Thomasville Land

Old Raleigh Rd, Thomasville, NC 27360

OFFERING MEMORANDUM

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ARDOR COMMERCIAL
ADVISORS, LLC

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THOMASVILLE LAND

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	Old Raleigh Rd Thomasville NC 27360
COUNTY	Davidson
LAND ACRES	13.37
ZONING TYPE	R-6
# OF PARCELS	2

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	2,607	30,419	50,925
2026 Median HH Income	$65,125	$60,986	$62,562
2026 Average HH Income	$74,756	$72,827	$74,839

13.37 Acres | Development Opportunity

- Exceptional opportunity to acquire approximately 13.37 acres located on Old Raleigh Road in Thomasville, North Carolina. Currently zoned R-6, the property offers strong long-term redevelopment potential in a rapidly growing corridor positioned between established residential neighborhoods and expanding industrial/logistics development. The City has indicated that the highest and best use may be light industrial, subject to rezoning approval. The site's proximity to major manufacturing and distribution facilities, along with nearby transportation access, makes it an attractive candidate for industrial flex, warehouse, contractor yard, or business park redevelopment.

- The property consists of approximately 13.37 wooded acres with gently rolling topography and extensive natural vegetation. The tract is bordered by existing residential communities on one side and industrial/commercial development on the other, creating a transitional land opportunity ideal for future redevelopment. The parcel offers a combination of privacy, accessibility, and strategic positioning within an expanding employment and industrial node. Existing utilities are in the surrounding area.

- This is a rare opportunity to secure a sizeable tract in a market experiencing continued industrial and residential growth. With nearby distribution and manufacturing operations already established, the property presents strong upside for investors, developers, and owner-users seeking future industrial conversion potential.
  While currently zoned residential (R-6), preliminary discussions indicate the City may support a light industrial rezoning consistent with surrounding land uses and ongoing area development trends

- This property is currently zoned R-6 and presents a significant potential rezoning opportunity for Light Industrial use. Located within a growing industrial corridor in Thomasville, the site is situated near major manufacturing and distribution facilities and offers excellent access to regional transportation routes. Given its strong development and investment potential, the property is suitable for industrial flex, warehouse, storage, a contractor facility, or mixed-use redevelopment. While utilities are located nearby, the buyer is responsible for verifying availability and capacity. The site features natural buffers and mature tree coverage throughout and is strategically positioned adjacent to both residential and industrial developments.

