

+/-219 Acres For Sale

+/- 94 ACRES

+/- 125 ACRES

FOR SALE

RANI HUSSAMI, CCIM
 Broker
 (305) 509-9321
 rani@vstolcre.com

CHELSEA REYNOLDS, MBA
 Broker
 (336) 254-1411
 Chelsea@vstolcre.com

PROPERTY DESCRIPTION

V/STOL Commercial Real Estate is pleased to present approximately 219 acres of high-quality heavy industrial land for sale in Lexington, North Carolina. The site features on-site sewer facilities, with water available within 500 feet. Conveniently located near major highways, this property is ready for development as an industrial park or as a versatile mixed-use space accommodating both industrial and residential purposes.

LOCATION DESCRIPTION

Arrington Dr in Lexington NC, is located in a prime area with +/-219 acres of heavy industrial land. This region offers a strategic location for industrial activities, providing ample space for development. The proximity to essential amenities and transportation networks makes it an attractive choice for businesses seeking a robust industrial presence.

SUMMARY

Price Per Acre: \$42,500.00

Total Acres: +/-219 Acres

Zoning: Heavy Industrial

Utilities: Water & Sewer available

Parcel ID# 113260000002



INDUSTRIAL PARK CONCEPT

Heavy Industrial Land
Arrington Drive | Lexington, NC 27295



THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON FINAL DESIGN AND APPROVALS.

ARRINGTON DRIVE ROAD - CONCEPT 1

SITE DATA TABLE

DEVELOPMENT DATA:

TAX PARCEL ID:	113260000002
LAND USE:	VACANT
TOTAL SITE AREA:	219.34 AC (AS PER DAVIDSON COUNTY GIS)
ZONING DISTRICT:	CURRENT: HI PROPOSED: HI
REQUIRED OPEN AREA:	31.18± AC (15%)
PROPOSED INDUSTRIAL:	~1,030,000 SF

SETBACKS:

STREET FACING:	25' MIN.
SIDE:	8' MIN.
REAR:	15' MIN.

INDUSTRIAL & RESIDENTIAL CONCEPT PLAN (SUBJECT TO ANNEXATION)

Heavy Industrial Land
Arrington Drive | Lexington, NC 27295



THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE BASED ON FINAL DESIGN AND APPROVALS.

DEVELOPMENT DATA:

TAX PARCEL ID: 1132600000002
LAND USE: VACANT
TOTAL SITE AREA: 219.34 AC (AS PER DAVIDSON COUNTY GIS)
ZONING DISTRICT:

CURRENT: HI
PROPOSED: HI

INDUSTRIAL ONE-FAMILY DWELLING STANDARDS

MINIMUM REQUIRED LOT AREA: 6,000 SF
MINIMUM REQUIRED LOT WIDTH: 50'

TYPICAL LOT SIZE: SINGLE-FAMILY DETACHED: 50' x 120'

