

# 114 FOREST HILL ROAD

LAND FOR SALE



**114 FOREST HILL ROAD**  
LEXINGTON, NC 27295

## PROPERTY DESCRIPTION

Commercial development opportunity just off I-285 and NC Highway 64 in Lexington. Accommodates a wide range of uses including housing, retail, service, governmental, hospitality and office. This site is surrounded by numerous retail centers and residential developments. Example of potential uses: Affordable Housing, Daycare/School, Hospitality, Gym, Grocery, Gas and C-Store, Religious Use, Car Wash, Urgent Care, Veterinary, Office or Bank, Restaurant/Brewery, Automotive.

## PROPERTY HIGHLIGHTS

- PIN: 11-335-0-000-0006
- Perfect LIHTC Score (Low-Income Housing Tax Credits)

## OFFERING SUMMARY

|                |            |
|----------------|------------|
| Property Type: | Land       |
| Sale Price:    | \$565,000  |
| Lot Size:      | 4.36 Acres |

Jordan Cooper

303.717.3160

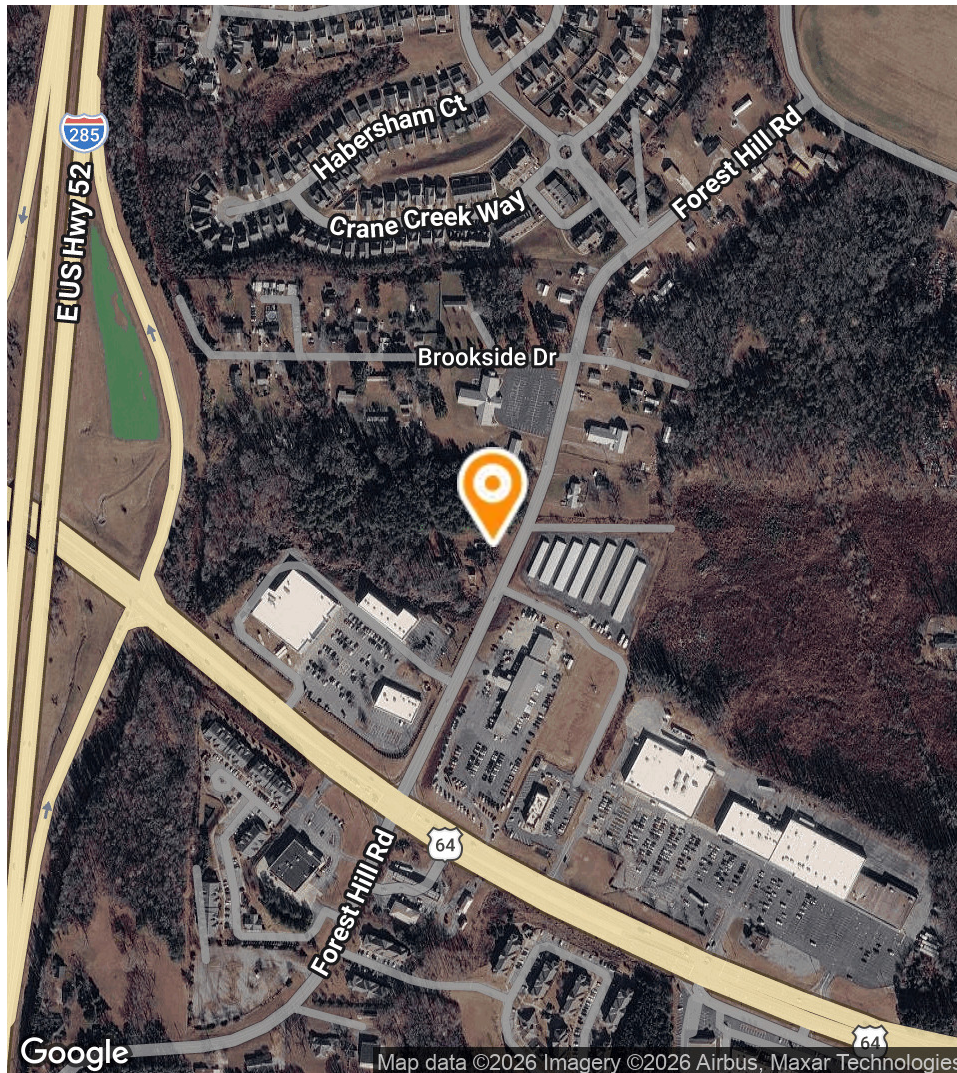
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COMMERCIAL REAL ESTATE

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| DEMOGRAPHICS         | 0.25 MILES | 0.5 MILES | 1 MILE    |
|----------------------|------------|-----------|-----------|
| Total population     | 326        | 1,129     | 3,603     |
| Median age           | 35.6       | 36.0      | 37.5      |
| Median age (Male)    | 33.9       | 34.4      | 37.0      |
| Median age (Female)  | 40.6       | 40.9      | 40.4      |
| Total households     | 146        | 508       | 1,596     |
| Total persons per HH | 2.2        | 2.2       | 2.3       |
| Average HH income    | \$49,647   | \$50,222  | \$53,834  |
| Average house value  | \$112,606  | \$117,706 | \$135,493 |

## LOCATION OVERVIEW

Lexington, North Carolina, located in the heart of the Piedmont Triad, offers strong potential for commercial real estate with a growing population of nearly 20,000, affordable property values averaging \$158,100, and a median household income rising over 13% in the past year. Just 20 miles from Winston- Salem, 32 from Greensboro, and 60 from Charlotte, Lexington is attracting major investments, including a \$220 million Siemens Mobility railcar manufacturing facility, a US Foods Stock Yards distribution center, and new industrial projects from Divert and Nucor. The city combines low development costs with a revitalized Uptown district, annual events like the Lexington Barbecue Festival drawing over 100,000 visitors, and abundant recreational assets such as High Rock Lake, Boone's Cave Park, wineries, and galleries—making it a prime location for both business growth and long-term real estate value.

