

# Executive Summary



## SALE OVERVIEW

SALE PRICE:	\$1,000,000
LOT SIZE:	10.06 Acres
APN #:	01351.00.00.0121.0000
ZONING:	Open
MARKET:	Prospect Hill
TRAFFIC COUNT:	7,200

## PROPERTY DESCRIPTION

SVN | BlackStream, LLC as exclusive Sales Broker to the Seller, is pleased to present the opportunity to buy this very desirable 10.06-acre development opportunity in Prospect Hill, NC.

Approximately 10.06 acres of flat to gently rolling land located near the intersection of Highway 86 and Highway 49, within 15 minutes of Mebane and Hillsborough. Convenient to the Piedmont Health Center. , LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. SVN | BlackStream recommends a commercial appraisal prior to listing. This is not a commercial appraisal.

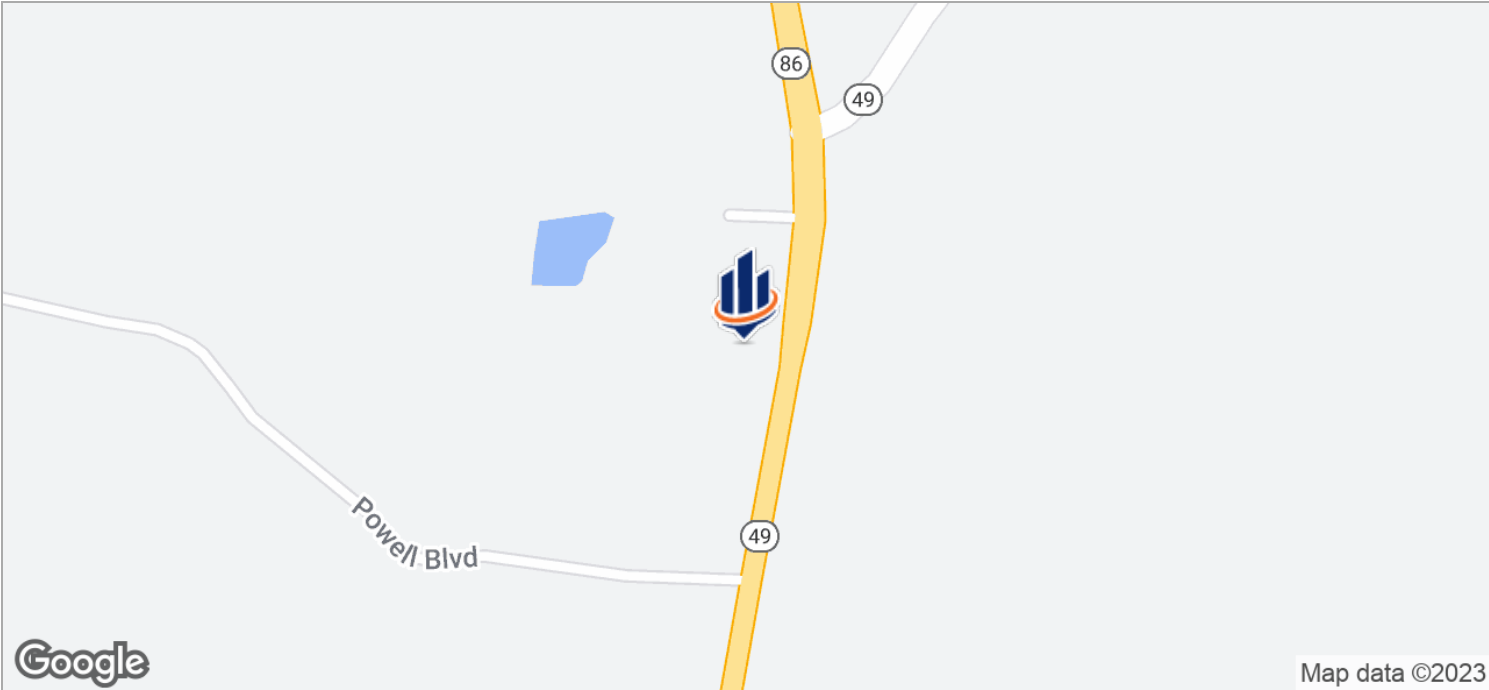
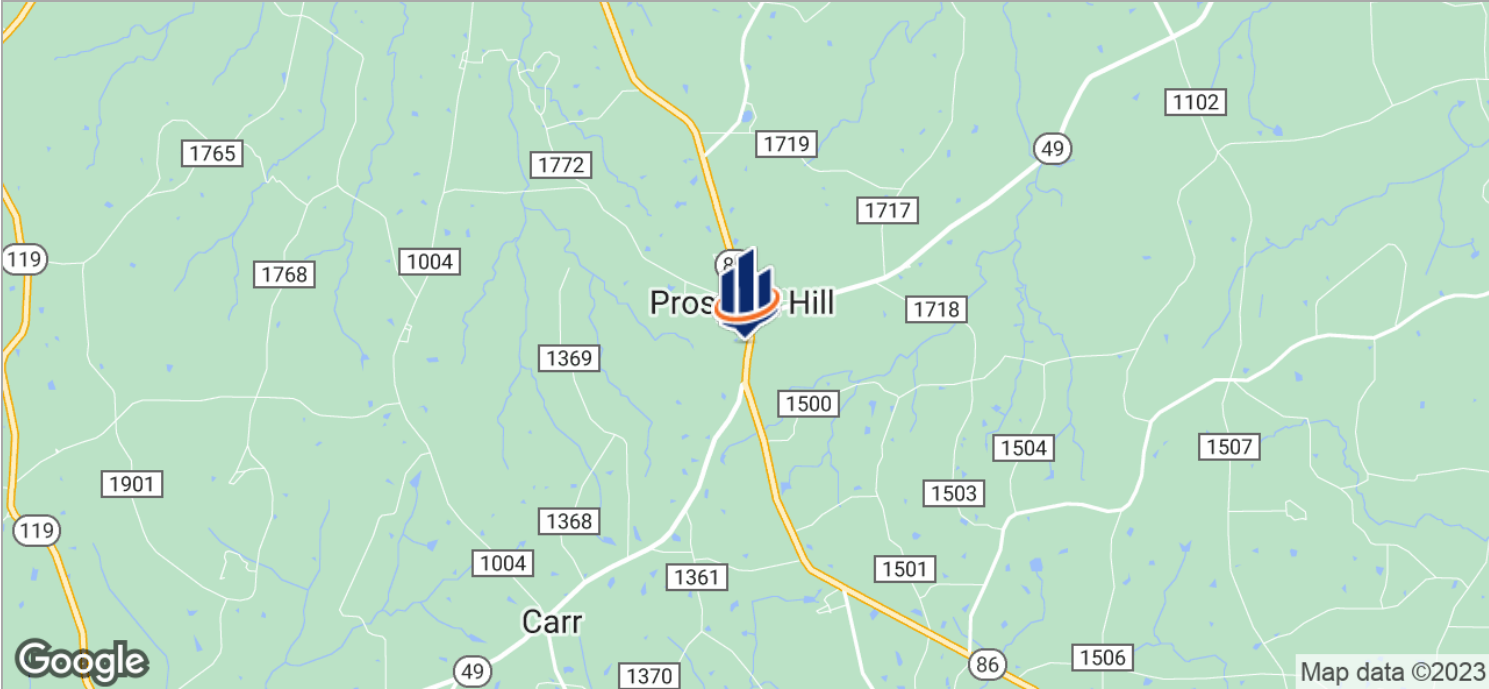
# Complete Highlights

## PROPERTY HIGHLIGHTS

- Approximately 950 feet of direct highway frontage along Hwy. 49/86
- New Dollar General adjacent to this site
- Open Use Zoning - multiple potential uses
- Site is suitable for redevelopment for retail, convenience store, gas station, small retail strip center.
- Can be sub-divided
- Owner will consider land lease
- Located approximately 30 minutes from Burlington, NC and 20 minutes from Hillsborough, NC.
- Owner will consider financing