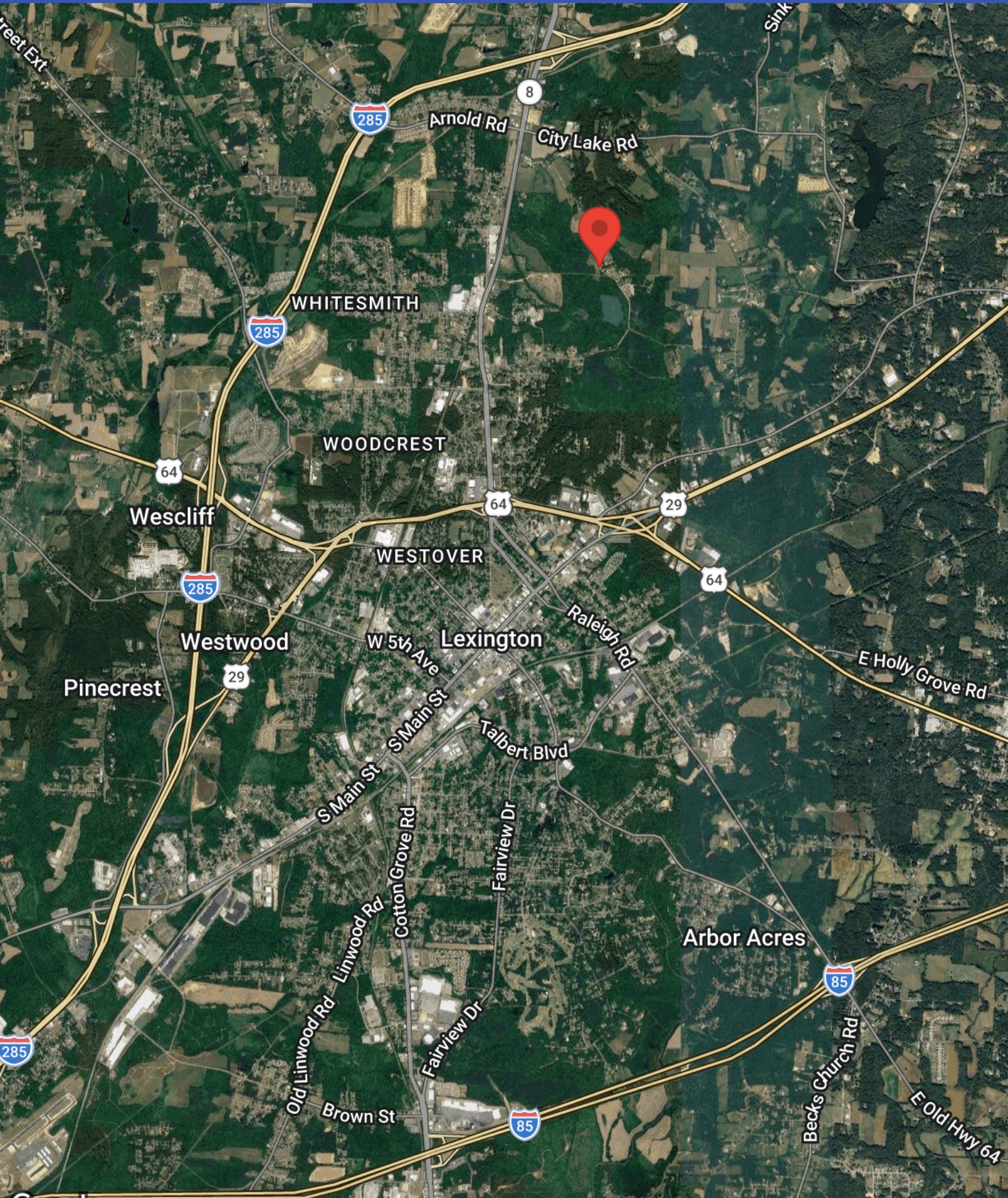
PROVIDED OPEN AREA: 133.39± AC (64%)

SETBACKS:

STREET FACING: 25' MIN.
SIDE: 8' MIN.
REAR: 15' MIN.

