

INTERSTATE SITE WITH FRONTAGE, I-285

180 OLD ROCK DRIVE | LEXINGTON, NC 27295

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FOR SALE

OVERVIEW

LOCATION

ADDRESS	180 Old Rock Drive
CITY, STATE, ZIP	Lexington, NC
COUNTY	Davidson County

PROPERTY INFORMATION

PIN	6739-02-59-4119
ZONING	AG
LOT SIZE	2.4+/- AC
SALE PRICE	\$799,000

LOCATION HIGHLIGHTS

The subject site is strategically positioned along the I-285 interchange, adjacent to the new Starbucks location and conveniently situated between Midway's new Athletic Complex and North Davidson High School. Strong population growth and expanding economic activity in Davidson County continue to drive demand in this corridor, creating an exceptional opportunity for retail development.



DEMOGRAPHICS



TRAFFIC COUNTS

12,777 VPD: US 52 37,720 VPD: I-285



POPULATION

3 mi. - 10,377 5 mi. - 30,273

7 mi. - 72,771



AVG HH INCOME

3 mi. - \$96,288 5 mi. - \$94,969

7 mi. - \$93,382



MEDIAN AGE

42.5



$FREEMAN \mid$ commercial real estate

DAVIDSON COUNTY, NC

LOCATION OVERVIEW

180 OLD ROCK DRIVE/I-285 LEXINGTON, NC

Davidson County currently has 83 active economic development projects underway, projected to bring more than 25,000 new jobs to the area. This surge in employment and investment is fueling rapid growth, making the region a dynamic markets in the Piedmont Triad for future retail and commercial opportunities.

- "Project Cobalt Green" \$15.4 million expansion of Central Caronlina Seeding
- "Project Yacht" Potential new \$25 million textile manufacturing plant
- Sky Aircraft Maintenance Expansion underway
- "LexxConnect" Lexington Airport
 Upgrades underway including
- Southmont Sportsplex \$65 million, 350 acre sports complex, Lexington NC
- CentrePoint 85 Class A Industrial Center 3,749,000 SF Industrial under construction

SIEMENS









