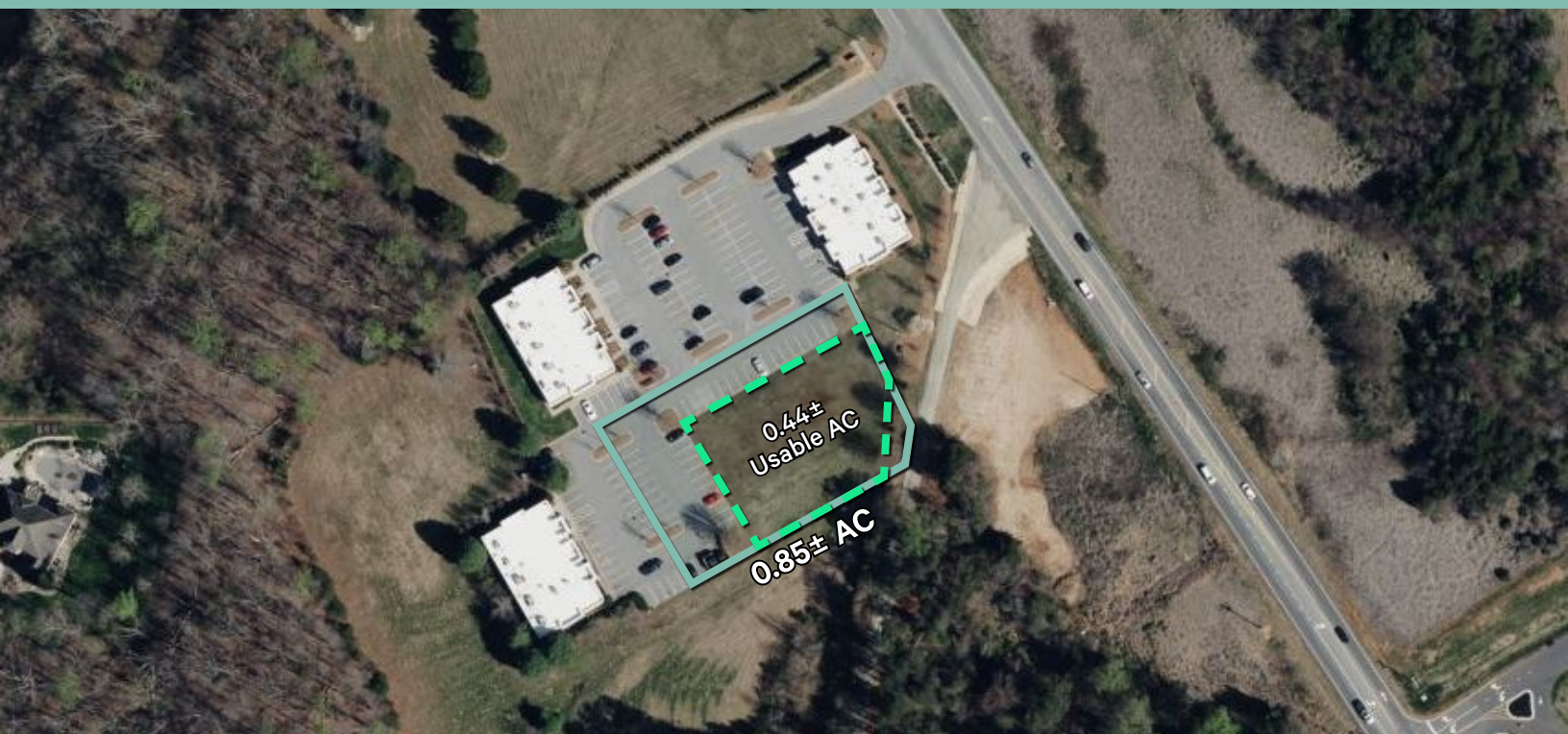


Sixty-Eight Place Development Opportunity

1429 NC Highway 68 N | Oak Ridge, North Carolina 27310

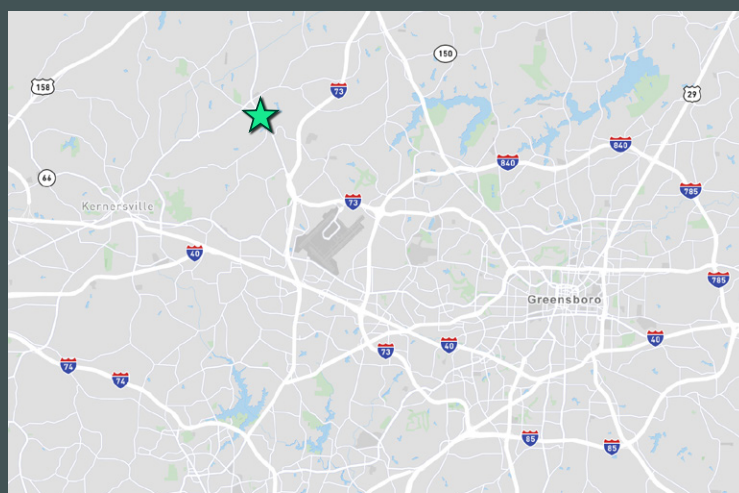
www.cbre.com/triad

0.85± Acre Development Site Near Established Retail Intersection



Site Information

- + **Asking Price:** \$650,000
- + **Site Size:** 0.44± Usable Acres (0.85± total)
- + **Parcel ID:** 162851
- + **Zoning:** HB (Highway Business)
- + Level site located near the intersection of NC Highway 68 and Oak Ridge Road.
- + Close proximity to schools, residential, and retail, including Lowes Foods anchored shopping center



