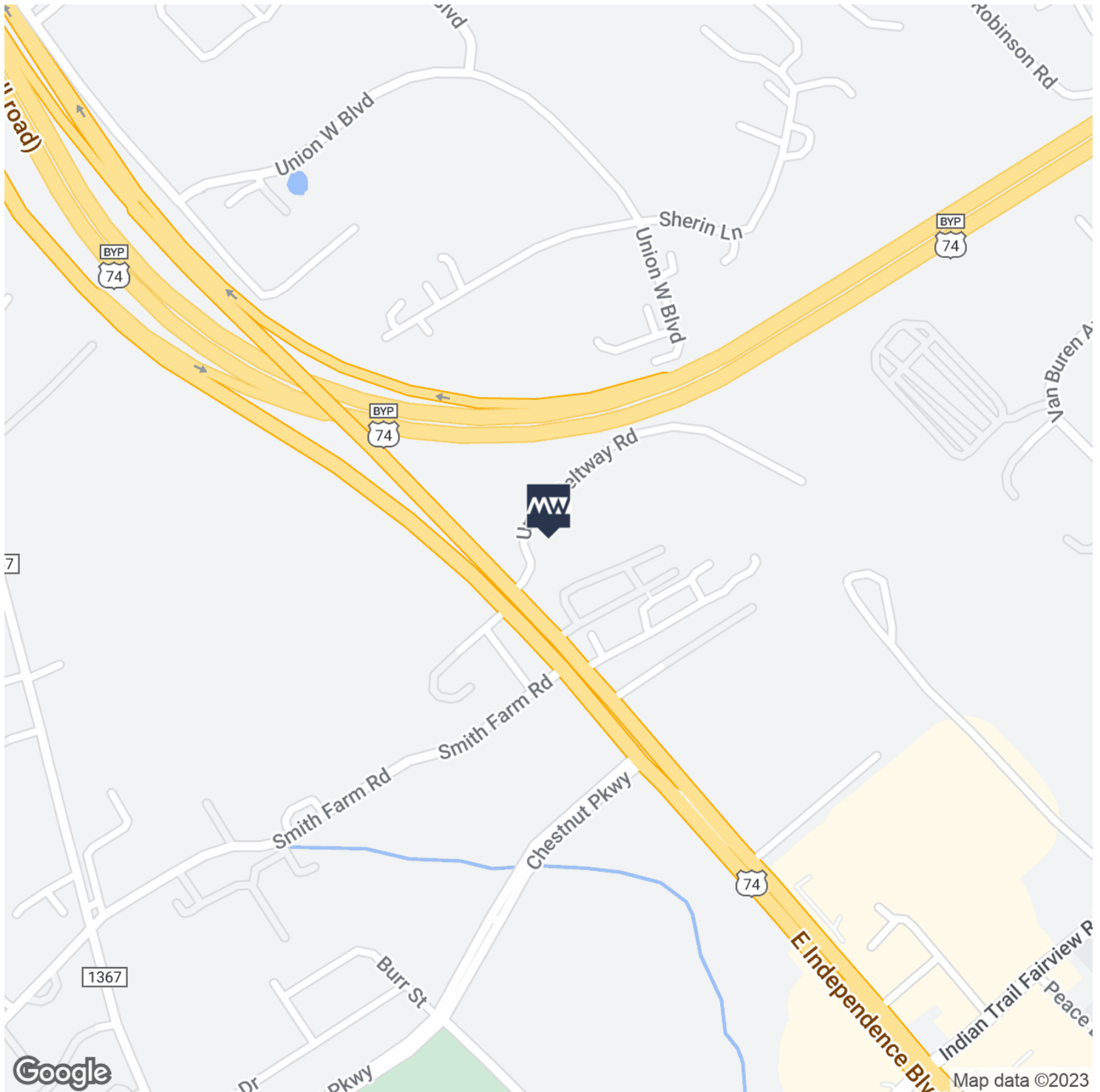
PROPERTY HIGHLIGHTS

- C-74 Zoning (Commercial Route 74)
- Utilities available
- Partially cleared

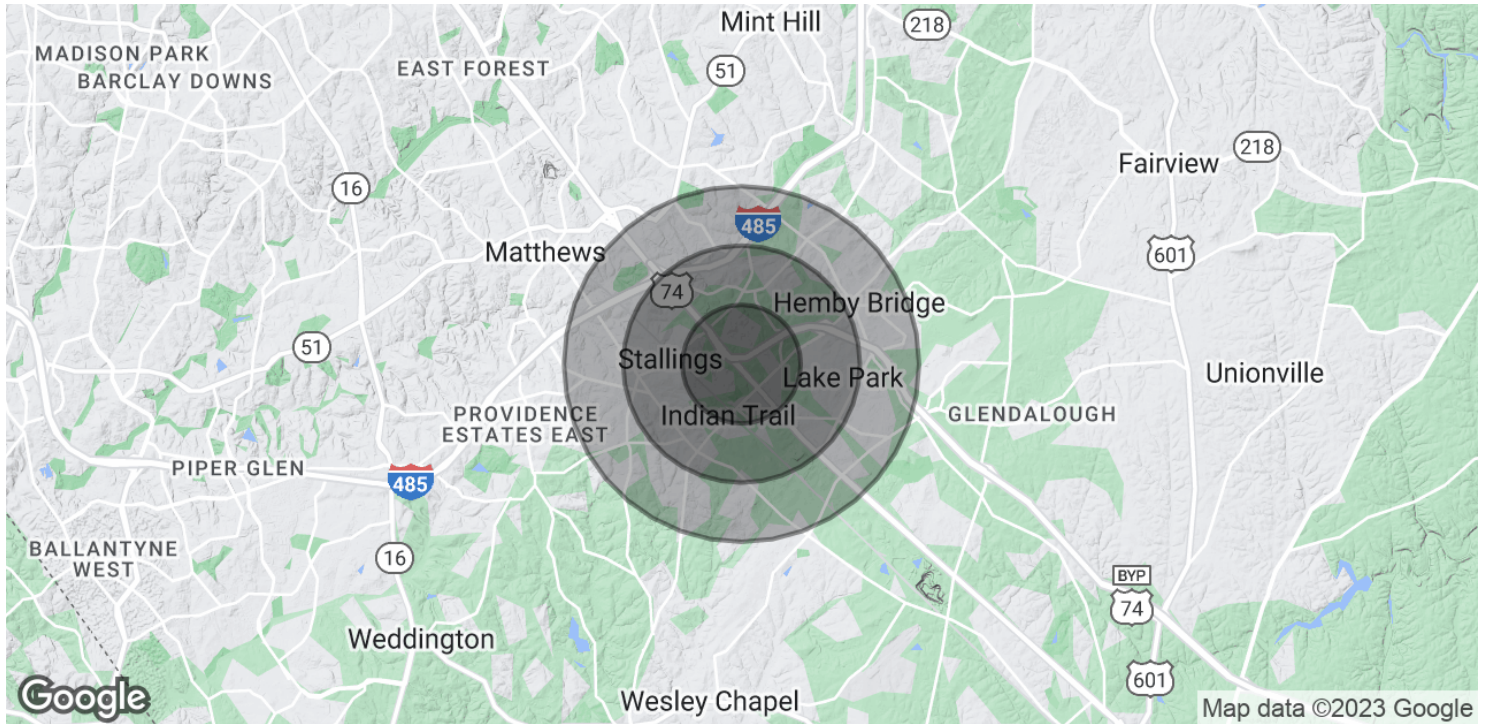
ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,231	16,277	31,856
Average Age	35.2	38.6	39.3
Average Age (Male)	37.9	39.0	38.8
Average Age (Female)	32.4	38.5	39.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	817	5,954	11,360
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$63,797	\$84,133	\$90,944
Average House Value	\$775,740	\$405,204	\$396,985

* Demographic data derived from 2020 ACS - US Census