

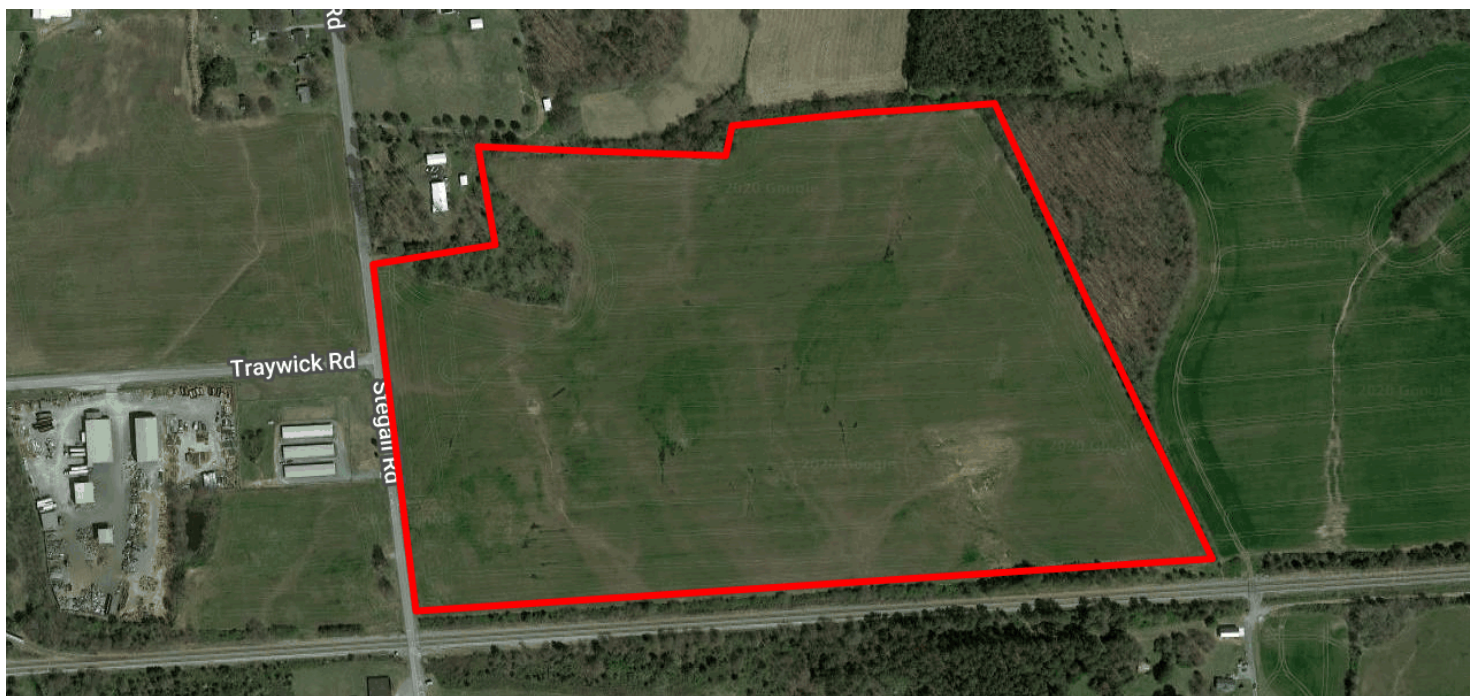
FOR SALE

Land Parcel @ East Highway 74 (Marshville Rd) & Stegall Rd

EAST HIGHWAY 74 & STEGALL RD, MARSHVILLE, NC 28103



Walt Perry Realty Inc.
- Est. 1985 -



PROPERTY DESCRIPTION

With frontage on CSX Railroad and Stegall Road, this parcel is currently zoned industrial and ready for development.

