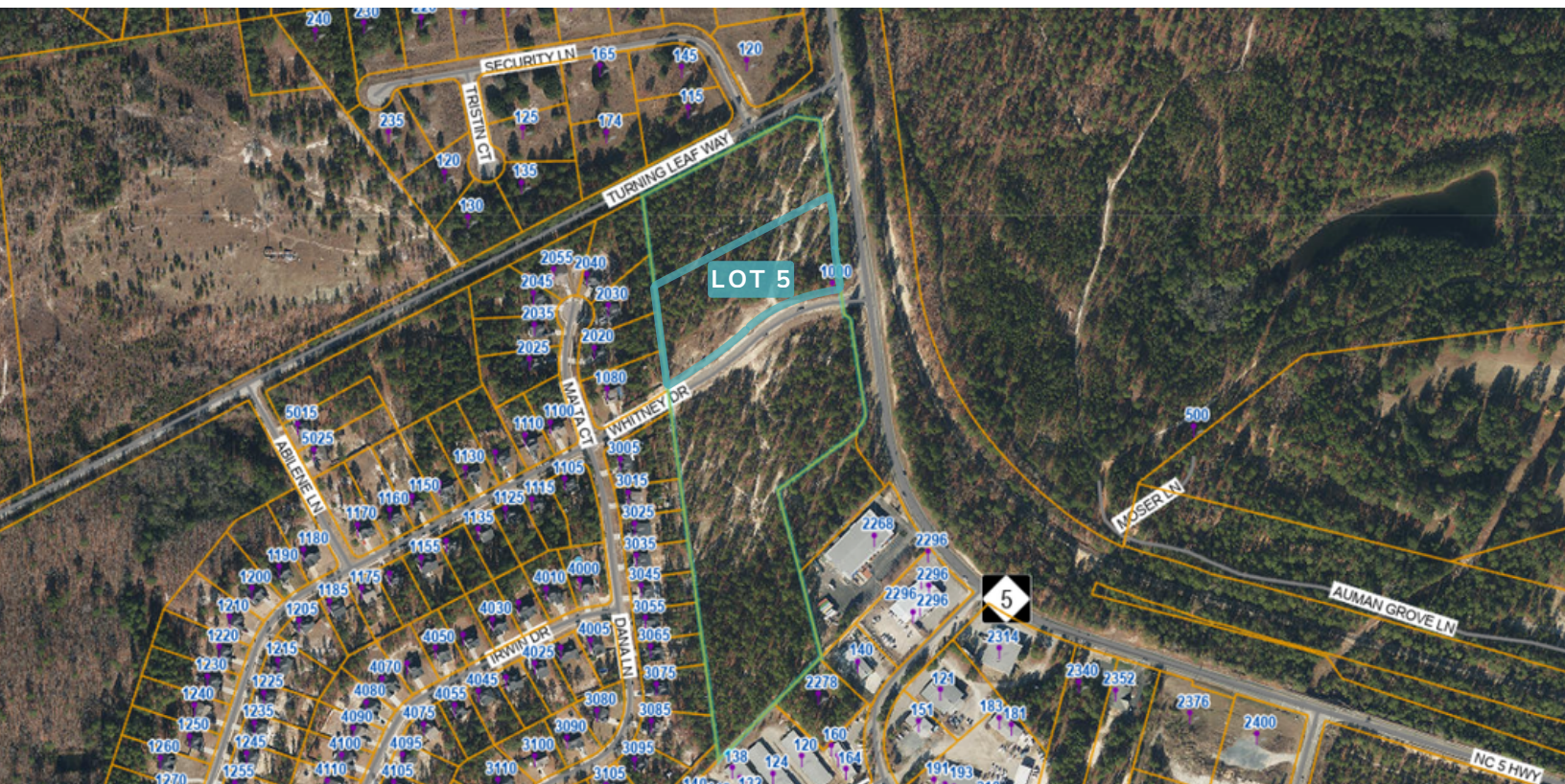




DEVELOPMENT OPPORTUNITY

PROPERTY OVERVIEW

PRICE | \$1,600,000

PARCEL ID | PORTION OF 20030557

ACREAGE | +/- 4.12 ACRES

TRAFFIC COUNTS | 14,000 AADT

ZONING | GENERAL COMMERCIAL

This +/- 4.12-acre parcel presents a strategic opportunity for development along NC 5 in growing Aberdeen. With frontage on NC 5—the primary route between Aberdeen and Pinehurst—and Whitney Drive, the entrance to Meadow Ridge, a 150+ home neighborhood, the property offers excellent visibility and easy access to US 1/15-501. Located less than a mile from Martin Farms, a future community with 500+ planned residential units, and benefiting from a traffic count of 14,000 AADT, this site presents a strong opportunity in a fast-developing area. The adjacent parcel (Lot 4) is also available, allowing for a larger combined development site.