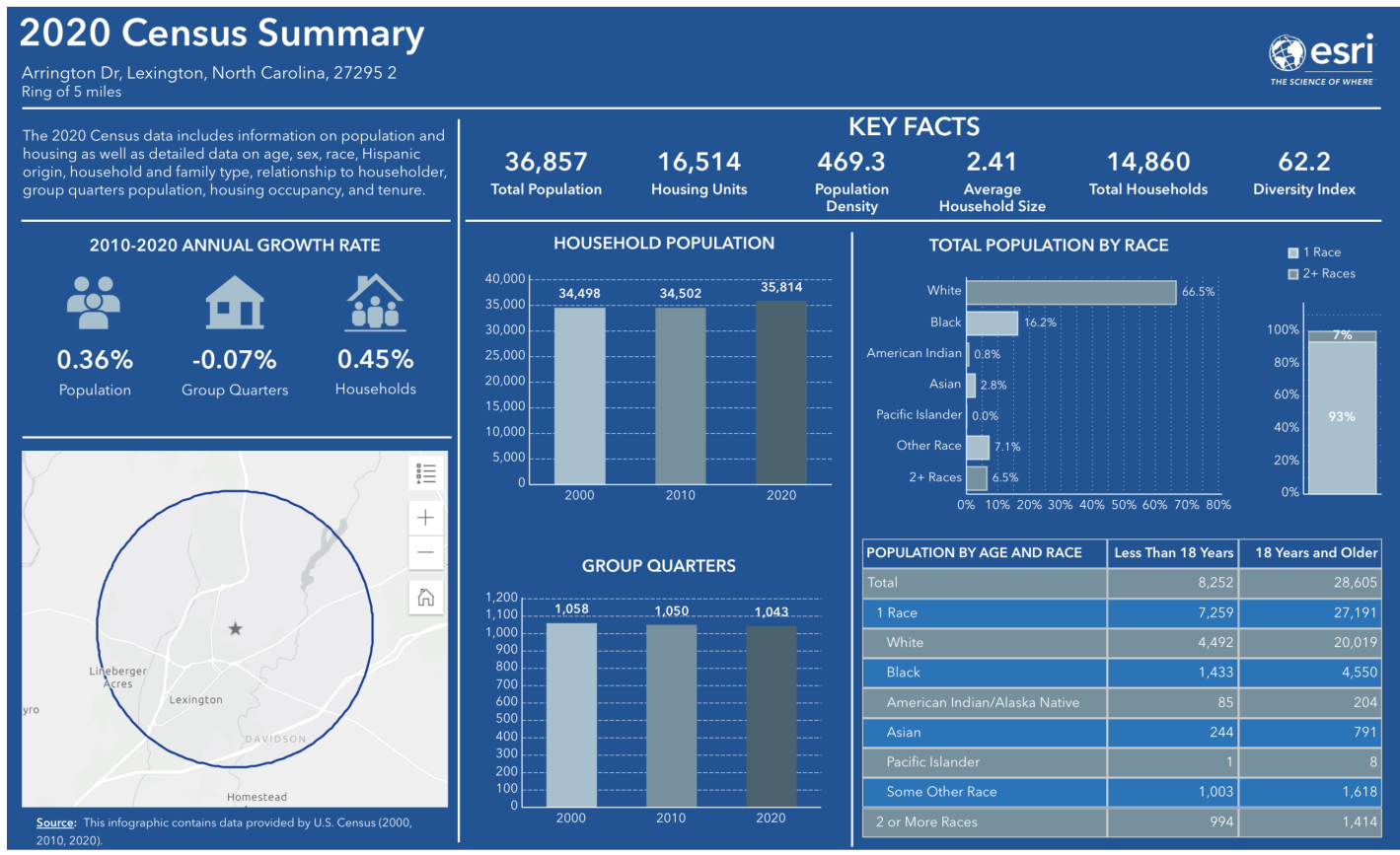
