

LAND FOR SALE

7.05-ACRE MIXED-USE DEVELOPMENT

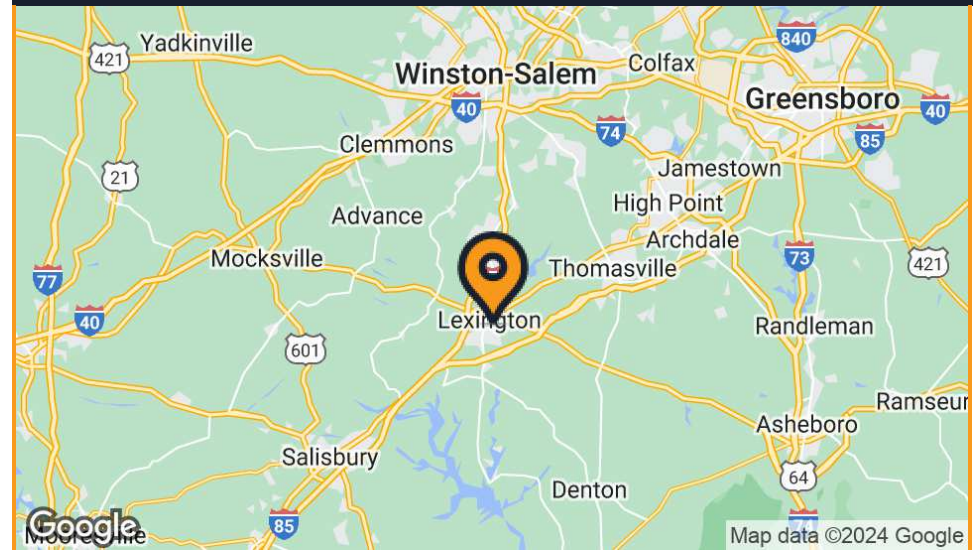
308 East Center Street, Lexington, NC 27292



PROPERTY HIGHLIGHTS

- +/- 7.05-acre mixed-use development land in the city of Lexington, NC, which is 12 miles from the center of Winston Salem, 10 miles from High Point, 5 miles from Thomasville and 18 miles from Greensboro
- Subdivision of 7-acre tract possible, catering to various development needs
- 1.28-acre parcel contains 7 residential structures that can be repaired or demolished
- 1.28-acre parcel is elevated which creates great visibility as the highest point in the city
- The site has 4 street frontages, and located one block from Depot District
- All utilities to the site: gas, electric, sewage, water
- Surrounded by numerous businesses, restaurants, shopping and entertainment facilities
- High traffic counts and great visibility in prime Uptown Lexington
- Lexington famous for its BBQ and festival having catered President Reagan's economic summit
- N. American facility, Egger Wood Products provides 770 jobs
- New passenger rail station development will create 500 new jobs and economic growth

ASKING PRICE: \$1,175,000



For More Information:

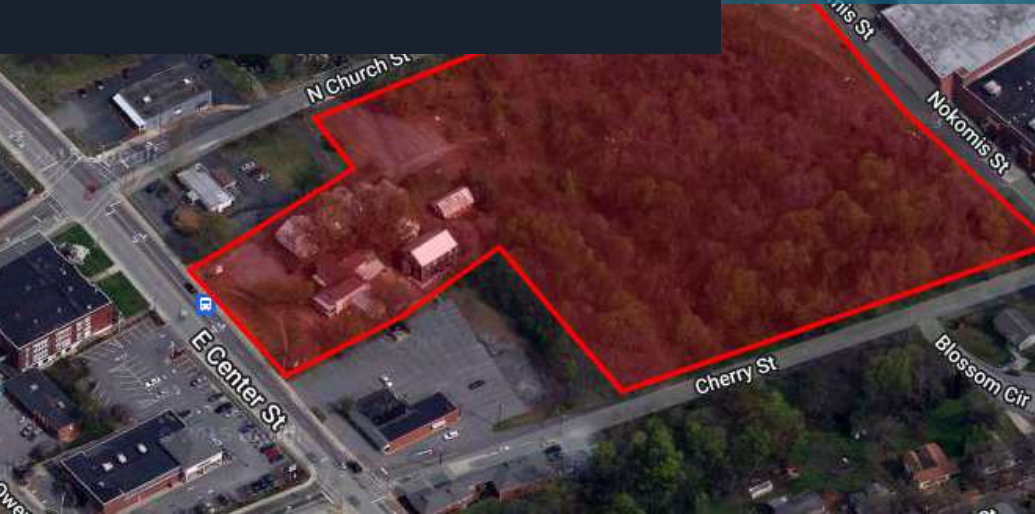
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PROPERTY DESCRIPTION