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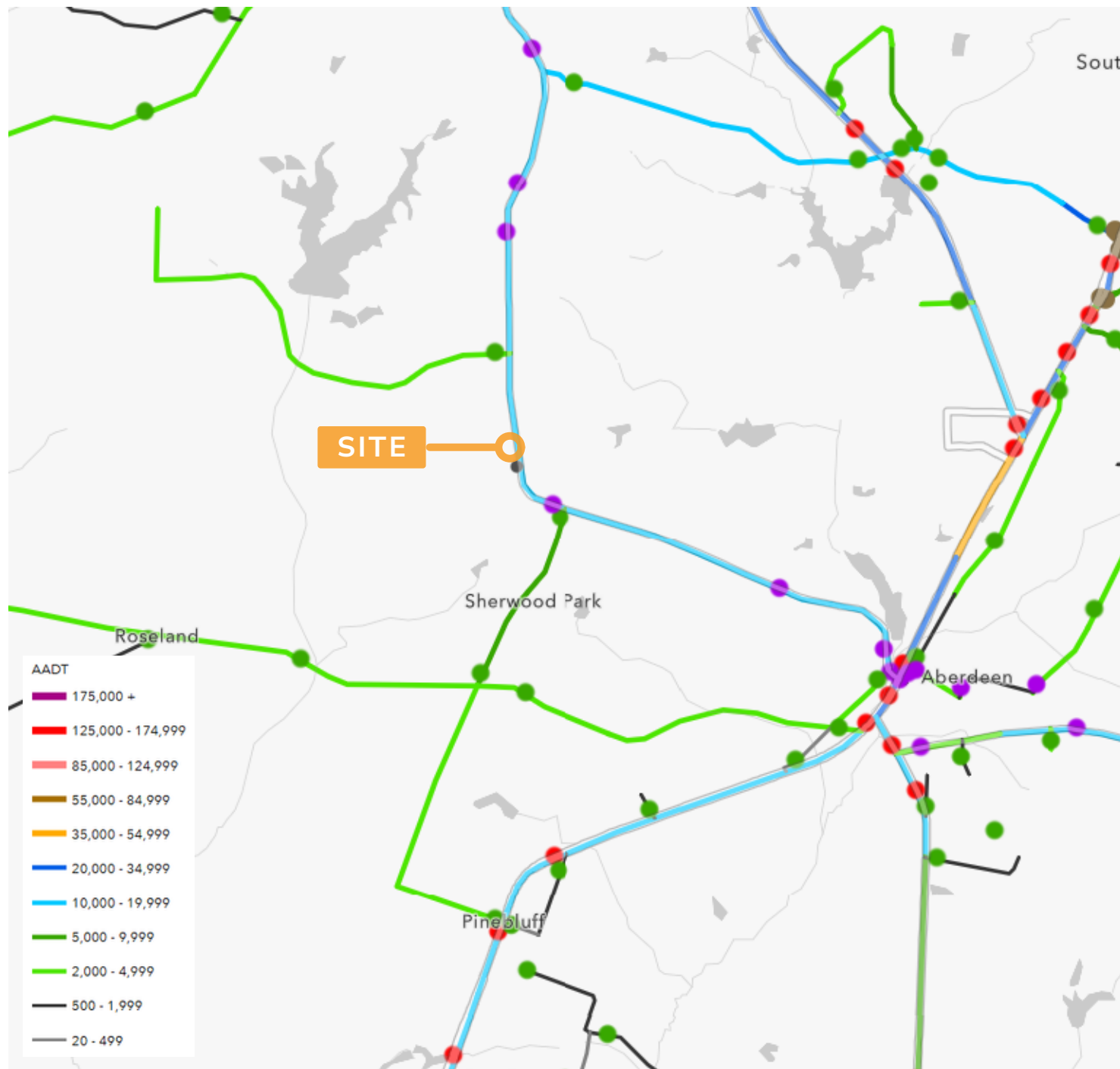
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The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy.
Any information of special interest should be obtained through independent verification.