THOMASVILLE LAND

02 Property Description

Property Features
Property Images

PROPERTY FEATURES

LAND SF	13
LAND ACRES	13.37
# OF PARCELS	2
ZONING TYPE	R-6
TOPOGRAPHY	L

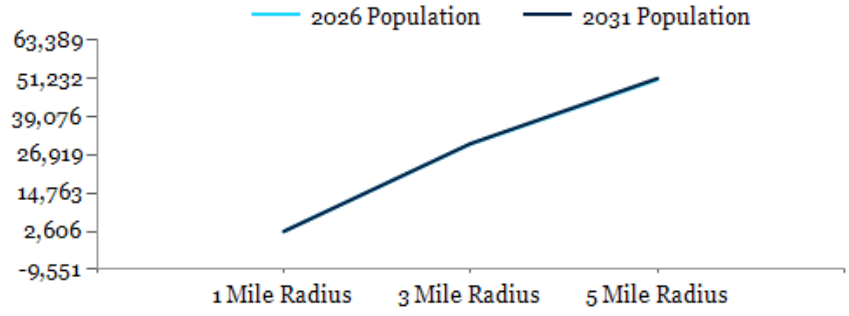
THOMASVILLE LAND

03 Demographics

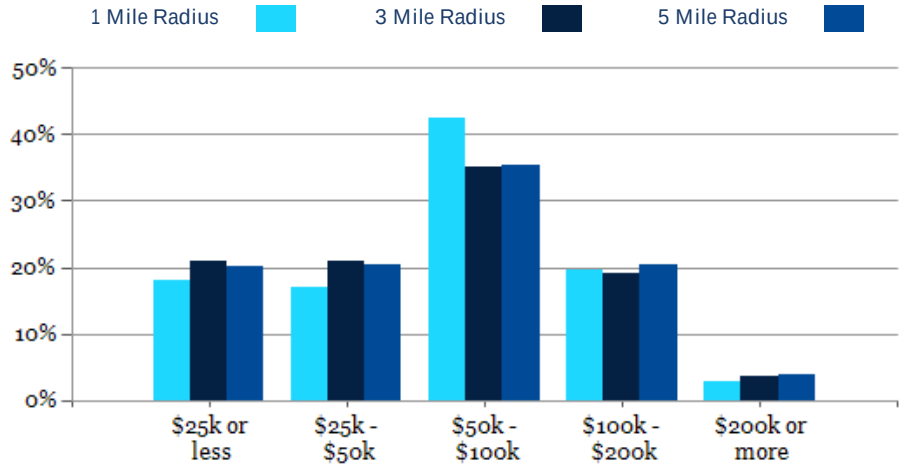
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,045	27,272	45,304
2010 Population	2,364	28,952	48,890
2026 Population	2,607	30,419	50,925
2031 Population	2,606	30,518	51,232
2026 African American	271	5,542	7,329
2026 American Indian	34	225	402
2026 Asian	55	520	937
2026 Hispanic	364	4,682	7,035
2026 Other Race	205	2,761	4,084
2026 White	1,844	19,017	34,459
2026 Multiracial	196	2,348	3,702
2026-2031: Population: Growth Rate	-0.05%	0.35%	0.60%

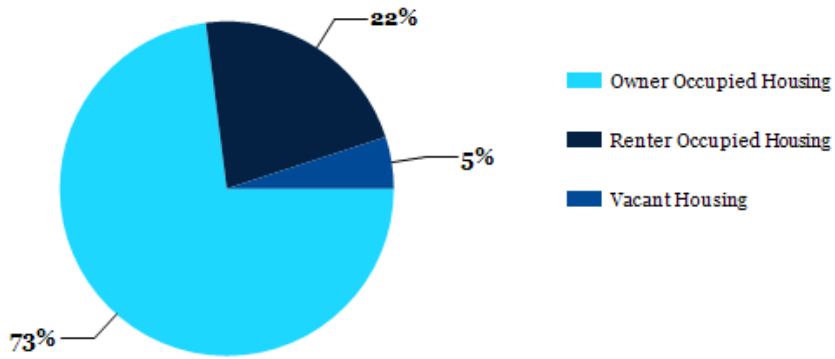
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	89	1,613	2,586
$15,000-$24,999	106	1,017	1,579
$25,000-$34,999	56	741	1,350
$35,000-$49,999	130	1,883	2,842
$50,000-$74,999	316	2,814	4,558
$75,000-$99,999	145	1,586	2,736
$100,000-$149,999	151	1,945	3,279
$150,000-$199,999	61	435	913
$200,000 or greater	32	468	819
Median HH Income	$65,125	$60,986	$62,562
Average HH Income	$74,756	$72,827	$74,839