308 East Center Street, Lexington, NC 27292



PROPERTY DESCRIPTION

Introducing a prestigious 7.05-acre mixed-use development land in Uptown Lexington, NC. Possible division of 7 acre tract, catering to various development needs. There are 7 unregistered historic structures built as residential homes on 1.28-acre parcel on East Center St. excluding left and right block corners. These structures are vacant, in need of extensive repairs and renovations with possible Lexington grant funds for rehabilitation. Main structure facing Center Street of 4,952 SF is ideal for corporate office and great value with development of remaining acres. The 1.28+ parcel can provide a corner wrap in two directions to stop lights at North Church St and Cherry St./Fairview Dr. The property is somewhat elevated above East Center St and Fairview Dr on the highest point in the city. There is an existing signage on property at East Center St. Traffic light at Cherry Street/Fairview Drive and East Center Street of 308 Block. Traffic light at Church Street and East Center Street of 308 Block. Property is surrounded by bustling businesses, office centers, and with high traffic flow from I-85 and High Rock Lake. Lexington is world famous for its barbecue and hosts the largest city festival in America. Major industries include PPG, Kimberly-Clark, Lexington Furniture, Leggett and Platt, the International Furniture Market and their numerous supporting firms. In 2020, Lexington was selected to receive \$25 million through the BUILD grant program to build a passenger rail station, scheduled to be completed no later than October 2027. In March 2023, Siemens Mobility announced that it chose Lexington as their new home to a new \$220+ million advanced manufacturing and rail services facility. The East Coast facility will create more than 500 new jobs to become one of the City's largest employers and the largest taxpayer in the City's history.

OFFERING SUMMARY

Sale price:	\$1,175,000
Lot size (possible division):	7.05 Acres
Zoning:	MU (Mixed Use)
7 residential homes, total building size:	13,790 SF
City utilities on site:	Water, gas, electricity, sewage
Davidson County real estate taxes:	\$5,271.15 (2023)
APN #	11066000B0004
Frontage on East Center St	+/- 175 feet with two traffic lights

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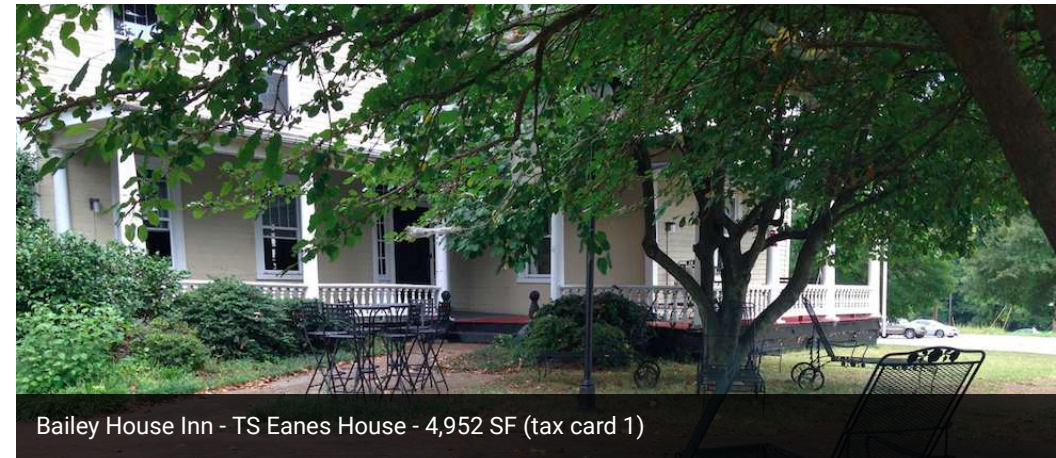
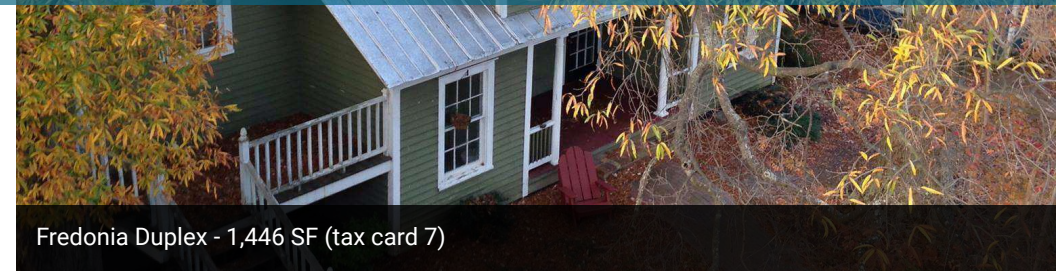
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BUILDING PHOTOS