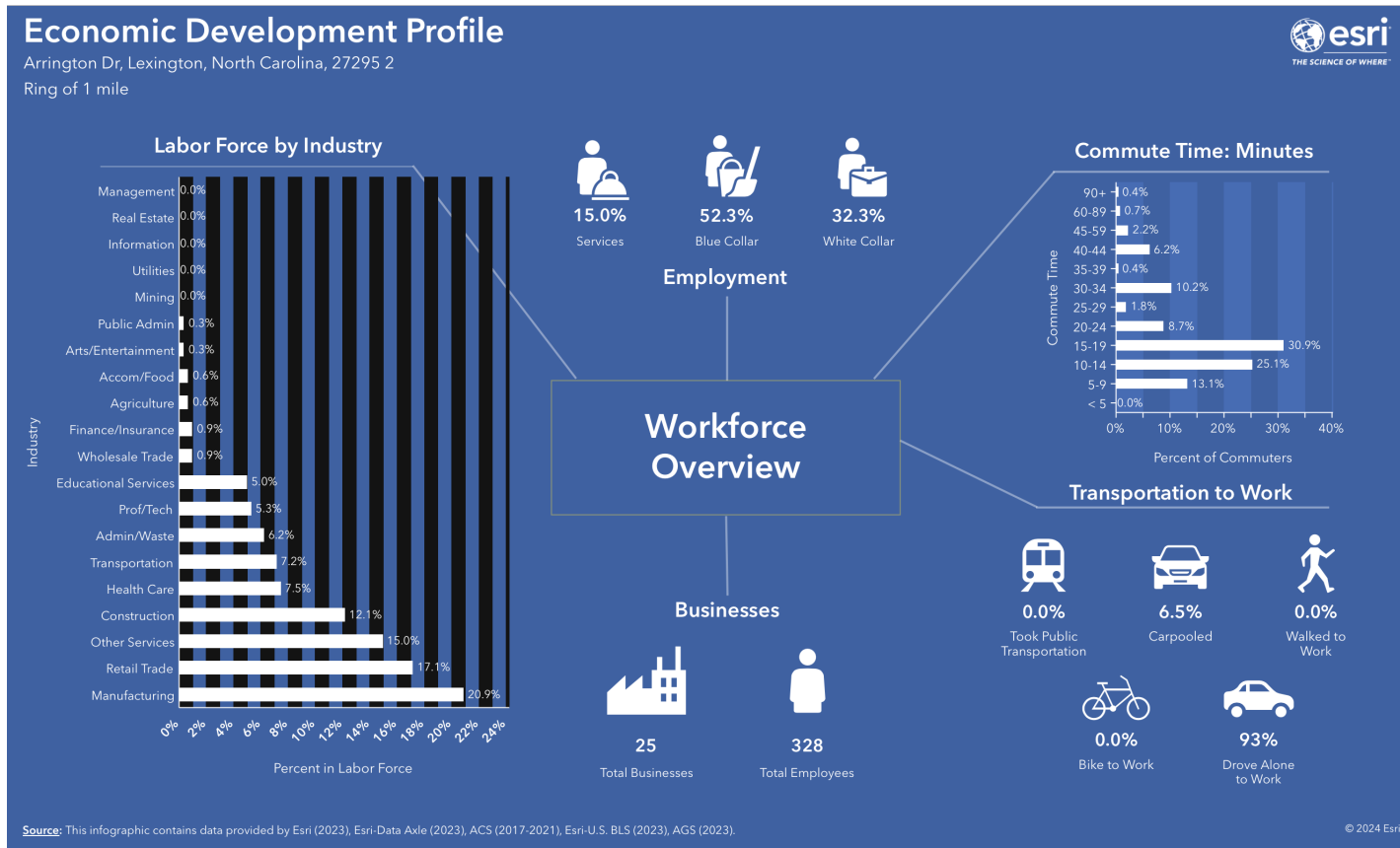
REGIONAL MAP

