



Hwy 64 Land

LEXINGTON, NC



SINK KIMMEL • JIMMY FLOWERS
 THE NICHOLS COMPANY
 (O) 704.373.9797 (F) 704.373.9798
 SINK@THENICHOLSCOMPANY.COM
 JFLOWERS@THENICHOLSCOMPANY.COM
 WWW.THENICHOLSCOMPANY.COM
 600 QUEENS RD. CHARLOTTE, NC 28207

LOCATION

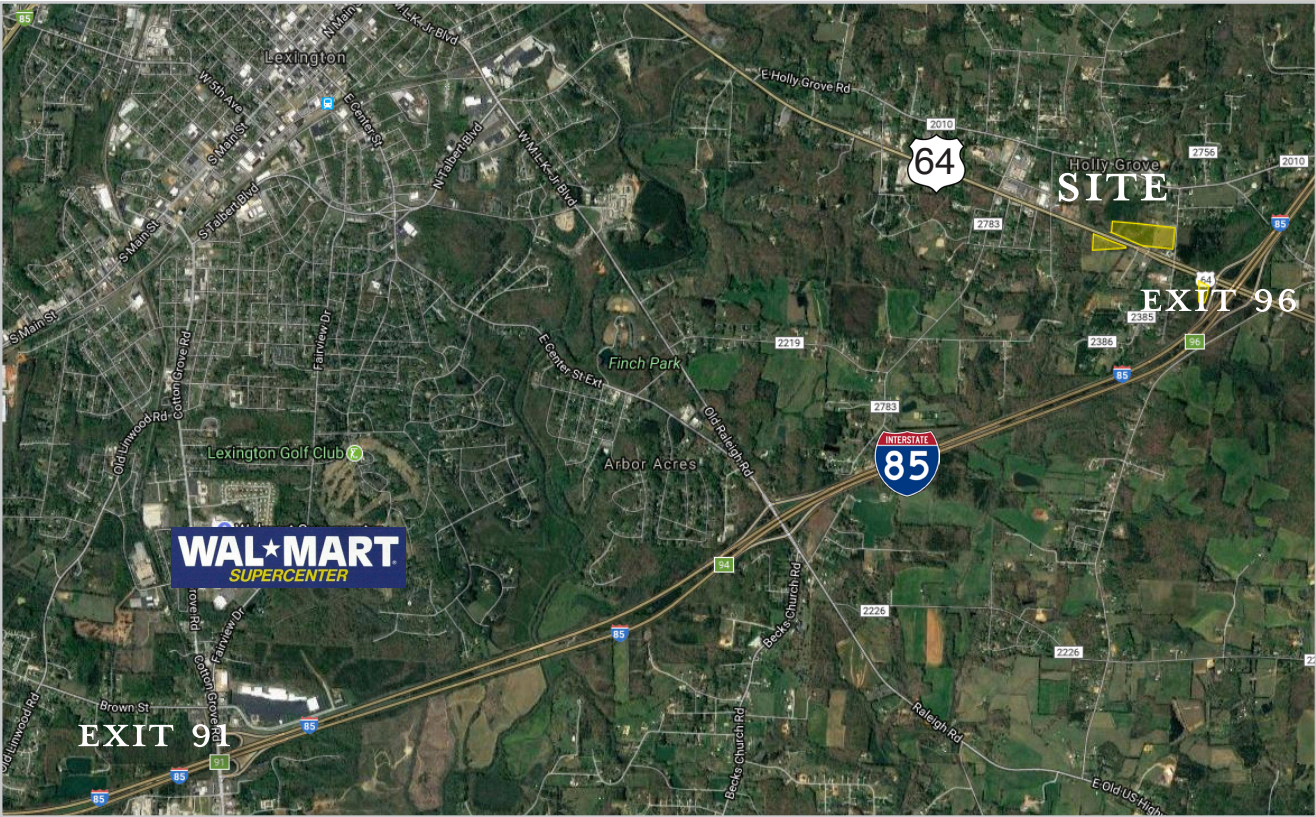
Three parcels totaling +/- 25 acres located off of HWY 64 in Davidson County, NC near the city of Lexington. The site is approximately 3.5 miles from downtown Lexington and can be accessed from I-85 via exit 96.

TRAFFIC COUNTS

HWY 64: EST. 13,000 VPD

I-85: EST. 44,000 VPD

EXIT 91 DETAIL



PARCEL DETAIL

- Parcel A +/-1.9 acres
- Zoned HC & RA-1
 - Frontage: +/-295'
 - Price: \$90,000/ ac

- Parcel B +/-15.41 acres
- Zoning HC & RA-3
 - Frontage: +/-826'
 - Price: \$65,000/ ac

- Parcel C +/-7.9 acres
- Zoning HC & RA-1
 - Frontage: +/-842'
 - Price: \$65,000/ ac

SITE ATTRIBUTES

- Interstate Land For Sale
- Davidson County, NC
- Water, Electric & Natural Gas available
- Sewer nearby



DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>
Population	1,174	9,023
Households	474	3,427
Average Age	43.3	40.7
Median HH Income	\$48,097	\$37,784
Daytime Employees	598	2,747

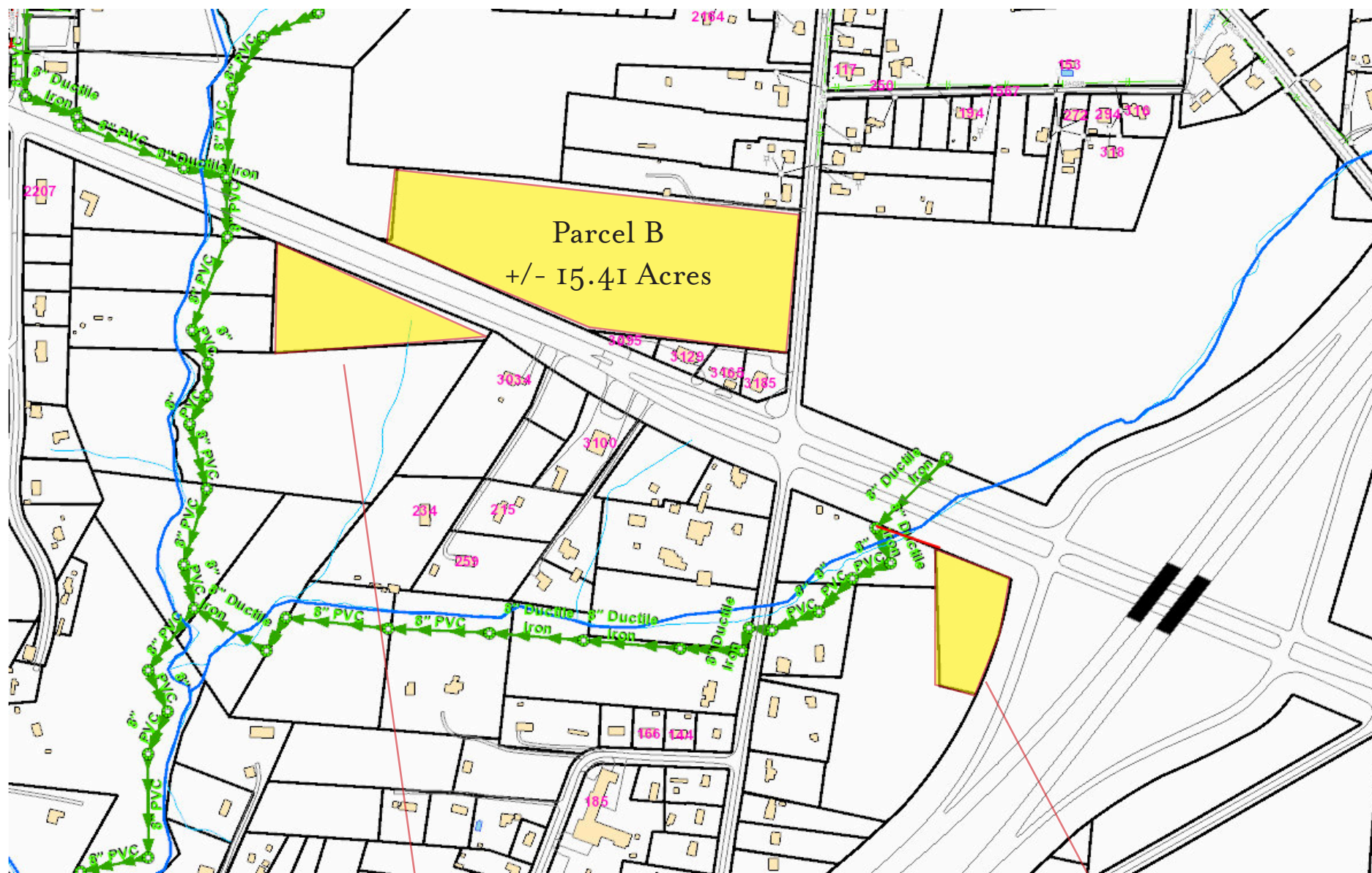
ZONING MAP



Parcel C
+/- 7.9 Acres

Parcel A
+/- 1.9 Acres

SEWER LOCATION MAP



Parcel C
+/- 7.9 Acres

Parcel A
+/- 1.9 Acres

LEXINGTON:

Lexington offers small town charm with easy access to the more metropolitan areas of Charlotte, Winston-Salem and Greensboro. Often called the “Barbeque Capital of the World”, Lexington is famous for both its barbeque and furniture making. Historic Uptown Lexington is a vibrant, attractive central business district with an eclectic variety of shopping, restaurants and entertainment.



Childress Vineyards



Barbeque Festival

AREA ATTRACTIONS:

- Richard Childress Racing Museum
- Childress Vineyards and Winery
- Bob Timberlake Gallery
- High Rock Lake
- Lexington Barbeque Tours
- Annual Barbeque Festivals
- Lexington Golf Club
- Dining and Shopping