TRAFFIC COUNTS

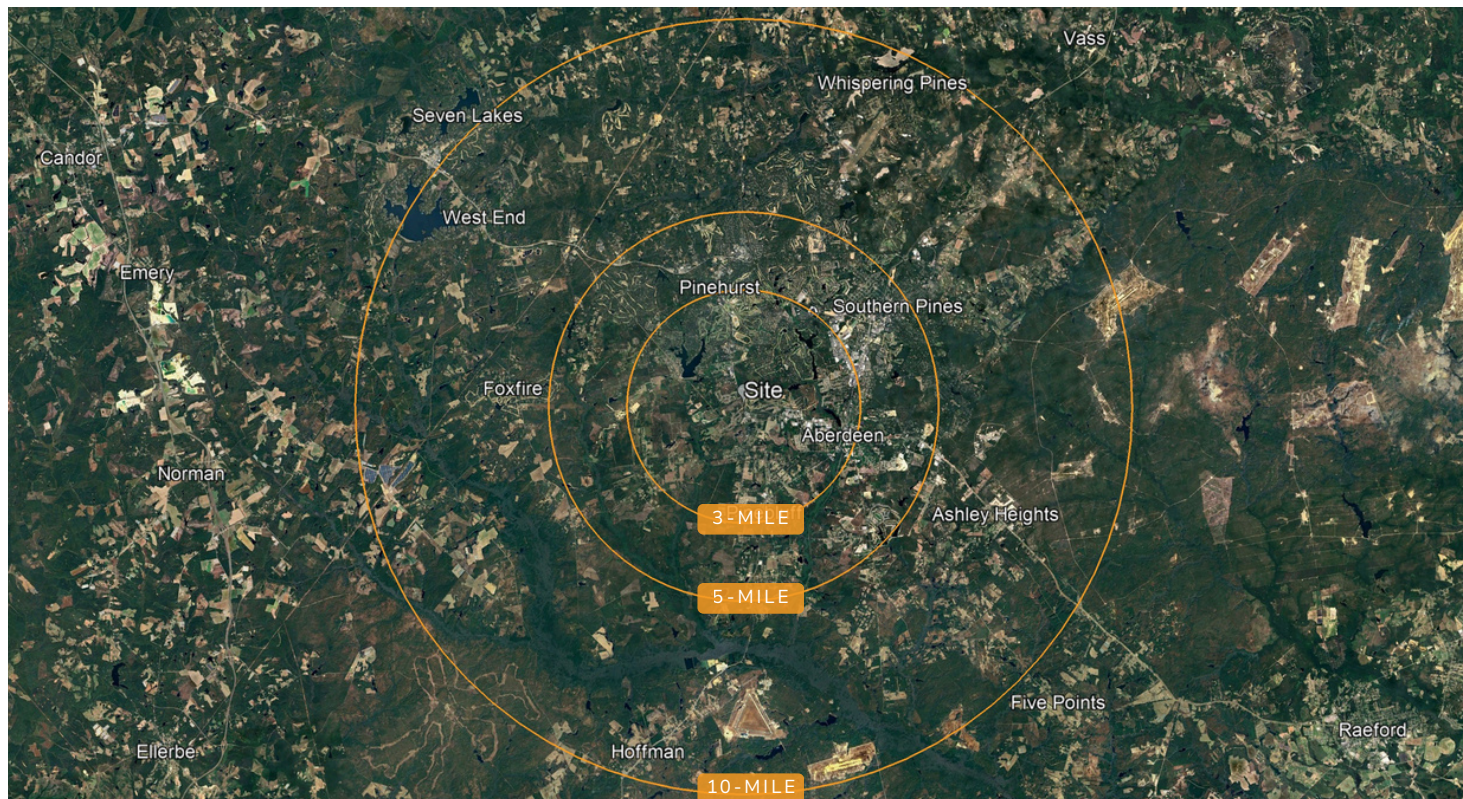


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DEMOGRAPHICS



3 MILE RADIUS



16,979
ESTIMATED POPULATION



48
MEDIAN AGE



6,994
LABOR FORCE 16+



\$392,398
MEDIAN HOME VALUE



94,912
MEDIAN HOUSEHOLD INCOME

5 MILE RADIUS



43,584
ESTIMATED POPULATION



46.6
MEDIAN AGE



18,348
LABOR FORCE 16+



\$419,059
