



Development Opportunity

- 18.79 +/- acres of prime real estate off new I-85 on South Elm-Eugene Street - additional land available
- Subject to rezoning and site plan approval
- City/County future land use is for commercial mixed use
- Traffic Counts:
 - I-85: 67,500 VPD
 - S Elm-Eugene 14,000 VPD
- Demographics: 5 Miles
 - Population 86,578
 - Avg HH Income \$46,600
- Offered at: \$1,125,000

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