OFFERING SUMMARY

Sale Price:	\$3,745,525
Lot Size:	62.95 Acres

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	3,384	13,019	36,408
Total Population	9,247	36,240	93,877
Average HH Income	\$62,397	\$64,625	\$62,972

FOR MORE INFORMATION, PLEASE CONTACT:

Jesse Perry

Broker in Charge

704.283.8181

jperry@waltpererryrealty.com

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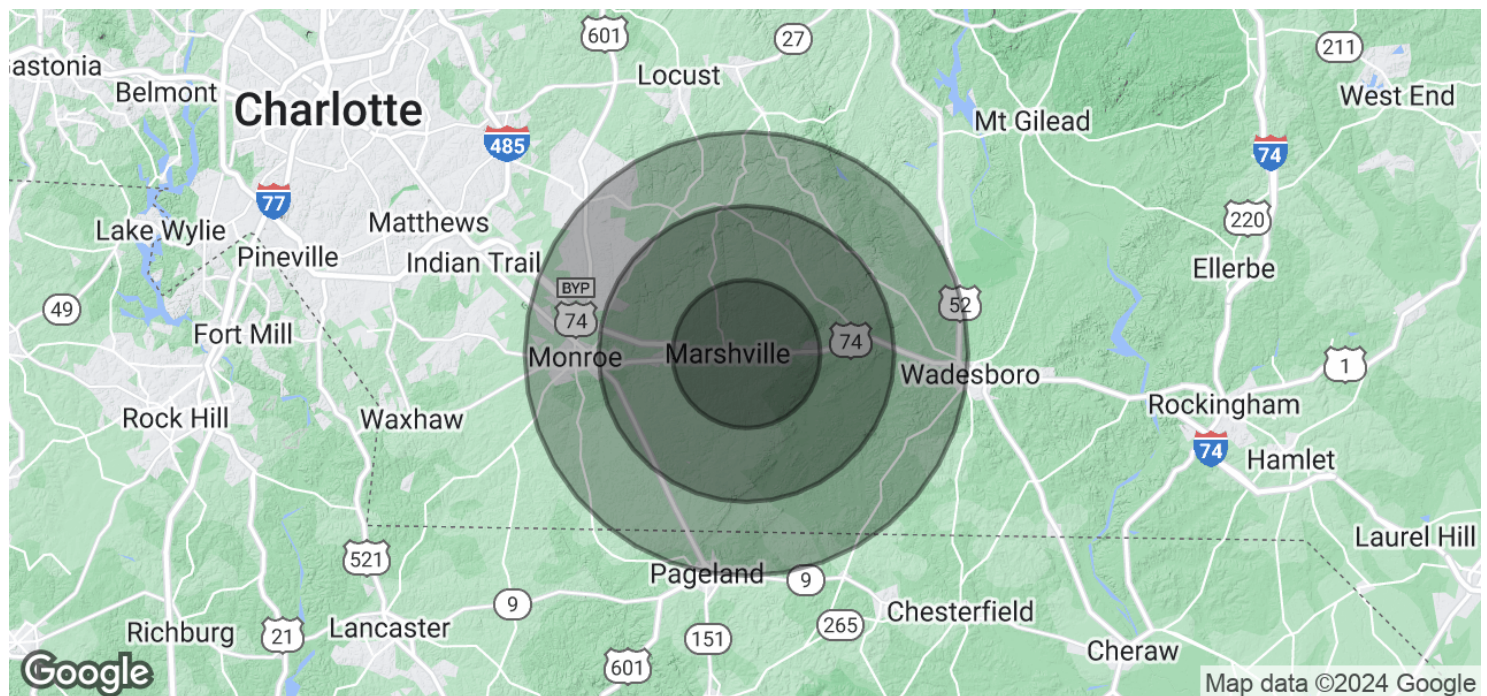
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	9,247	36,240	93,877
Average Age	38.7	39.7	40.0
Average Age (Male)	36.5	37.7	38.0
Average Age (Female)	41.4	41.6	42.1

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	3,384	13,019	36,408
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$62,397	\$64,625	\$62,972
Average House Value	\$171,449	\$176,414	\$191,108