MEDIAN HOME VALUE



\$93,266
MEDIAN HOUSEHOLD INCOME

10 MILE RADIUS



73,778
ESTIMATED POPULATION



45.7
MEDIAN AGE



30,926
LABOR FORCE 16+



\$408,876
MEDIAN HOME VALUE



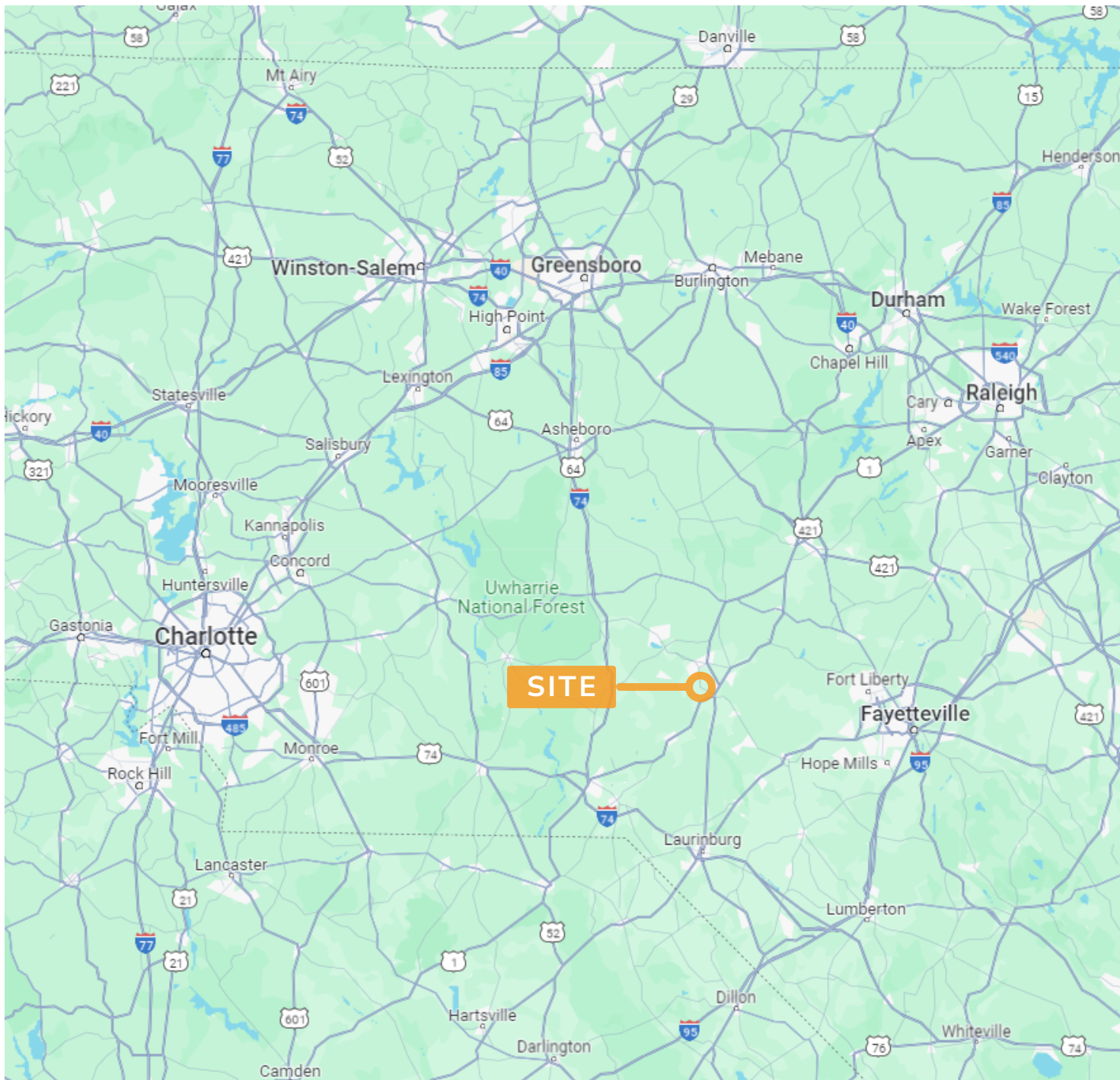
\$91,712
MEDIAN HOUSEHOLD INCOME

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LOCATION MAP



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