FREEMAN | COMMERCIAL REAL ESTATE

FOR SALE

HIGH-VISIBILITY SITE ALONG HIGHWAY 421

3.5 +/- AC , SERVICE RD. I YADKINVILLE, NC 27055

LEE CHEWNING
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FOR SALE

SERVICE ROAD

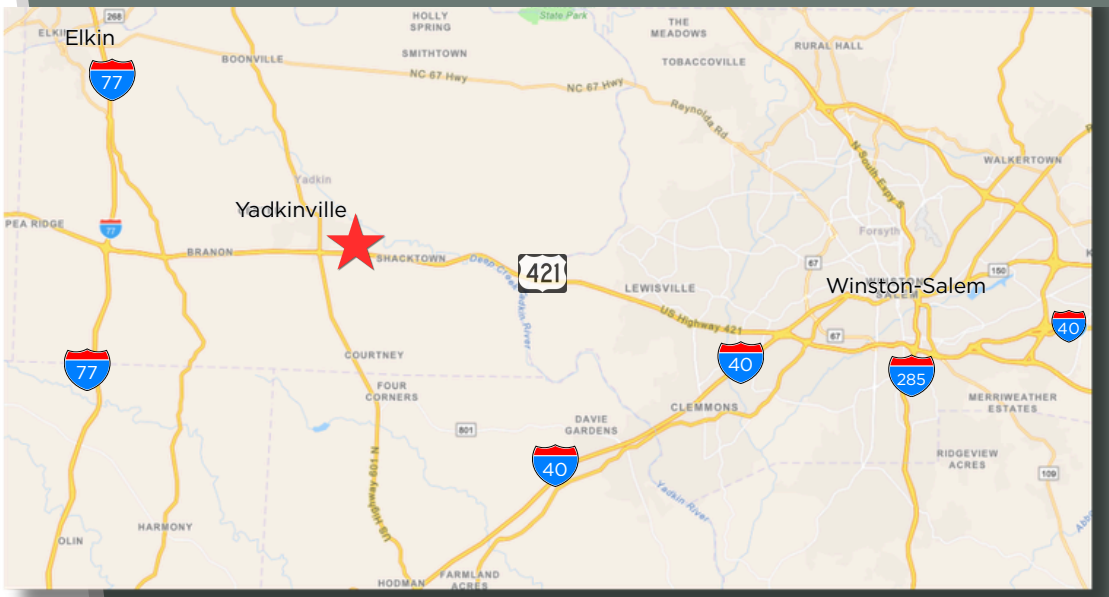
ADDRESS	0 Service Rd.
CITY, STATE, ZIP	Yadkinville, NC 27055
COUNTY	Yadkin County
PIN	581600557580
ZONING	HB (Highway Business)
SIZE	3.5 +/- AC
SALE PRICE	$495,000

TRAFFIC COUNTS

Hwy 421 - 21,000 VPD

HIGHLIGHTS

- Excellent Highway 421 visibility and easy access on interchange
- Location and visibility offers strong exposure to both local and regional traffic
- Versatile HB Zoning accomodating a broad range of uses



DEMOGRAPHICS

	5 mi.	10 mi.	15 mi.
Population	11,409	33,164	106,652
Avg HH Income	$87,478	$88,834	$111,125
Total Households	4,669	13,779	44,241

MILEAGE

- 421 — <1 mile
- 77 — 12 miles
- 40 — 16.5 miles
- 52 — 24.4 miles
- 85 — 45 miles

PTI AIRPORT
55 miles

CHARLOTTE DOUGLAS AIRPORT
67 miles

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