

FOR SALE | 7.95 ACRES

SALE | South Main Street @ Exit 22 | Lowell, NC 28098



PROPERTY INFORMATION

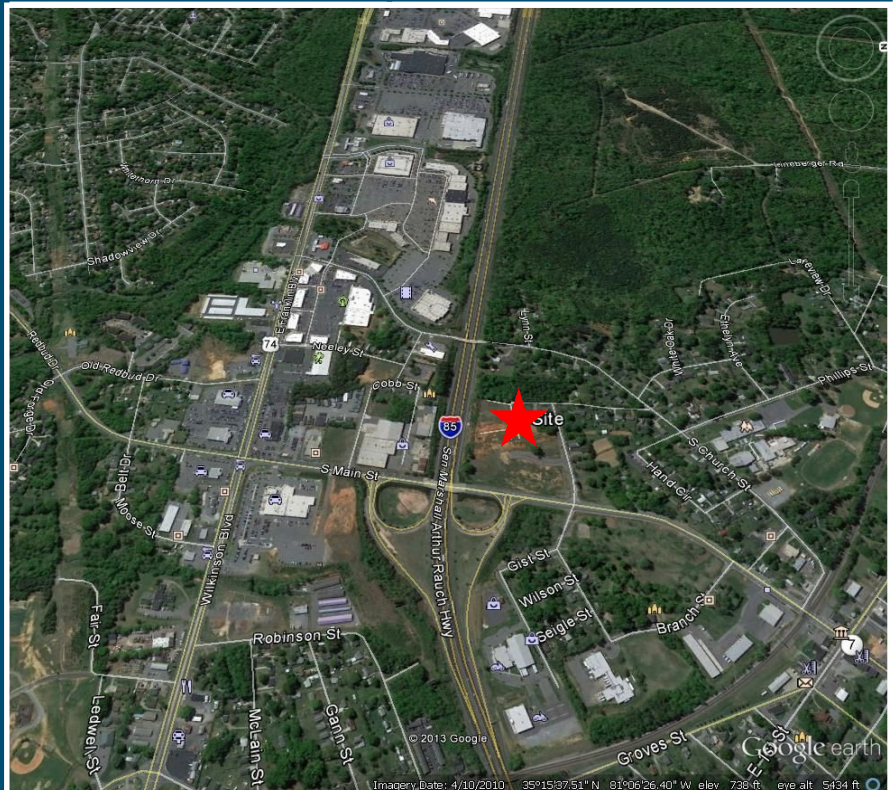
Development Opportunity

Total Price: \$627,750 - \$4,185,000

- > Zoning: C-2
- > Parcel ID: 209148
- > Possible Uses: Hotel, Commercial, Highway Business Retail Outparcel, Big Box/ Free Standing, Restaurant, Strip Center, Retail

ADDITIONAL DETAILS

- > Unique development opportunity located directly off I-85, exit 22.
- > Pricing per acre depends on its location within the development
- > Excellent visibility
- > 110,000 cars per day



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FOR MORE INFORMATION CONTACT

