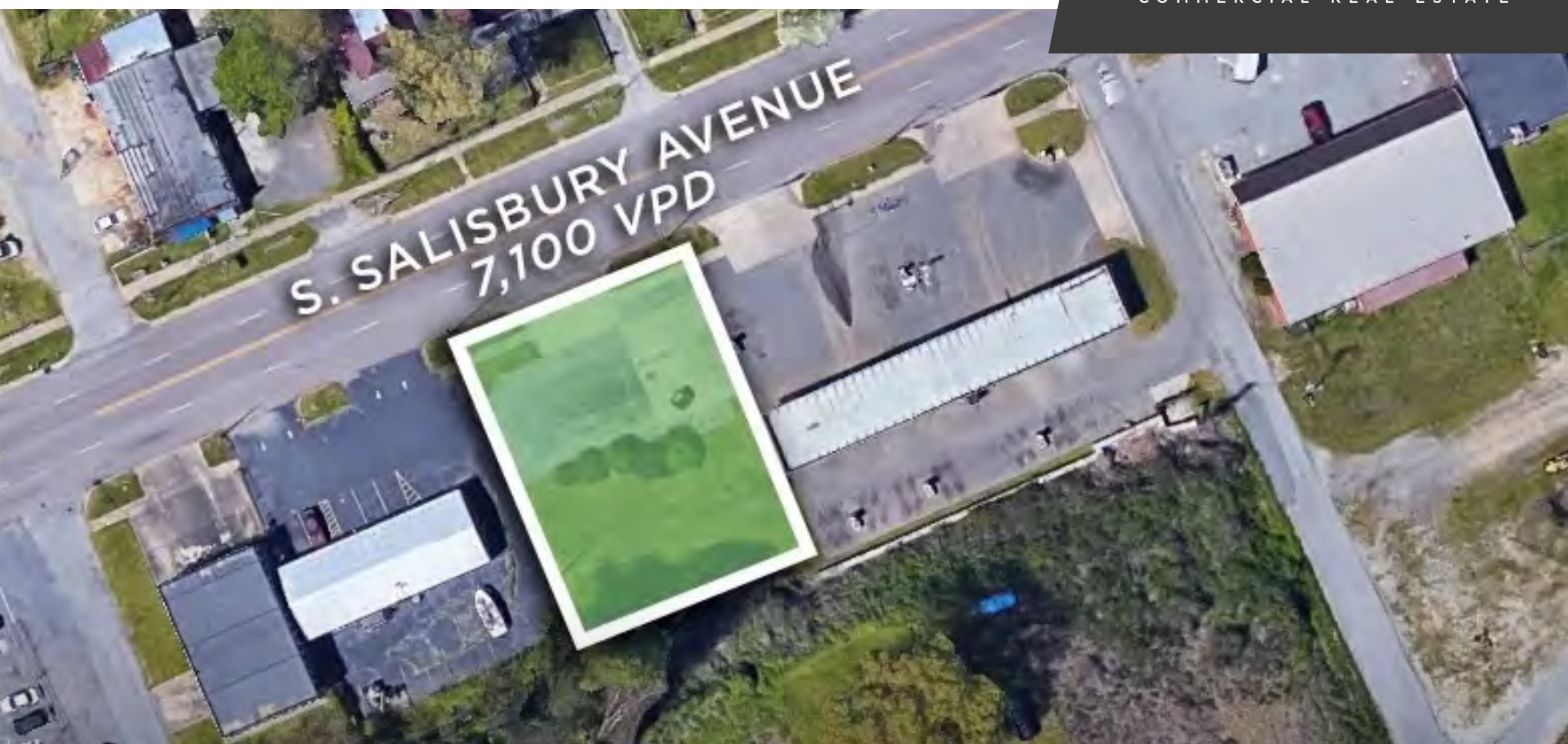


Owner Financing Available With 20% Down Payment - terms TBD

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±0.3 Acre Development Opportunity