2026 Household Income

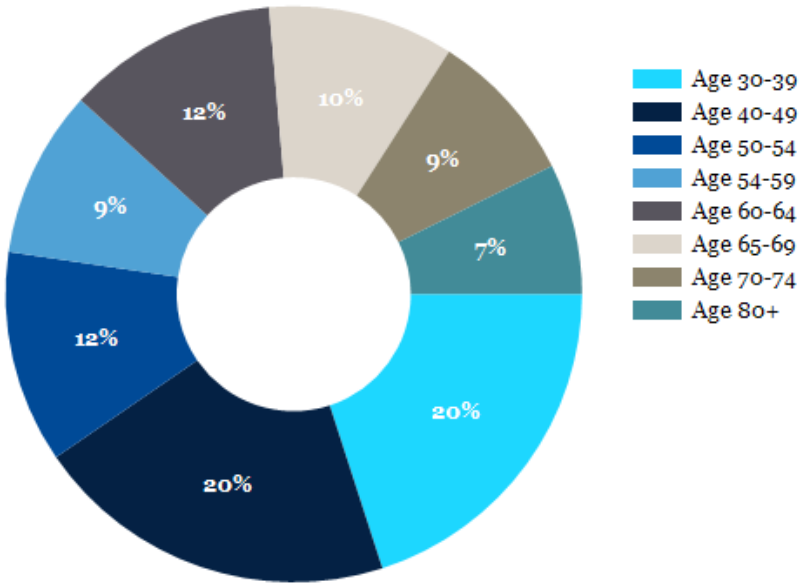
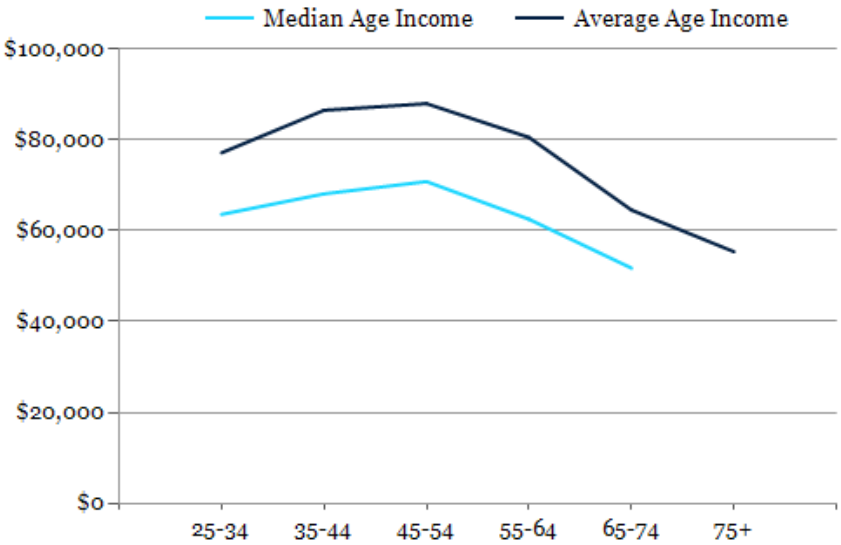


2026 Own vs. Rent - 1 Mile Radius



Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	169	1,962	3,163
2026 Population Age 35-39	150	1,795	3,034
2026 Population Age 40-44	151	1,778	3,034
2026 Population Age 45-49	174	1,910	3,167
2026 Population Age 50-54	190	2,014	3,462
2026 Population Age 55-59	150	1,993	3,438
2026 Population Age 60-64	189	2,061	3,517
2026 Population Age 65-69	166	1,889	3,177
2026 Population Age 70-74	137	1,509	2,501
2026 Population Age 75-79	117	1,205	2,011
2026 Population Age 80-84	57	777	1,281
2026 Population Age 85+	66	686	1,080
2026 Population Age 18+	2,059	23,862	40,067
2026 Median Age	43	42	42
2031 Median Age	44	43	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$63,600	$62,678	$64,396
Average Household Income 25-34	$77,174	$75,513	$76,907
Median Household Income 35-44	$68,126	$66,969	$71,304
Average Household Income 35-44	$86,541	$84,986	$88,694
Median Household Income 45-54	$70,822	$65,979	$71,024
Average Household Income 45-54	$88,001	$84,115	$87,535
Median Household Income 55-64	$62,534	$58,395	$60,529
Average Household Income 55-64	$80,565	$75,757	$78,358
Median Household Income 65-74	$51,772	$48,044	$49,519
Average Household Income 65-74	$64,555	$64,551	$65,004
Average Household Income 75+	$55,380	$54,574	$54,145

Population By Age