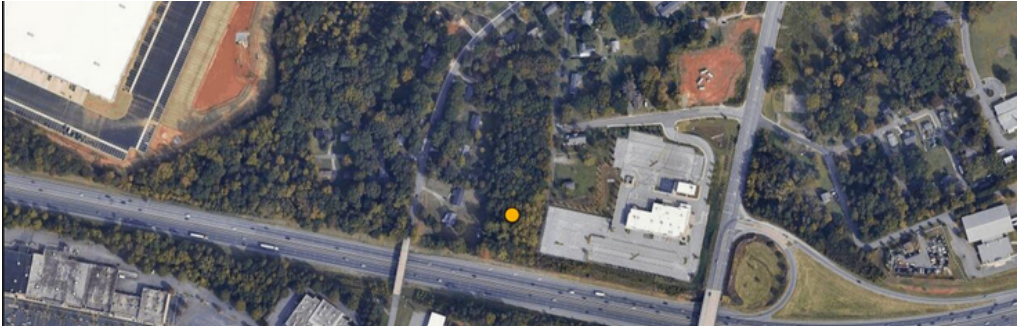




FRG
FRAZIER REALTY GROUP

**Cobb St.
Lowell, NC 28112**



Available Land for sale 2.56 SF

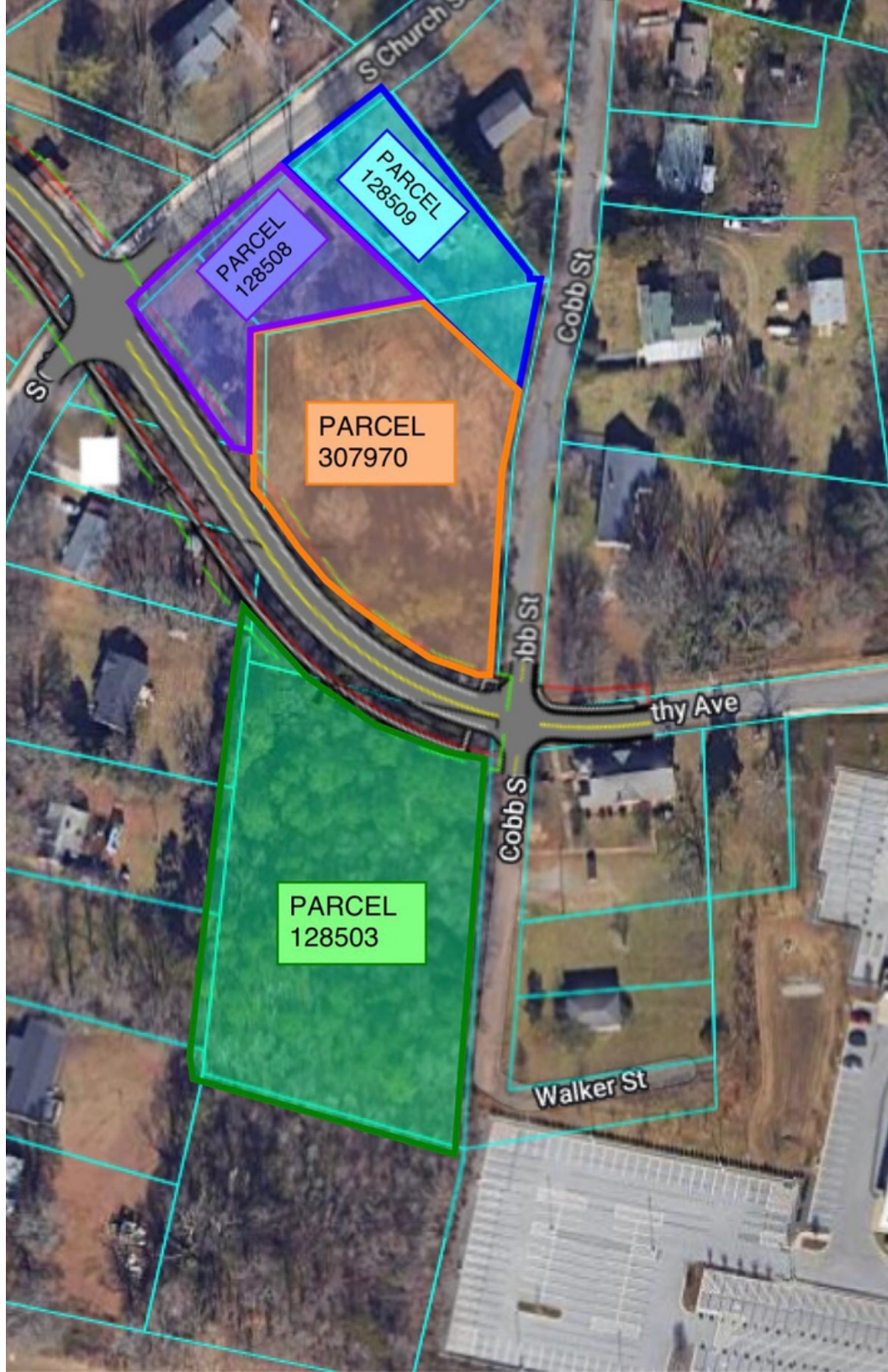
Stunning parcels of undeveloped land. Less than 5 minutes from Highway access, and less than 10 minutes from major Shopping Centers.