Land for Sale

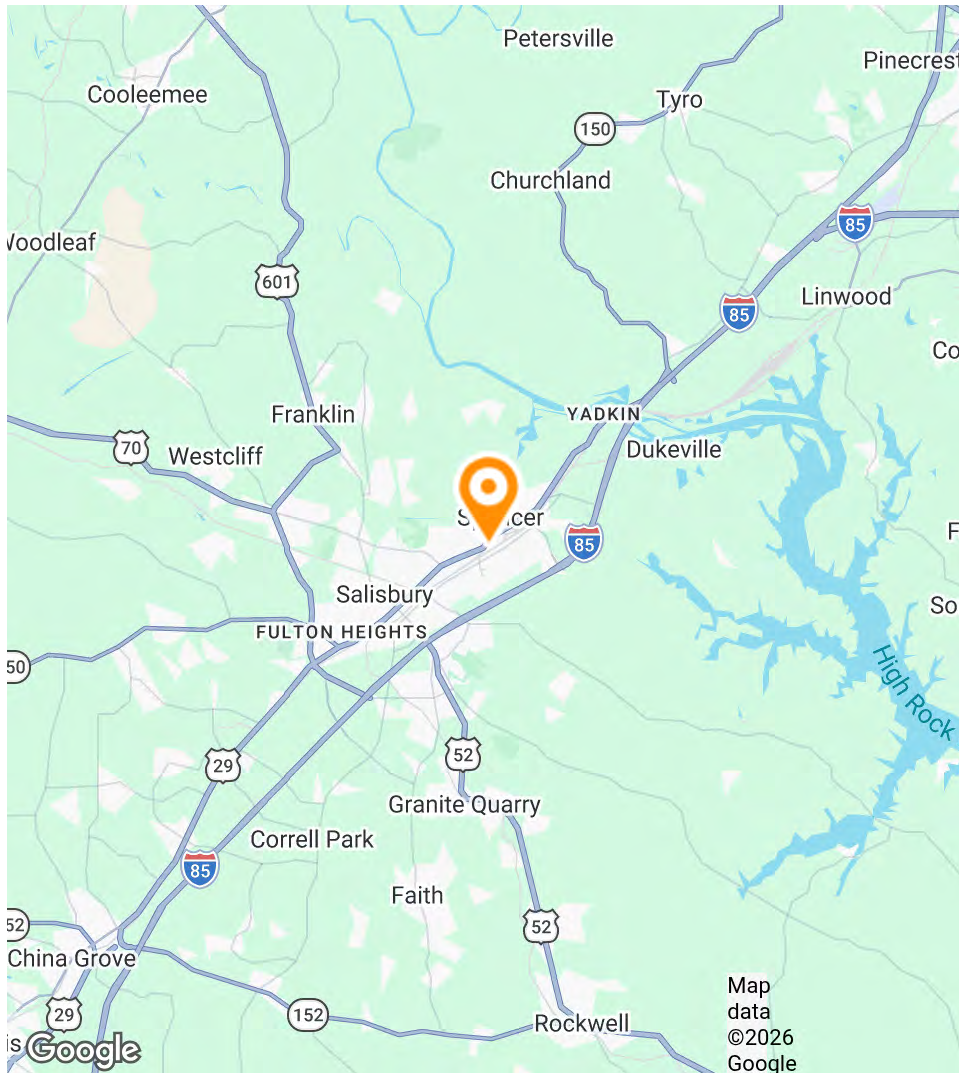
Presented By:

NICK GONZALEZ

336.724.1715
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±0.3 ACRE DEVELOPMENT OPPORTUNITY

LAND FOR SALE



PROPERTY DESCRIPTION

Highly visible development opportunity in Spencer, NC with average daily traffic of 7,100 vehicles. 2 miles from Salisbury, 13 miles from Lexington and 25 miles from Statesville makes this an ideal location for a variety of retailers or potential car sales lot. Rowan County is experiencing strong economic development and population growth- benefiting from it's proximity to the Triad and Charlotte markets of North Carolina. Owner financing available with 20% down payment - terms TBD.