# Location Maps

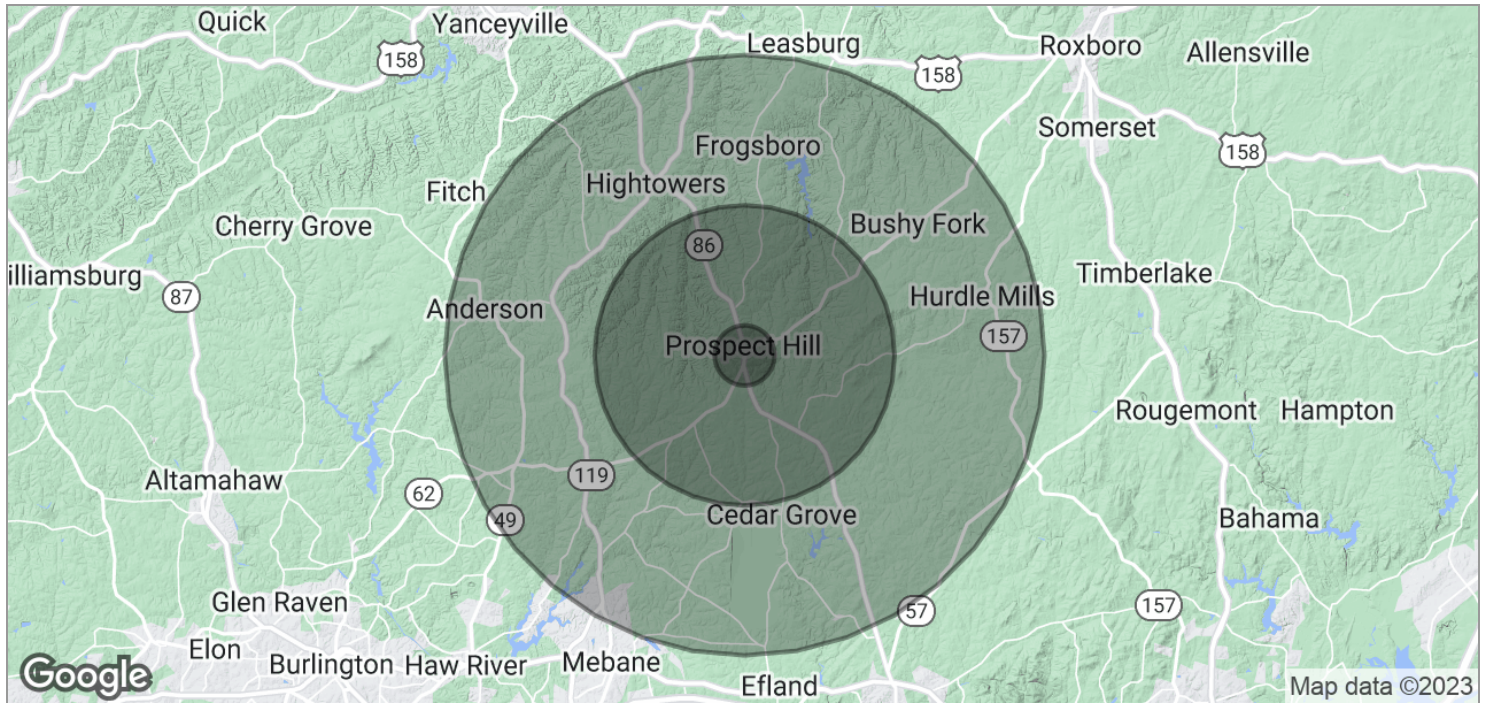




# Additional Photos



# Demographics Map



## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	162	4,575	24,078
MEDIAN AGE	43.3	42.3	41.6
MEDIAN AGE [MALE]	42.6	41.5	41.3
MEDIAN AGE [FEMALE]	44.3	43.2	42.0

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	63	1,773	9,250
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$61,079	\$61,876	\$63,646
AVERAGE HOUSE VALUE		\$160,127	\$159,686