

ZONED B-3 (NEIGHBORHOOD BUSINESS DISTRICT)

±1.13 AC

N FIRST ST

E STAGECOACH RD



COMMERCIAL DEVELOPMENT OPPORTUNITY

0 NORTH FIRST STREET

MEBANE, NC 27302

ALYSSA STEPUSIN BYRD
abyrd@lee-associates.com
D 919.576.2512
C 919.482.0660

JONATHON HARRISS
jharriss@lee-associates.com
D 919.591.2278
C 980.226.6738

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY OVERVIEW

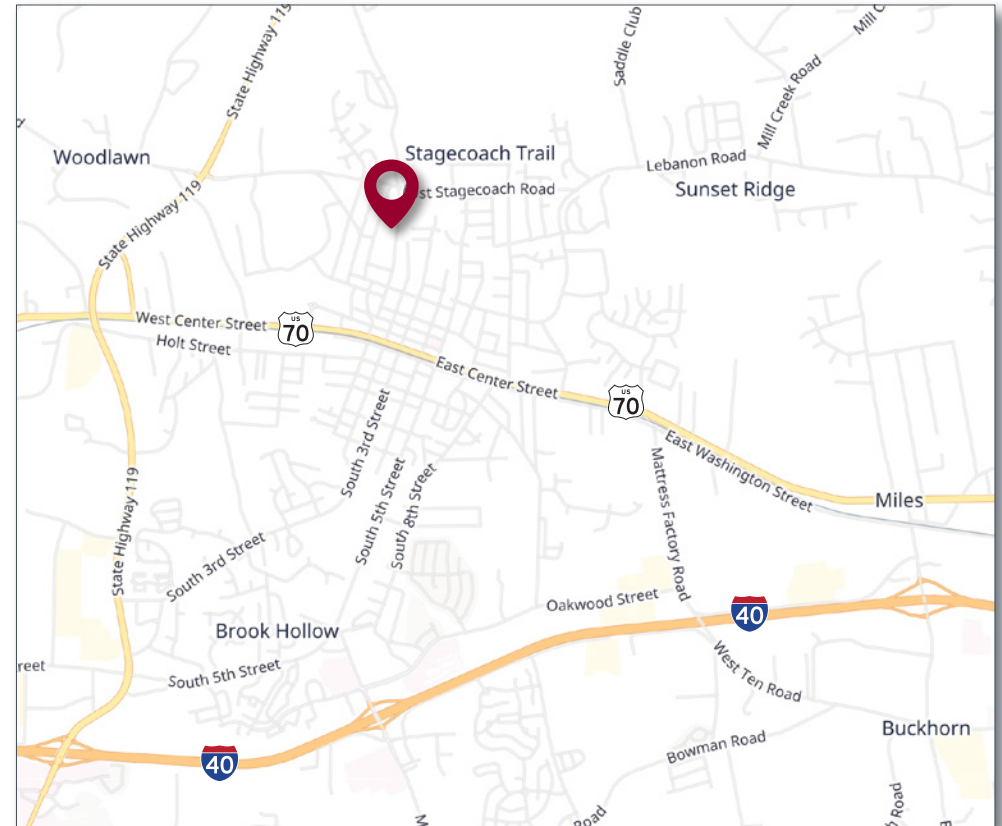
PROPERTY DESCRIPTION

0 N First Street is a ±1.13-acre commercial site in Mebane. Positioned near Downtown Mebane and offering convenient access to I-40/I-85, the site is surrounded by a mix of established residential neighborhoods, commercial businesses, and growing employment centers, making it well-suited for a variety of retail, office, restaurant, and service-oriented developments.

The property offers a versatile commercial development opportunity. Zoned B-3 (Neighborhood Business District), the site allows for a wide range of commercial, retail, office, restaurant, medical, hospitality, and service uses. Its location near major transportation corridors provides accessibility and visibility in an active growth market.

HIGHLIGHTS

- » ±1.13 acres
- » Alamance County parcel ID 168193
- » B-3 zoning (Neighborhood Business District) permits a wide range of uses
- » Convenient access to I-40/I-85 and US 70
- » Close to Downtown Mebane
- » Strong demographics and continued population growth in the surrounding area
- » Sale price: \$275,000



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

CONCEPTUAL SITE PLAN RENDERING



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON



1. BASE FILE ASSEMBLED WITH ALAMANCE COUNTY GIS PARCEL LINES, TOPOGRAPHIC INFORMATION, AND OTHER AVAILABLE RECORD PLANS.
2. ALL PRELIMINARY AND CONCEPTUAL DESIGN SKETCHES ARE SUBJECT TO FIELD VERIFICATION OF ITEMS INCLUDING BUT NOT LIMITED TO BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, EXISTING UTILITIES, REGULATED STREAM BUFFERS, WETLANDS, FLOODPLAIN DELINEATIONS, SOIL CONDITIONS (SEPTIC SOLIDS), SPECIMEN TREE LOCATIONS AND RIGHT-OF-WAY DEDICATION. THESE ITEMS ARE VERIFIED DURING FUTURE DESIGN DEVELOPMENT PHASE OF THE PROJECT.
3. ALL AREA CALCULATIONS ARE PRELIMINARY AND WILL BE ADJUSTED WITH ACTUAL BOUNDARY SURVEY.