- Target, Home Depot, Walmart
- Traffic Counts: 151k average vpd
- Easy access to I-85.
- Zoning Code: R-8
- Forthcoming road development

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Fax: (704) 817-1506
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Charlotte, NC 28202





S Church St

PARCEL
128508

PARCEL
128509

PARCEL
307970

PARCEL
128503

Cobb St

Cobb St

thy Ave

Walker St



F&G

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3141 E. Hwy 74
Monroe, NC 28112

Population

	2 mile	5 mile	10 mile
2010 Population	15,806	93,127	217,108
2023 Population	17,863	108,669	255,425
2028 Population Projection	18,648	113,962	266,985
Annual Growth 2010-2023	1.0%	1.3%	1.4%
Annual Growth 2023-2028	0.9%	1.0%	0.9%
Median Age	39.8	40.3	39.6
Bachelor's Degree or Higher	24%	24%	23%
U.S. Armed Forces	8	127	241

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$79,730	\$78,992	\$80,475
Median Household Income	\$66,934	\$58,771	\$60,348
< \$25,000	1,345	9,448	19,882
\$25,000 - 50,000	1,155	9,061	21,425
\$50,000 - 75,000	1,524	8,254	18,599
\$75,000 - 100,000	1,194	4,991	11,963
\$100,000 - 125,000	753	3,931	8,725
\$125,000 - 150,000	370	2,582	6,039
\$150,000 - 200,000	503	2,678	6,858
\$200,000+	262	2,345	5,301

Traffic

Collection Street	Cross Street	Traffic Vol	Last Measu...	Distance
S Church St	Phillips St NE	4,214	2022	0.22 mi
S Main St	Branch St NE	5,058	2022	0.23 mi
S Main St	Crausby Ave N	22,705	2022	0.28 mi
E Franklin Blvd	Old Redbud Dr W	21,285	2022	0.34 mi
S Church St	E Franklin Blvd SW	4,738	2022	0.36 mi
E Franklin Blvd	S Church St W	22,180	2022	0.38 mi
Wilkinson Blvd	Moose St E	21,276	2022	0.40 mi
E Franklin Blvd	S Church St E	24,679	2022	0.44 mi
Redbud Dr	Vaghn St N	17,693	2022	0.45 mi
S Main St	Railroad St SW	7,747	2022	0.45 mi

Location

Zip	28098
Submarket	Gaston County
Submarket Cluster	Gaston County
Location Type	Suburban
Market	Charlotte
County	Gaston
State	North Carolina
CBSA	Charlotte-Concord-Gastonia, NC-SC
DMA	Charlotte, NC-SC
Country	United States

Frazier Realty Group is a full service commercial real estate firm serving North Carolina and South Carolina. Our team approach is unique. We analyze projects, develop action plans, and work on transactions collectively. Our professionals deliver individual, customized services and solutions by actively advising, implementing and managing on behalf of landlords, tenants, and investors through every stage of the commercial real estate process. Frazier Realty Group offers local market expertise with an entrepreneurial spirit. Rely on Frazier Realty Group professionals to help secure the right space to lease or purchase. Our offerings include Retail, Office, Multi-Family, Land, and Industrial/Flex.

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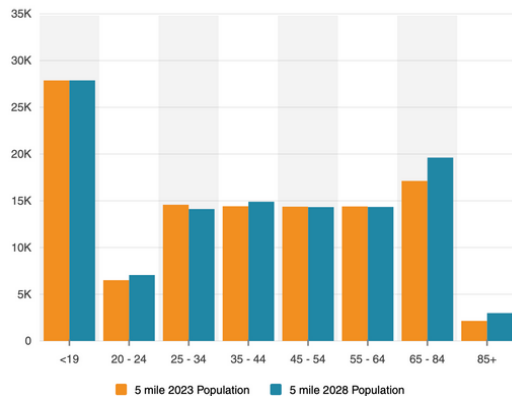
FRAZIER REALTY GROUP

3141 E. Hwy 74
Monroe, NC 28112

Households

	2 mile	5 mile	10 mile
2010 Households	6,285	36,812	83,412
2023 Households	7,104	43,290	98,792
2028 Household Projection	7,422	45,488	103,465
Annual Growth 2010-2023	1.3%	1.5%	1.5%
Annual Growth 2023-2028	0.9%	1.0%	0.9%
Owner Occupied Households	4,952	29,245	71,784
Renter Occupied Households	2,469	16,243	31,682
Avg Household Size	2.5	2.5	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spen...	\$211.4M	\$1.3B	\$3B

Population By Age



Property has option to be sold with additional adjacent parcel with residential structure. Additional parcel would total 3.13 acres for all three lots. Property is in the heart of a major developing area. Sitting directly off of I-85, and just minutes from Gastonia's Cox Rd and three thriving plazas. Currently accepting all reasonable offers

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