Heavy Industrial Land
Arrington Drive | Lexington, NC 27295



ECONOMIC DEVELOPMENT PROFILE & 2020 CENSUS SUMMARY

Heavy Industrial Land
Arrington Drive | Lexington, NC 27295



Low cost of doing business

- 2.5% NC Corporate Income Tax rate
- 5.25% NC Individual Income Tax rate
- Davidson County Cost of Living Composite Index is 84.1
- Combined NC and Davidson County Sales tax of 7% - among the lowest in the U.S.
- No inventory taxes.
- Right-to work state (non-union)
- Personal Property Tax Rate among lowest in the southeast U.S.
 - Davidson County rate is \$0.54 per \$100 valuation.
- Energy and Utilities rates among the lowest in the U.S.

Superior Transportation and Logistics Network

- I-85 connects Davidson County to the United States interstate network.
- I-285 provides immediate access to I-85 and I-40.
- NC Highway 64 provides immediate access to I-73/74 and I-40.
- Charlotte Douglas International Airport, Piedmont Triad International and RDU International Airport are conveniently located near Davidson County.
- Davidson County Airport (KEXX) offers business aviation services. Avgas/JetA (No fees with fuel purchase) 5,000 ft runway. ILS, LOC, DOR-DME, GPS

World-Class Workforce Development and Training

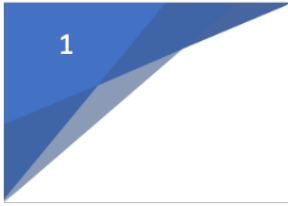
- Economic Development, Private Industry, Education and Government collaboration
- Fully integrated advanced manufacturing education and training curriculum, at Davidson County Community College with apprenticeship opportunities provided through public-private partnerships.

Demographics

- Davidson County population – 170,907
- Davidson County labor force – 82,827

Major Davidson County Firms:

- Arneg
- ASCO Power Technologies
- Atrium Windows and Doors
- BMK Americas
- Brasscraft Manufacturing, Inc
- Caraustar
- Coveris
- EGGER Wood Products
- Ennis Flint
- Frenzelit
- HAECO
- Owens-Minor
- Imaflex
- Kaufman Trailers
- Kurz Transfer Products
- Masterbrands Cabinets
- Matcor
- Mohawk
- Multi Packaging Solutions
- Nippon Electrical Glass (NEG)
- Nordfab
- Nucor
- Old Dominion Freight Line
- Richard Childress Racing
- Seimens Mobility
- VitaCost
- Whitewood Industries
- Xceldyne Technologies



HI

Heavy Industrial Zoning District

Allowed by Right

- *Abattoir, animal processing*
- *Above Ground Three Phase Electric Power Distribution Lines¹*
- *Auditorium*
- *Auto Carwash, Drive-Through with Vehicle Stacking*
- *Automobile Sales, New and Used*
- *Bottling Plant*
- *Brick, Tile & Cement Manufacturing*
- *Chemical Manufacturing*
- *Church and Customary Accessory Uses (on-premises Cemeteries, Child Care, etc.)*
- *Compartmentalized Storage for Individual Storage of Residential and/or Commercial Goods*
- *Concrete and/or Asphalt Production Plant*
- *Dumpster Site (box site)*
- *Electrical Generation Facility¹*
- *Electrical Power Transmission Lines over 44,000 Volts; Gas & Fuel Distribution Lines over 100 PSI*
- *Farm Machinery Sales*
- *Farms (exempt from zoning)*
- *Foundry, up to 6,000 sq. ft.*
- *Foundry, Greater than 6,000 sq. ft.*
- *Freight Terminal, Truck or Rail*
- *Fuel Oil Dealer*
- *Furniture Manufacturing*
- *Governmental Emergency Services*
- *Governmental Offices*
- *Greenhouse, Nursery, Landscaping, Plant Cultivation & Sales, Commercial*
- *Laboratories; Analytical, Experimental or Testing*
- *Livestock Sales*
- *Machine Shop, Welding Shop*
- *Offices*
- *Parking, Principal Use⁸*
- *Printing Establishment*
- *Recreational Facility, Commercial Indoor (bowling alley, skating rink, game room, etc.)*
- *Recycling Drop-Off Center*