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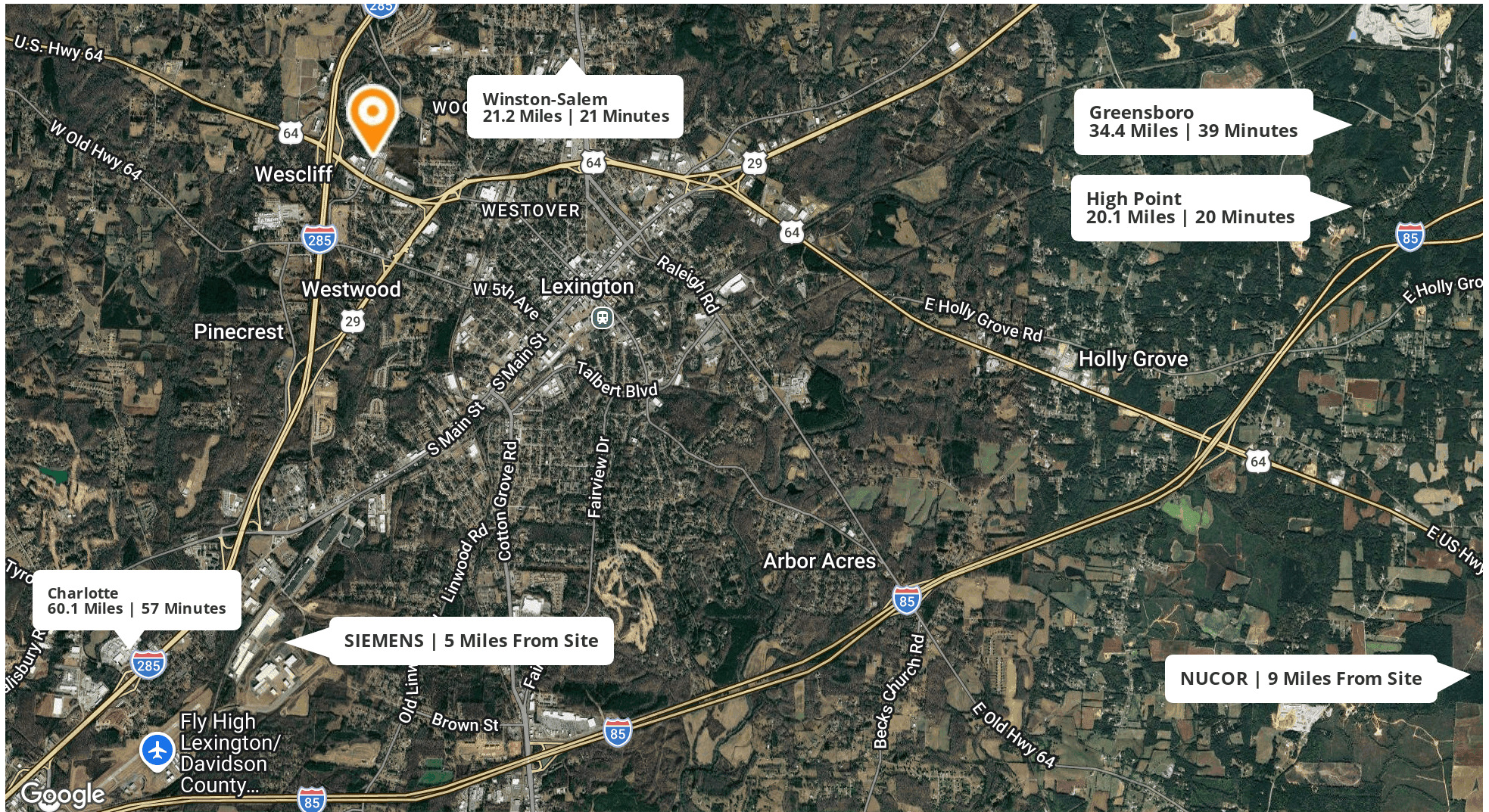
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LEXINGTON, NC

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LAND FOR SALE

## LOCATION INFORMATION

|                  |                      |
|------------------|----------------------|
| Street Address   | 114 Forest Hill Road |
| City, State, Zip | Lexington, NC 27295  |

## PROPERTY INFORMATION

|                                |                               |
|--------------------------------|-------------------------------|
| Property Type                  | Land                          |
| Property Subtype               | Residential                   |
| Zoning                         | TN (Traditional Neighborhood) |
| Lot Size                       | 4.36 Acres                    |
| Low-Income Housing Tax Credits | Perfect Score                 |



SALE PRICE: \$565,000

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