Contact Us

Matt King

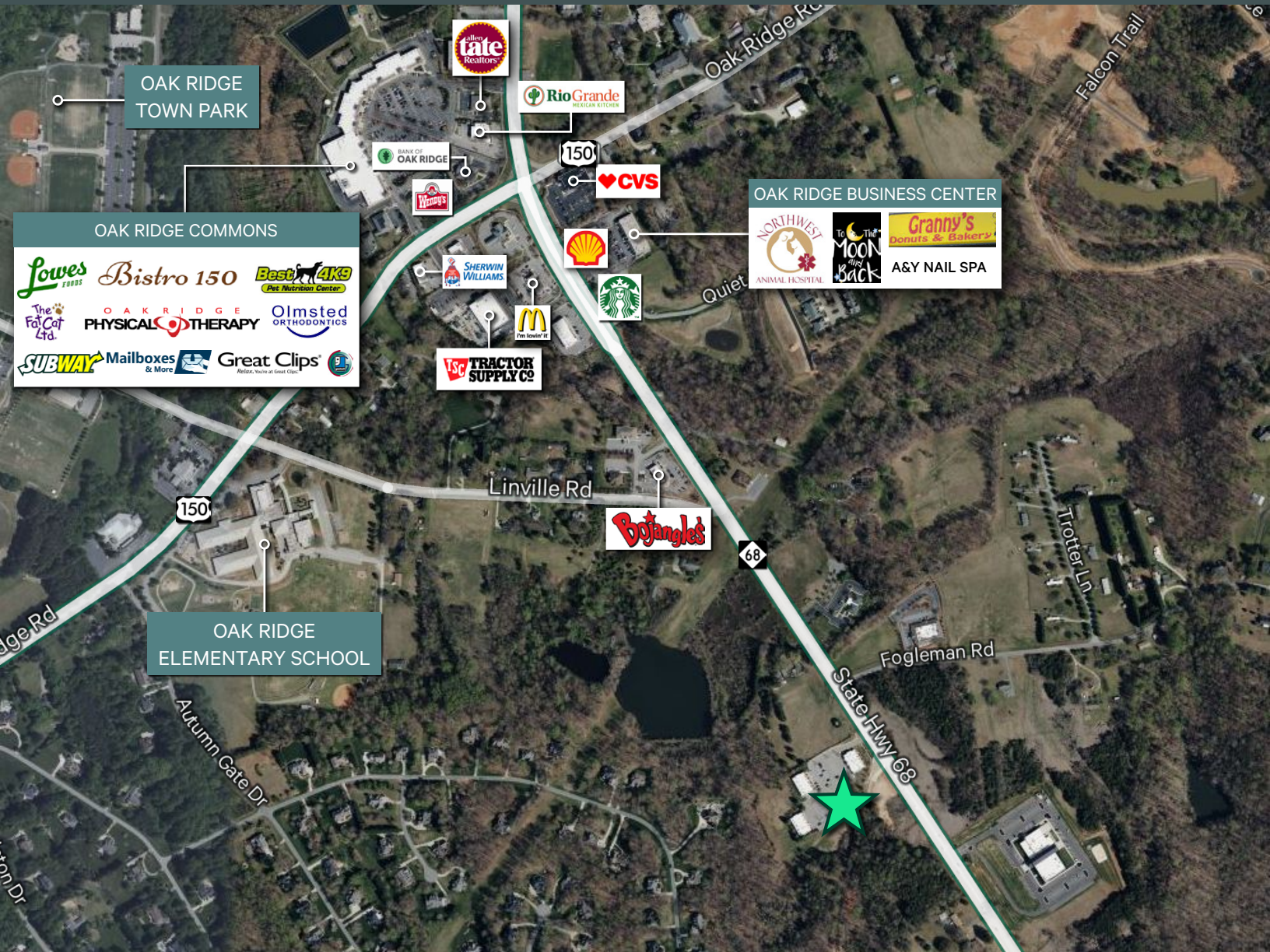
Vice President
+1 336 544 2724
matt.king@cbre.com

Christy Smith

Senior Associate
+1 336 544 2726
christy.smith@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc.

Location Overview



2024 Demographics	1 Mile	3 Miles	5 Miles
Population	1,738	16,380	42,100
Daytime Population	1,581	12,213	38,756
Median Age	45.7	43.3	42.5
Households	573	5,766	15,560
Average HH Income	\$182,093	\$154,272	\$136,915
Average Home Value	\$523,414	\$462,554	\$406,592

*Source: CBRE Fast Reports

Traffic Counts	
Highway 68	14,500 VPD
Oak Ridge Road	9,700 VPD
Linville Road	5,200 VPD

*Source: NCDOT