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TRAFFIC COUNT MAP

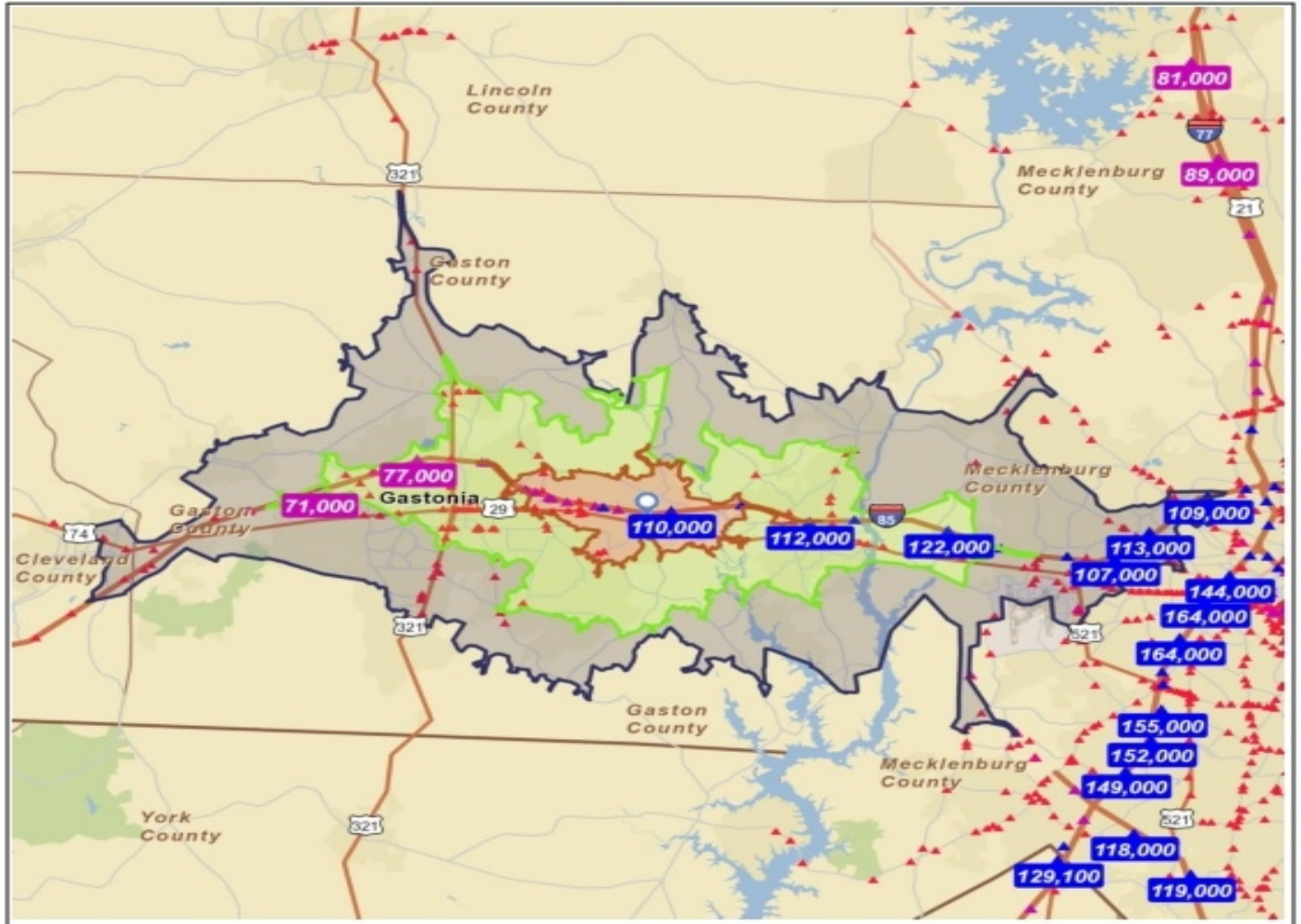
Exit 22

Latitude: 35.26202

Longitude: -81.105688

Site Type: Drive Time

Drive Times: 5, 10, 15 Minutes



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: © 2010 MPSI Systems Inc. d.b.a. DataMetrix®



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TRAFFIC COUNT MAP-CLOSE-UP

Exit 22

Latitude: 35.262002
Longitude: -81.105688
Drive Times: 5, 10, 15 Minutes

Site Type: Drive Time



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
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DEMOGRAPHICS

22Lowell
22Lowell

Latitude: 35.26161
Longitude: -81.0995
Drive Time: 15 Minutes

	2000		2009		2014	
Summary						
Population	139,769		151,849		159,164	
Households	54,905		60,160		63,303	
Families	38,002		40,295		41,934	
Average Household Size	2.50		2.48		2.47	
Owner Occupied HUs	34,855		38,153		40,268	
Renter Occupied HUs	20,050		22,007		23,035	
Median Age	38.0		38.1		38.8	
Trends: 2009-2014 Annual Rate						
	Area		State		National	
Population	0.95%		1.58%		0.91%	
Households	1.02%		1.88%		0.94%	
Families	0.8%		1.45%		0.74%	
Owner HHs	1.08%		1.70%		1.19%	
Median Household Income	1.25%		0.85%		0.80%	
	2000		2009		2014	
Households by Income	Number	Percent	Number	Percent	Number	Percent
< \$15,000	9,717	17.7%	7,735	12.9%	7,829	12.1%
\$15,000 - \$24,999	7,418	13.5%	5,979	9.9%	5,945	9.4%
\$25,000 - \$34,999	8,033	14.7%	6,304	10.5%	6,111	9.7%
\$35,000 - \$49,999	10,029	18.3%	10,048	16.7%	9,306	14.7%
\$50,000 - \$74,999	10,504	19.2%	12,433	20.7%	15,499	24.5%
\$75,000 - \$99,999	4,808	8.8%	10,099	16.8%	10,707	16.9%
\$100,000 - \$149,999	2,842	5.2%	5,081	8.4%	5,348	8.4%
\$150,000 - \$199,000	677	1.2%	1,333	2.2%	1,443	2.3%
\$200,000+	756	1.4%	1,148	1.9%	1,315	2.1%
Median Household Income	\$37,874		\$50,020		\$53,219	
Average Household Income	\$48,533		\$60,905		\$63,108	
Per Capita Income	\$19,319		\$24,377		\$25,366	
	2000		2009		2014	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,287	6.6%	10,027	6.6%	10,344	6.5%
5 - 9	9,724	7.0%	9,697	6.4%	10,139	6.4%
10 - 14	9,680	6.9%	9,814	6.3%	10,125	6.4%
15 - 19	8,829	6.3%	9,979	6.6%	9,734	6.1%
20 - 24	8,827	6.3%	9,790	6.4%	10,381	6.5%
25 - 34	21,359	15.3%	20,138	13.3%	21,203	13.3%
35 - 44	22,020	15.8%	21,537	14.2%	20,980	13.2%
45 - 54	19,279	13.8%	22,408	14.8%	21,834	13.7%
55 - 64	12,372	8.9%	16,116	11.9%	20,354	12.8%
65 - 74	10,184	7.3%	10,590	7.0%	13,743	8.6%
75 - 84	6,299	4.5%	7,125	4.7%	7,184	4.5%
85+	1,909	1.4%	2,828	1.9%	3,143	2.0%
	2000		2009		2014	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	105,854	75.7%	110,994	73.1%	113,948	71.8%
Black Alone	27,420	19.6%	30,887	20.3%	32,879	20.5%
American Indian Alone	393	0.3%	470	0.3%	518	0.3%
Asian Alone	2,498	1.8%	3,739	2.5%	4,830	2.9%
Pacific Islander Alone	38	0.0%	51	0.0%	60	0.0%
Some Other Race Alone	2,115	1.5%	3,709	2.4%	4,924	3.1%
Two or More Races	1,451	1.0%	2,019	1.3%	2,407	1.5%
Hispanic Origin (Any Race)	5,685	4.1%	8,673	5.7%	10,821	6.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing; ESRI forecasts for 2009 and 2014.