PO BOX 80411, RALEIGH, NC 27632
919.381.8286
CHRIS.RURKOWSKI@RURKOWSKILP.COM

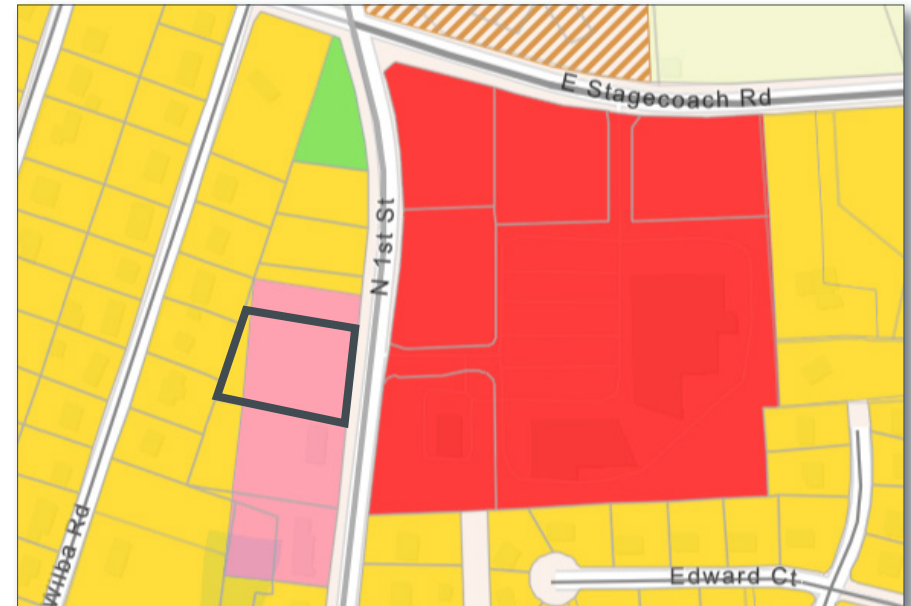
SCALE: 1"=20'

0 NORTH FIRST STREET | MEBANE, NC 27302

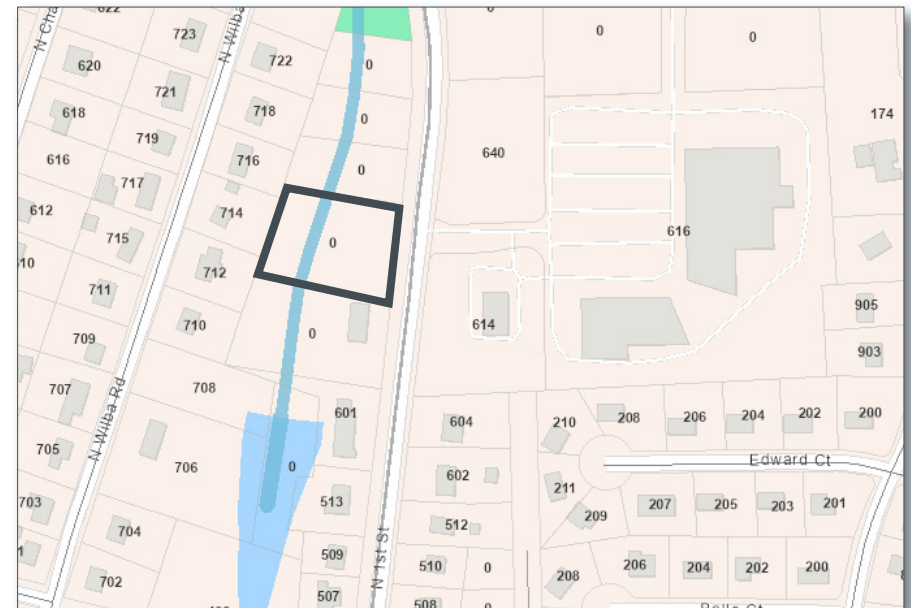
ZONING

B-3 (Neighborhood Business District)

The Neighborhood Business District is established as a district in which the principal use of land is for the retailing of goods and services to the adjacent residential neighborhoods. The regulations of the district are intended to provide for smaller scale retail trades and services in designated shopping areas, with standards designed to protect abutting residential areas and accessibility to pedestrians and cyclists.



STREAM MAP



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2026)	4,201	23,286	34,739
2031 Projected Population	4,414	25,312	44,239
Daytime Population	3,964	21,698	34,138
Median Age	42.6	40.9	40.7
Median Home Value	\$335,075	\$383,975	\$385,008

