

FOR SALE

# +/- 25 AC Poultry Farm | Monroe, NC

4531 Pigg Mattox Road, Monroe, NC 28112

eXp Commercial | 10130 Perimeter Parkway | Charlotte, NC 28216 |

**Jeffrey Helms**

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## OFFERING SUMMARY

Sale Price:	\$500,000
Building Size:	+/- 36,000 SF
Lot Size:	25.68 Acres
Price / SF:	\$27.78
Year Built:	1988
Zoning:	RA-40 (Tract 1 OPCN345)

## PROPERTY OVERVIEW

4531 Pigg Mattox Road has a total of six turkey/poultry houses across the +/- 25.68 acre premises. Two structures span 20,000 square feet each, while the remaining four spans roughly 16,000 square feet each. Each turkey house includes new cool pads for climate control and upgraded feed bins to streamline feeding processes.

In addition to the turkey houses, the property includes several pole buildings and lean-tos, offering a total of over 9,000 square feet of additional coverage.

Included with the property are essential farm assets, such as a tractor complete with tiller and spreader – essential tools for maintaining the land and ensuring smooth farming operations. Additionally, two 25 KW diesel generators stand ready to provide reliable power backup, ensuring uninterrupted workflow even during unforeseen circumstances.

Please contact us for site tours, and refrain from visiting the property without the broker-in-charge.