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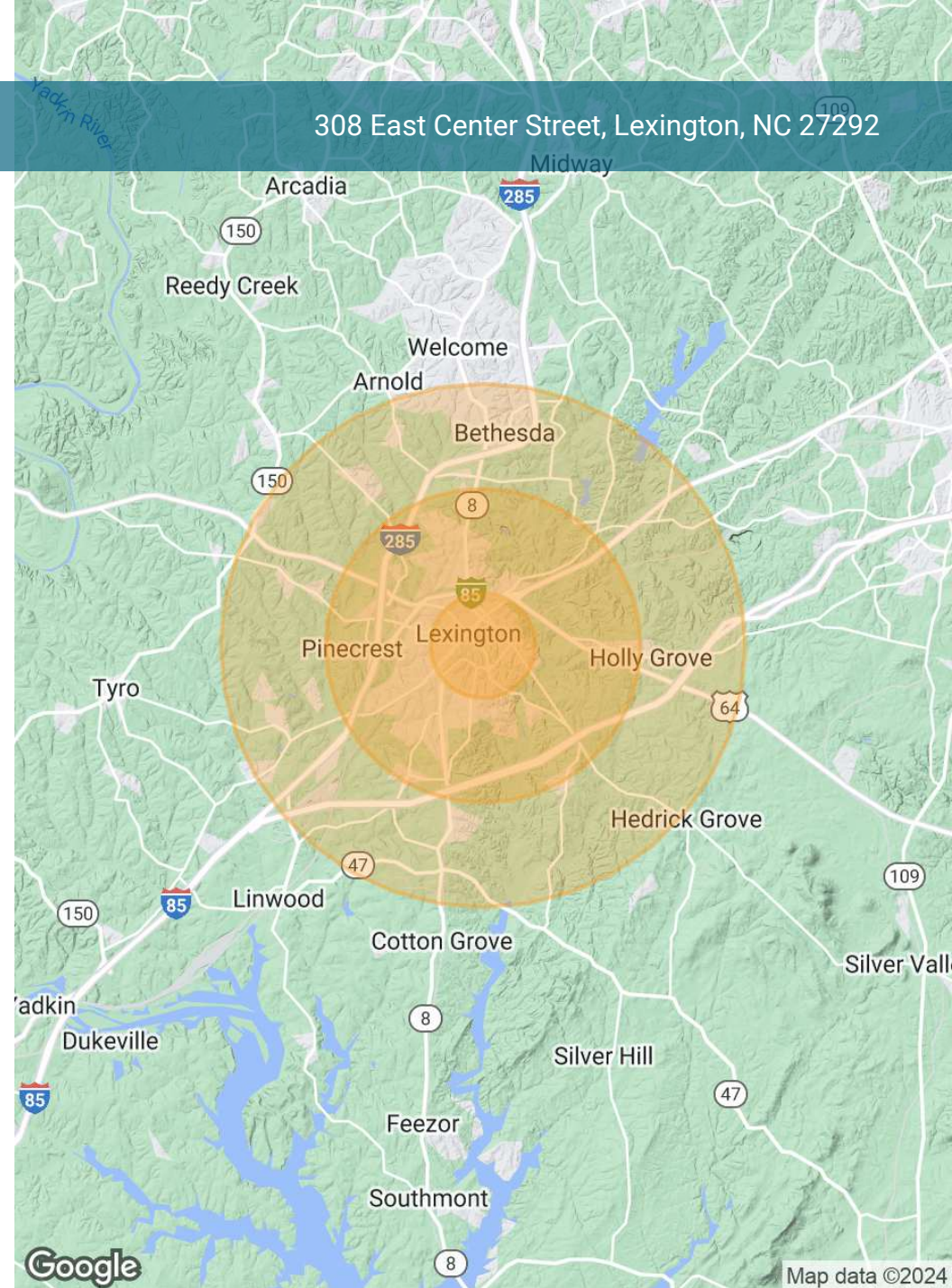


DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,674	23,405	37,095
Average Age	40.3	38.7	40.8
Average Age (Male)	35.6	37.6	39.7
Average Age (Female)	41.1	38.9	41.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,616	11,025	17,476
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$31,367	\$38,073	\$45,202
Average House Value	\$76,744	\$101,920	\$123,461

* Demographic data derived from 2020 ACS - US Census



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