* Demographic data derived from 2020 ACS - US Census

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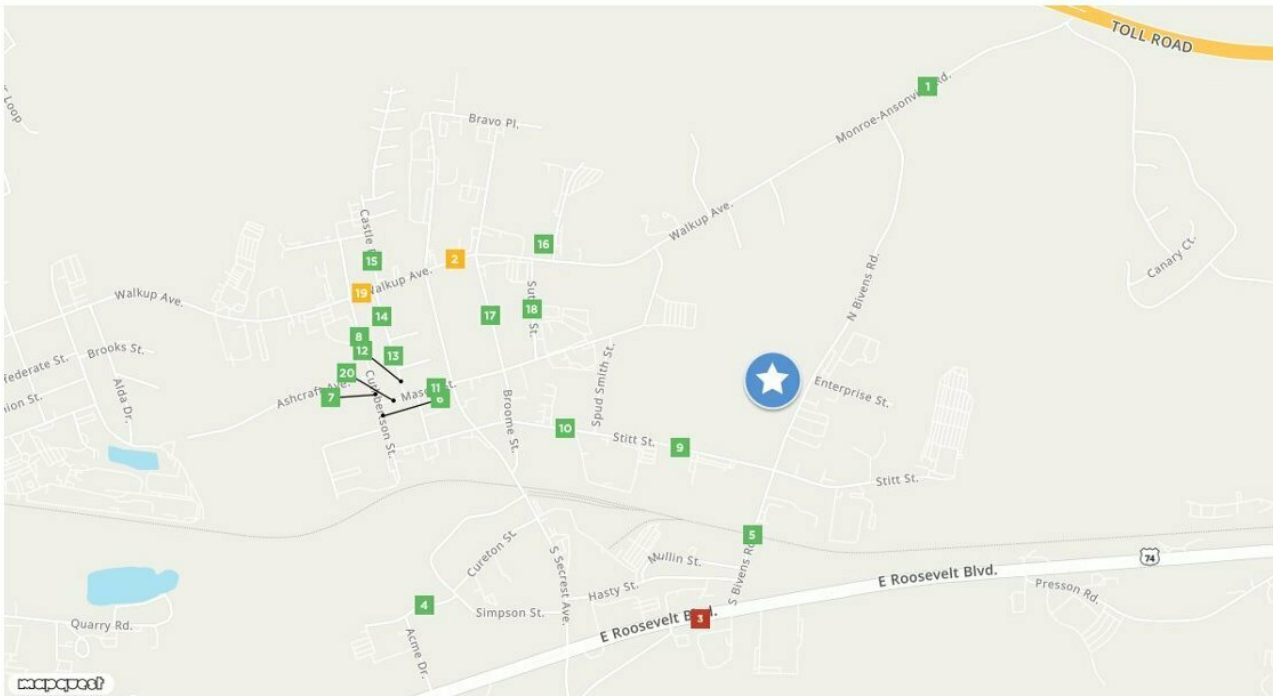
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Traffic Counts



Monroe-Ansonville Rd 1 Bivens Rd Year: 2021 4,568 est Year: 2018 4,800 Year: 2016 4,500	Walkup Ave 2 Broome St Year: 2021 5,680 est Year: 2018 6,600 Year: 2016 4,400	E Roosevelt Blvd 3 E Old Hwy 74 Year: 2021 26,899 est Year: 2016 28,000 Year: 2015 28,000	Lacy W Eury Rd 4 Simpson St Year: 2021 370 est Year: 2016 373	N Bivens Rd 5 S Bivens Rd Year: 2021 1,659 est Year: 2015 1,500 Year: 2011 1,700
Cuthbertson St 6 Mason St Year: 2021 227 est Year: 2015 228	Cuthbertson St 7 Mason St Year: 2021 441 est Year: 2015 442	Cuthbertson St 8 Ashcraft Ave Year: 2021 550 est Year: 2015 551	Stitt St 9 Spud Smith St Year: 2021 602 est Year: 2014 609	Stitt St 10 Spud Smith St Year: 2021 691 est Year: 2014 699
Mason St 11 N Secrest Ave Year: 2021 384 est Year: 2012 390	Redwine St 12 Ashcraft Ave Year: 2021 265 est Year: 2012 266	Redwine St 13 Ashcraft Ave Year: 2021 384 est Year: 2011 403 Year: 2004 357	Redwine St 14 Union St Year: 2021 515 est Year: 2011 517	Castle Rd 15 Riverside Ln Year: 2021 1,333 est Year: 2010 1,305 Year: 2005 1,390
Industrial Dr 16 Year: 2021 433 est Year: 2009 441	Broome St 17 Mason St Year: 2021 326 est Year: 2008 333	Sutton St 18 Mason St Year: 2021 277 est Year: 2005 284	Walkup Ave 19 Redwine St Year: 2021 9,322 est Year: 2005 9,030	Mason St 20 Redwine St Year: 0 est Year: 1999 394

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