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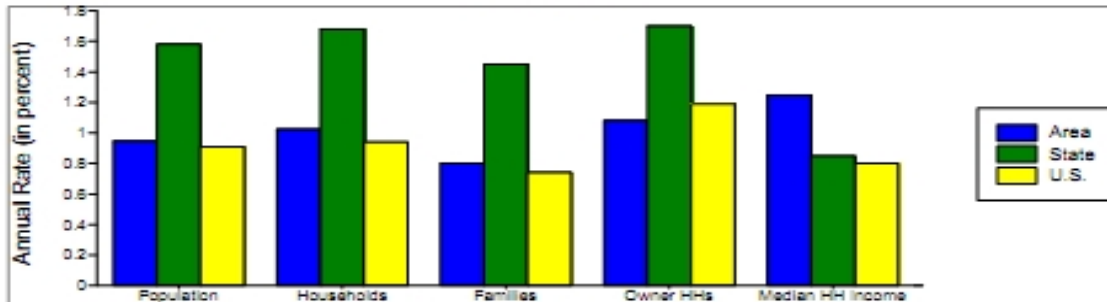
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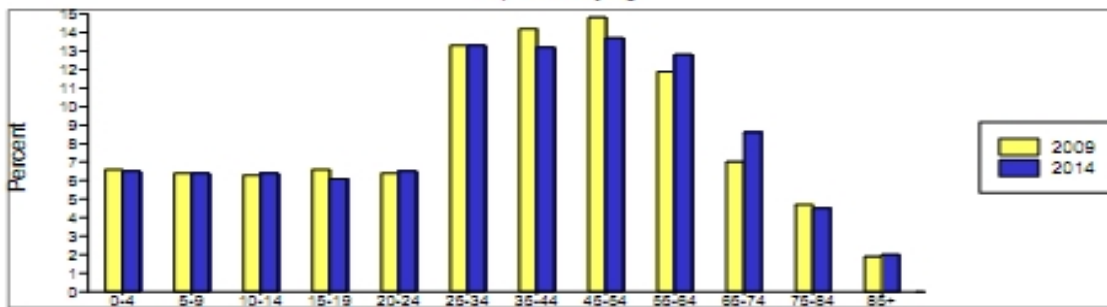
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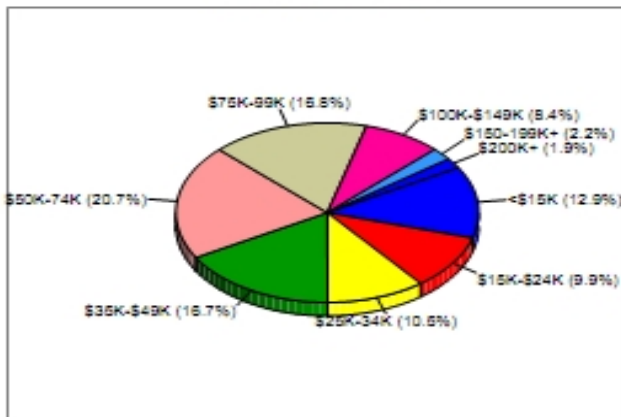
Trends 2009-2014



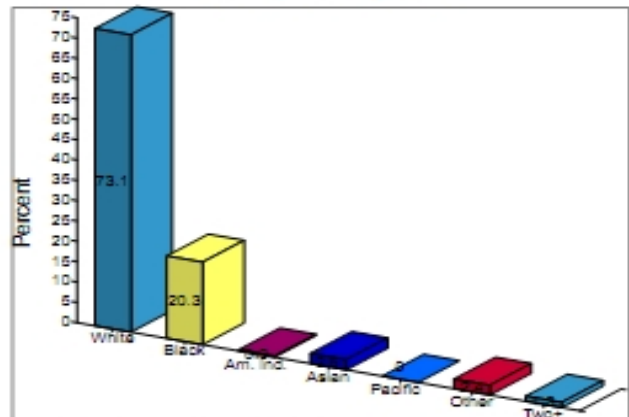
Population by Age



2009 Household Income



2009 Population by Race



2009 Percent Hispanic Origin: 5.7%



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