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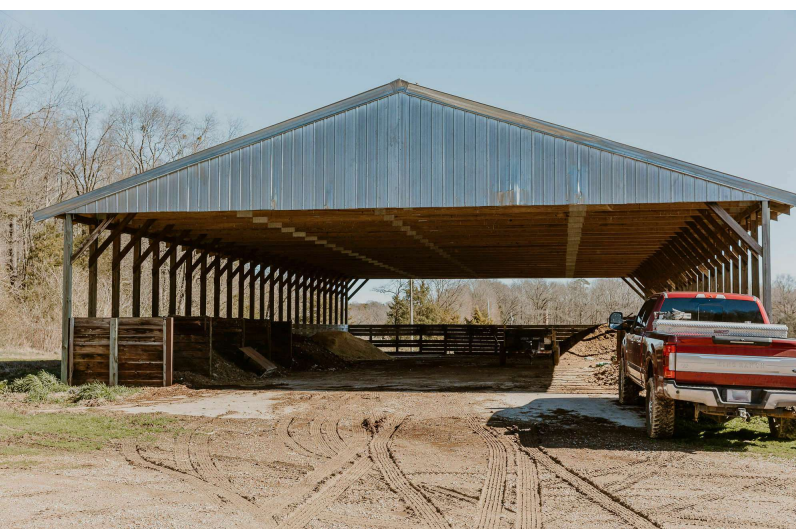
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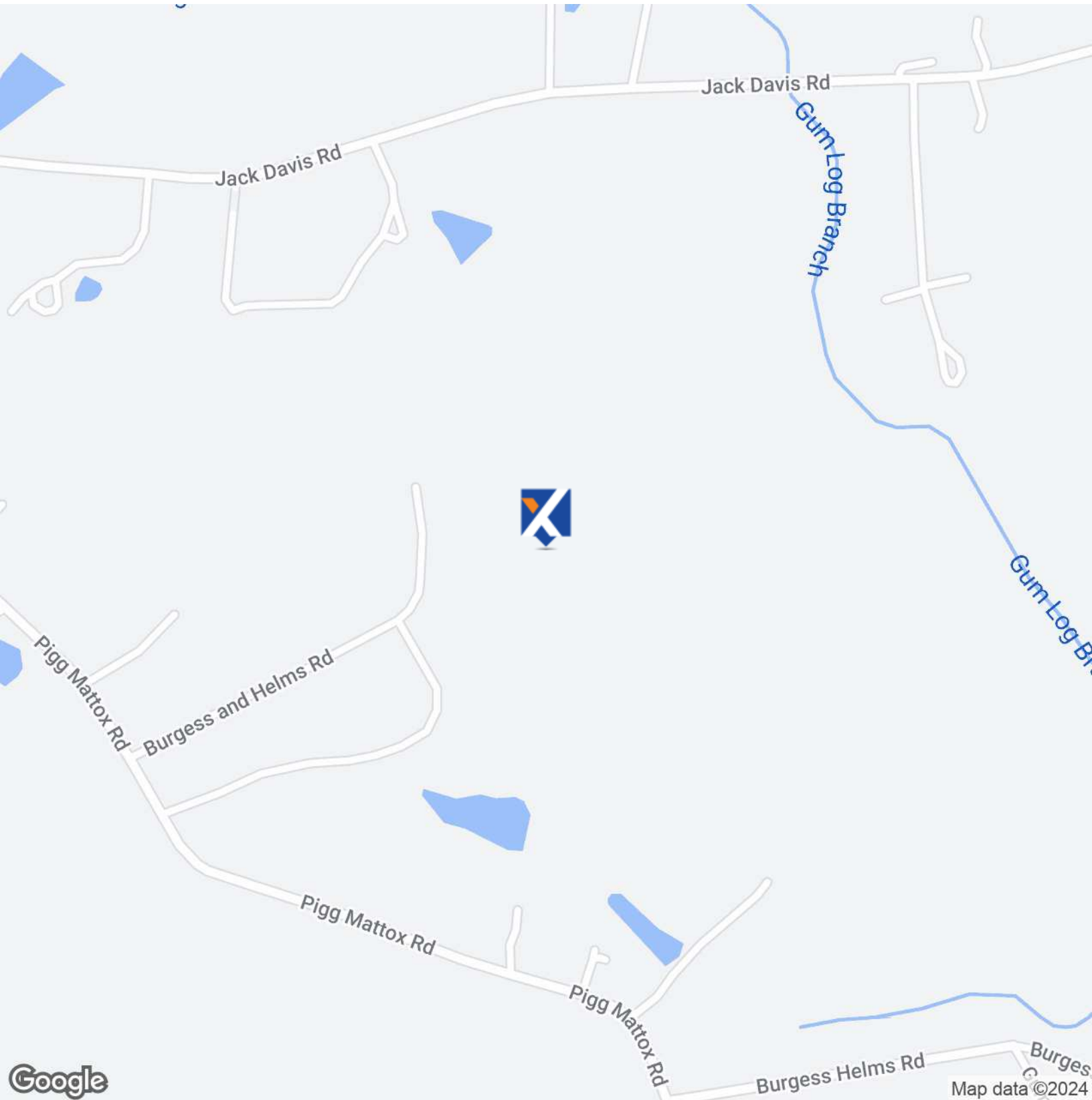
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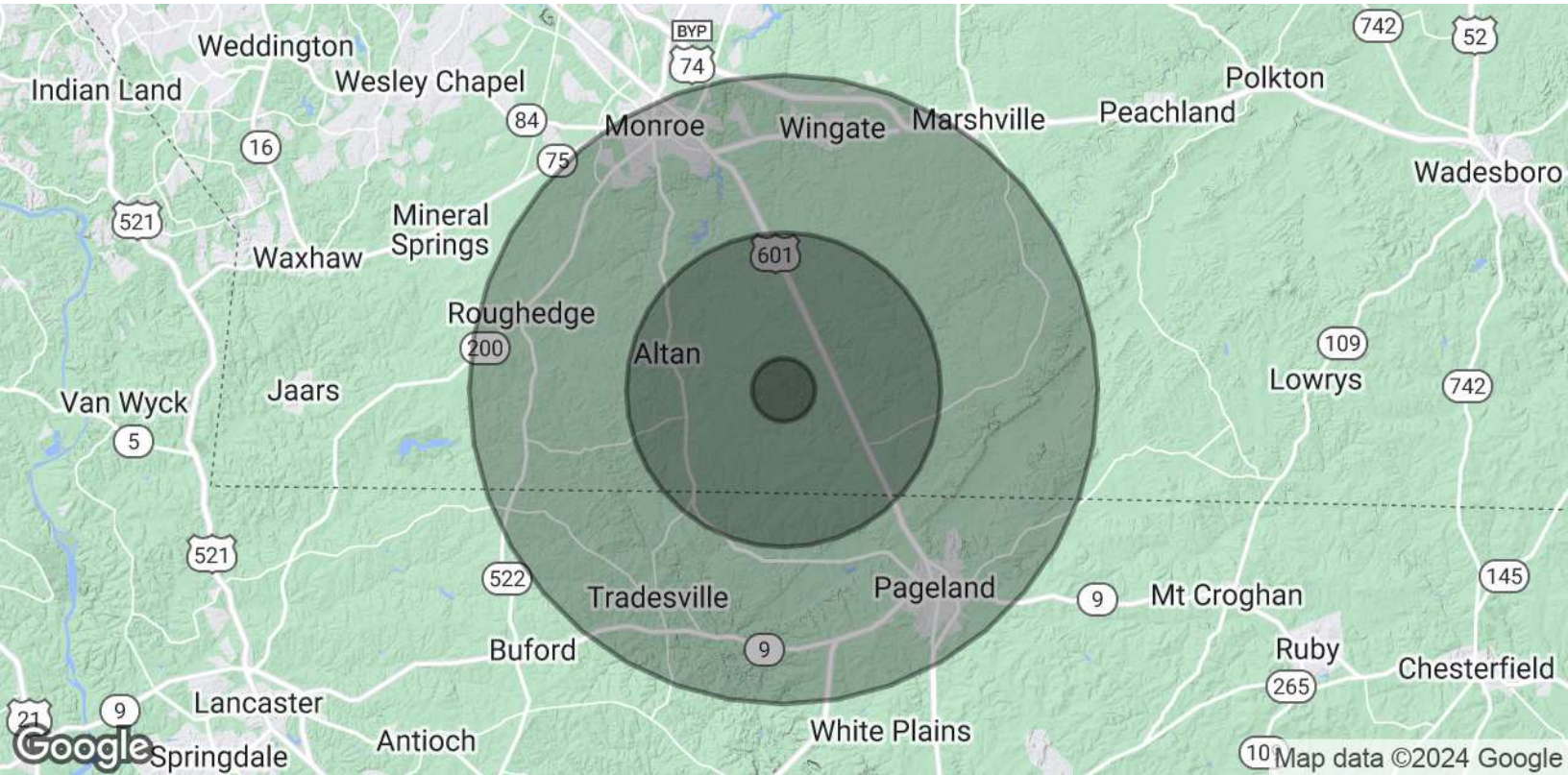
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	243	6,411	52,015
Average Age	50.6	46.0	38.6
Average Age (Male)	43.3	43.5	37.5
Average Age (Female)	55.0	48.4	40.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	109	2,621	19,377
# of Persons per HH	2.2	2.4	2.7
Average HH Income	\$53,908	\$59,070	\$58,998
Average House Value	\$263,898	\$204,330	\$188,151

2020 American Community Survey (ACS)

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