PROPERTY HIGHLIGHTS

- Highly visible development opportunity in Spencer, NC
- Average daily traffic of 7,100 vehicles
- 2 miles from Salisbury, 13 miles from Lexington, 25 miles from Statesville
- Ideal location for a variety of retailers or potential car sales lot
- Benefiting from strong economic development and population growth in Rowan County

OFFERING SUMMARY

Sale Price:	\$325,000
Lot Size:	0.3 Acres

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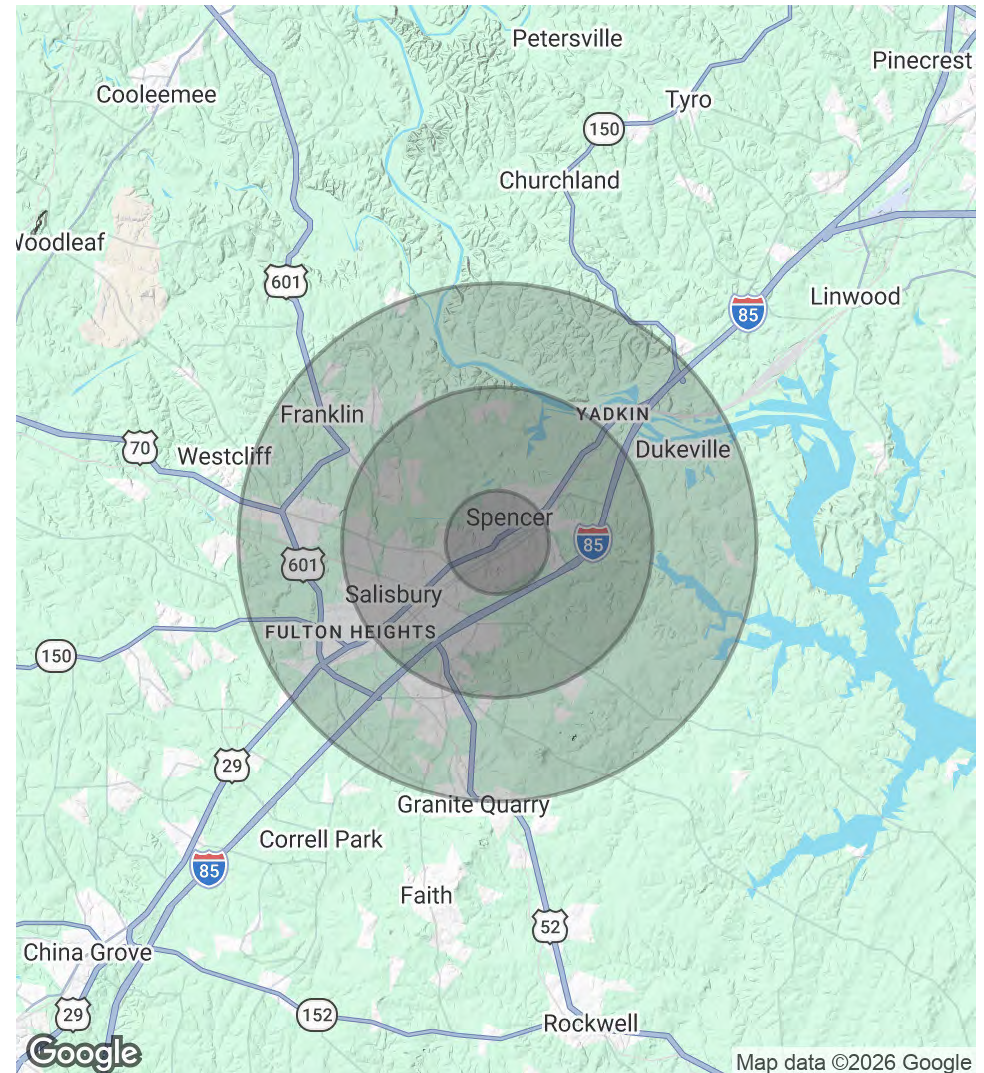
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±0.3 ACRE DEVELOPMENT OPPORTUNITY

LAND FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,535	24,654	48,147
Average Age	40	41	42
Average Age (Male)	39	40	40
Average Age (Female)	42	42	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,844	9,650	19,585
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$86,354	\$82,402	\$79,039
Average House Value	\$281,985	\$282,407	\$273,693



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±0.3 ACRE DEVELOPMENT OPPORTUNITY

LAND FOR SALE

LOCATION INFORMATION

Street Address	S. Salisbury Avenue
City, State, Zip	Spencer, NC 28159

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail
Property Use	Development
Zoning	HB - Highway Business
Lot Size	0.3 Acres

DISTANCE TO

Salisbury, NC	2 Miles
Lexington, NC	13 Miles
Statesville, NC	25 Miles
Winston-Salem, NC	36 Miles
Charlotte, NC	47 Miles

**SALE PRICE:** \$325,000**Nick Gonzalez**

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