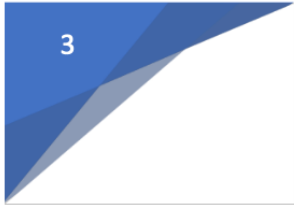
HI

Heavy Industrial Zoning District

- *Restaurant, Food & Beverage Establishment*
- *Retail Trade, Durable and Non-Durable Goods*
- *Service Station*
- *Special Event, Accessory Use*
- *Streets; Railroad Tracks*
- *Telephone Exchange, Switching Station*
- *Underground Electrical Power Distribution Lines Under 44,000 Volt; Gas or Liquid Fuel Distribution Under 100 PSI*
- *Utility Station and Substation*
- *Vocational or Professional School*
- *Warehouse*
- *Water and Sewer Lines*
- *Welding or Other Metal-Working*
- *Wholesale Storage, Sales or Service*

Allowed with Development Standards

- *Accessory Residence to a Non-Residential Use within a Single Structure⁵*
- *Agritourism Business, less than 10,000 sq. ft. retail area*
- *Automobile Body Shop²*
- *Biodiesel Fuel Production, Accessory Use*
- *Junk Motor Vehicle, Accessory Use*
- *Manufacturing, Fabrication or Assembly of Pre-Structured Materials or Components*
- *Manufacturing, Heavy Processing or Fabrication*
- *Manufacturing, Light Processing or Fabrication*
- *Motor Vehicle Maintenance & Repair*
- *Outdoor Advertising Sign*
- *Outdoor Storage Yard*
- *Saw Mill, permanent*
- *Solar Collector/Energy System, Accessory Use*
- *Structure, Temporary; Related to the Development of Land*
- *Structure, Non-permanent*
- *Wind Energy Facility, Accessory Use*
- *Wireless Telecommunications co-location*
- *Wireless Telecommunications Tower and Facilities, up to 160 feet**



HI

Heavy Industrial Zoning District

Allowed by Special Use Permit

- *Airport, General Aviation*
- *Arena*
- *Extraction of Earth Products*
- *Firing Range, Indoor*
- *Golf Driving Range*
- *Group Care Facility; Group Home*
- *Hazardous Waste Facility*
- *Junkyard, Automobile Graveyard*
- *Landfill, Greater than 10 acres*
- *Landfill, Less than 10 acres*
- *Microwave, Television or Radio Antenna Tower and Facilities (any size)*
- *Race Track, Drag Strip, Speedway*
- *Recreational Facility, Commercial Outdoor*
- *Solar Farm*
- *Storage of Low Explosives⁷*
- *Utility Tower, Water Storage Tanks⁶*
- *Water Treatment Plant; Waste Treatment Plant (Public)*
- *Wind Energy Facility*
- *Wireless Telecommunication Towers and Facilities, greater than 160 ft.*

COMPANY BIO

Heavy Industrial Land
Arrington Drive | Lexington, NC 27295



Rani Hussami, CCIM

Principal, Broker

License: NC 234092

Rani Hussami, a Certified Commercial Investment Member (CCIM) Designee, provides investment services to commercial real estate investors by advising on acquisitions, dispositions, and portfolio management tailored to each client. With over 20 years of experience in commercial real estate, Rani brings his depth of knowledge to all commercial real estate brokerage areas with a focus on investments; retail, and multi-family. Rani was a fighter pilot in the RJAF, so he knows the importance of precision, efficiency, and effectiveness. He brings these qualities to the table for every project. With his wealth of connections in the area, Rani understands the Triad market and how to provide success for each client and their goals.

Prior to V/STOL Commercial Real Estate, Rani was a commercial broker at Marcus & Millichap in south Florida. He also worked at NAI Piedmont Triad, a commercial brokerage firm in Greensboro, North Carolina, for 10 years.



Chelsea Reynolds, MBA

Broker

License: NC 288593

Chelsea Reynolds brings to V/STOL a diverse background in commercial real estate, including management and litigation. As a graduate of Duke University and UNC-Chapel Hill and with an MBA from Quantico School of Business and Technology, Chelsea is locally connected and focused on providing exceptional service. Licensed with the North Carolina Real Estate Commission, Chelsea plays an integral role in the firm's dispositions and acquisitions. She is a member of the National Association of Realtors and a Greensboro Landlord Association board member.