



FOR SALE

+/- 37 AC Land

11303 Brickyard rd , Norwood , NC 28128

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

Jeffrey Helms

704.961.7292

jeffrey.helms@expcommercial.com

FOR SALE | 11303 Brickyard Rd



OFFERING SUMMARY

| | |
|---------------|-----------|
| Sale Price: | \$750,000 |
| Lot Size: | 37 Acres |
| Price / Acre: | \$20,270 |
| Zoning: | M2 |
| Market: | Norwood |

PROPERTY OVERVIEW

Approximately 37+/- acres of Industrial zoned land zoned M2 (Heavy Manu). The property has approximately 1695 ft. of road frontage along Brickyard Rd in Norwood. Water and Sewer are available nearby.

The buyer is to verify water and sewer capacity during the inspection period. The property's value is toward the land only, with no value given to the structures on the property. Aberdeen Carolina and Western Railroad run alongside the property. Contact Rail Road for potential use if needed.

The seller is willing to remove all structures from the property with a reasonable offer at no cost to the buyer. Grading work will be the buyer's responsibility.

PROPERTY HIGHLIGHTS

- Warehousing
- Self-storage
- Close proximity to Michelin US 11

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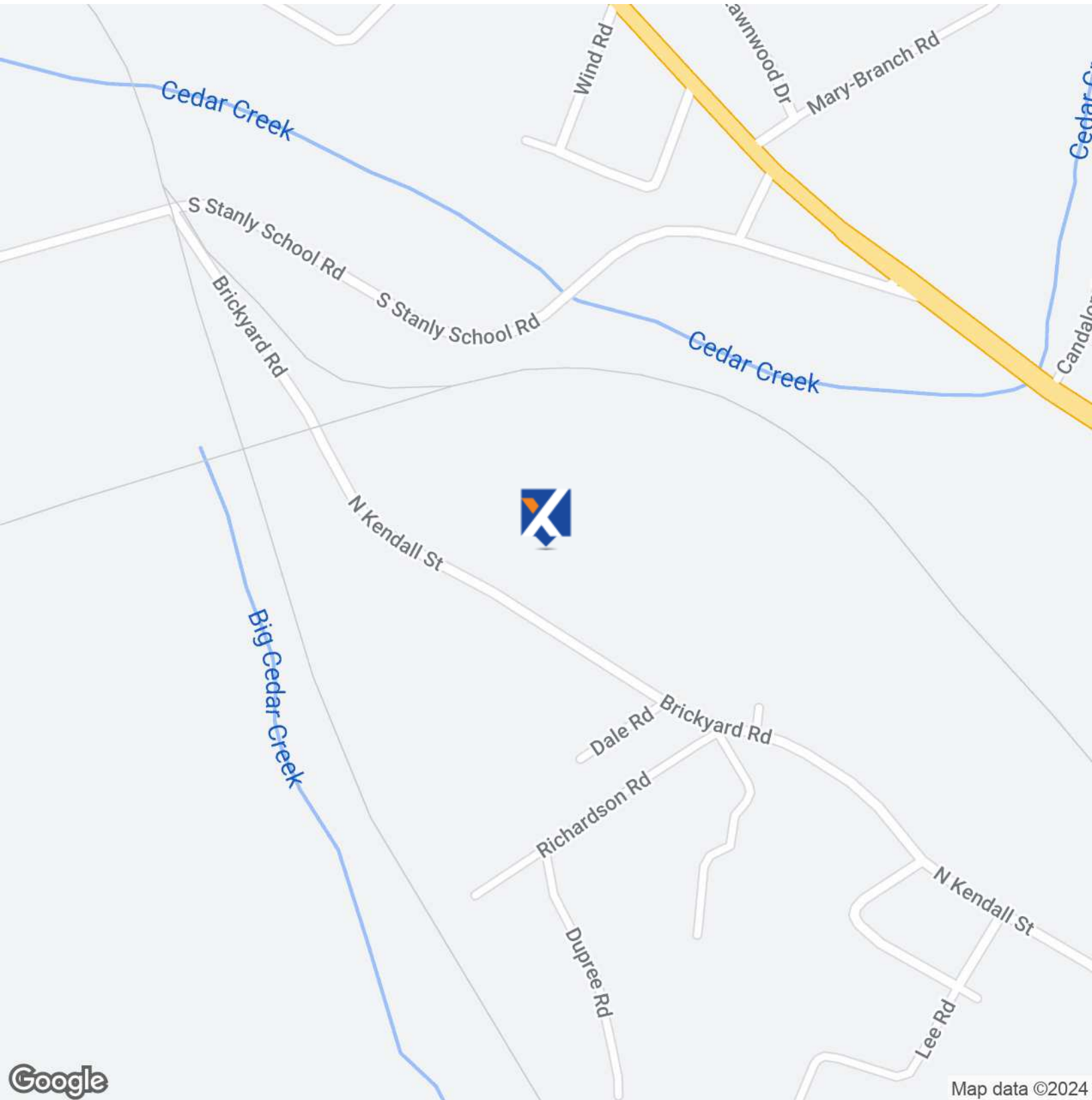
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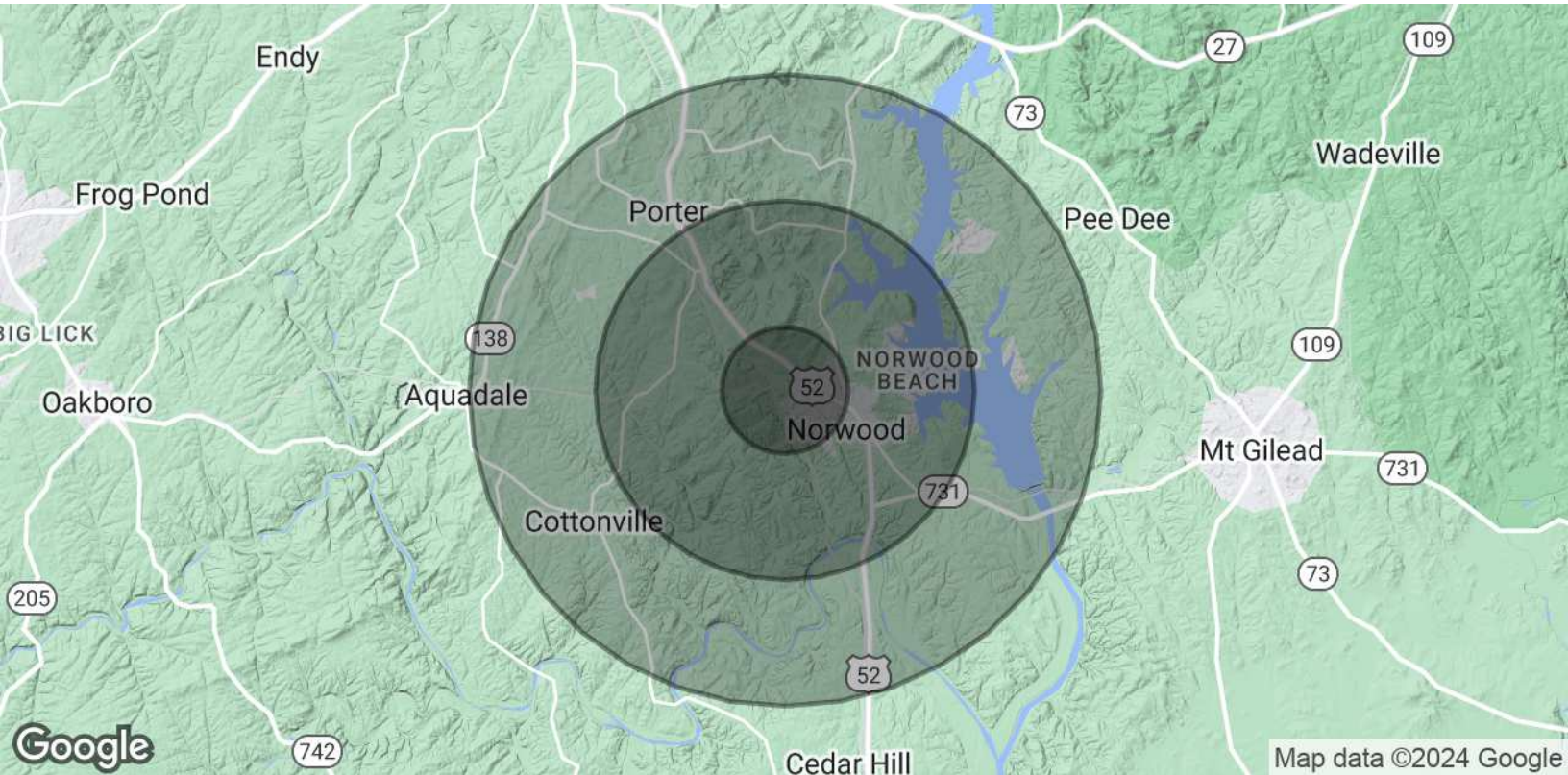
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 669 | 4,387 | 8,157 |
| Average Age | 38.5 | 40.4 | 42.2 |
| Average Age (Male) | 33.9 | 36.2 | 39.3 |
| Average Age (Female) | 41.3 | 43.0 | 44.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 314 | 2,264 | 4,833 |
| # of Persons per HH | 2.1 | 1.9 | 1.7 |
| Average HH Income | \$44,138 | \$45,336 | \$45,748 |
| Average House Value | \$107,448 | \$136,713 | \$183,655 |

2020 American Community Survey (ACS)

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