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# Hwy 64 Land

LEXINGTON, NC



LOCATION

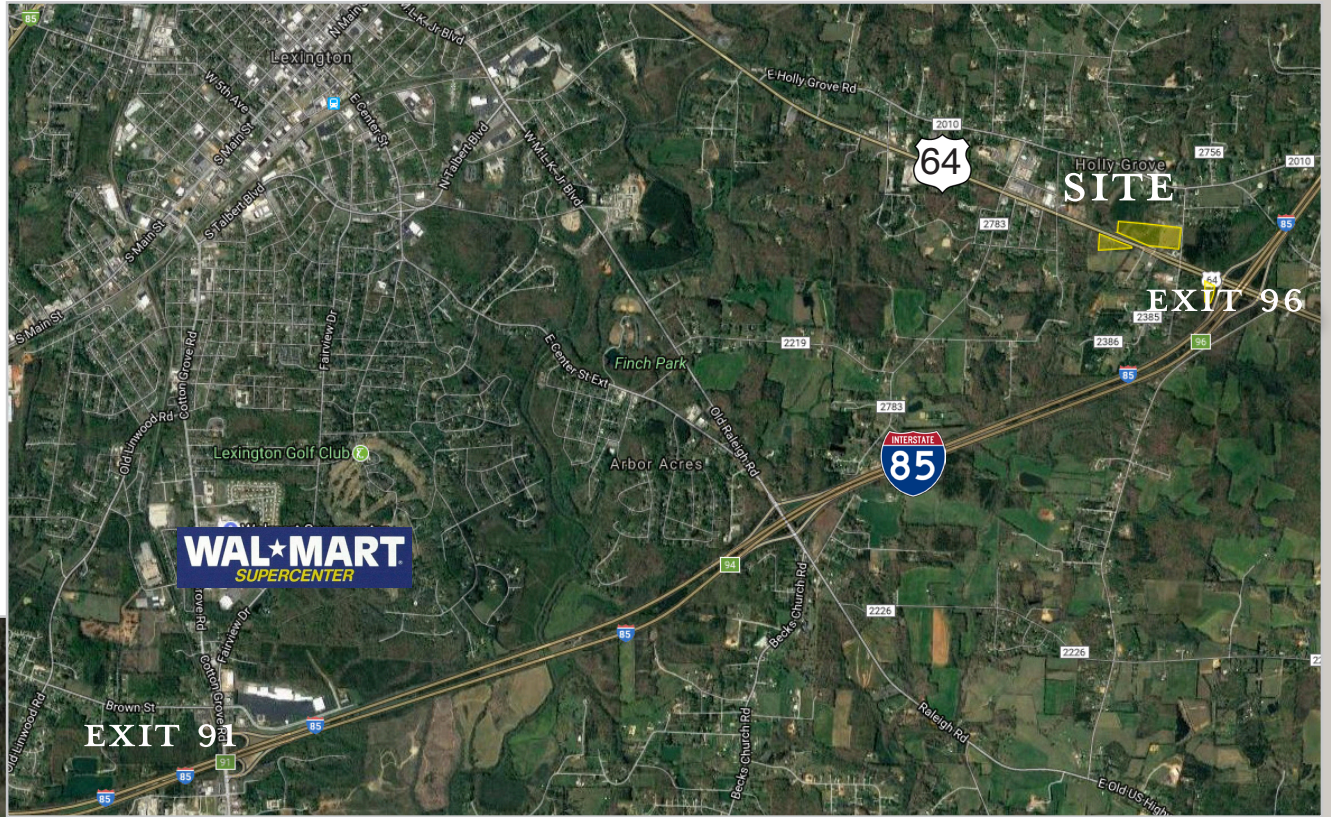
Three parcels totaling +/- 25 acres located off of HWY 64 in Davidson County, NC near the city of Lexington. The site is approximately 3.5 miles from downtown Lexington and can be accessed from I-85 via exit 96.

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

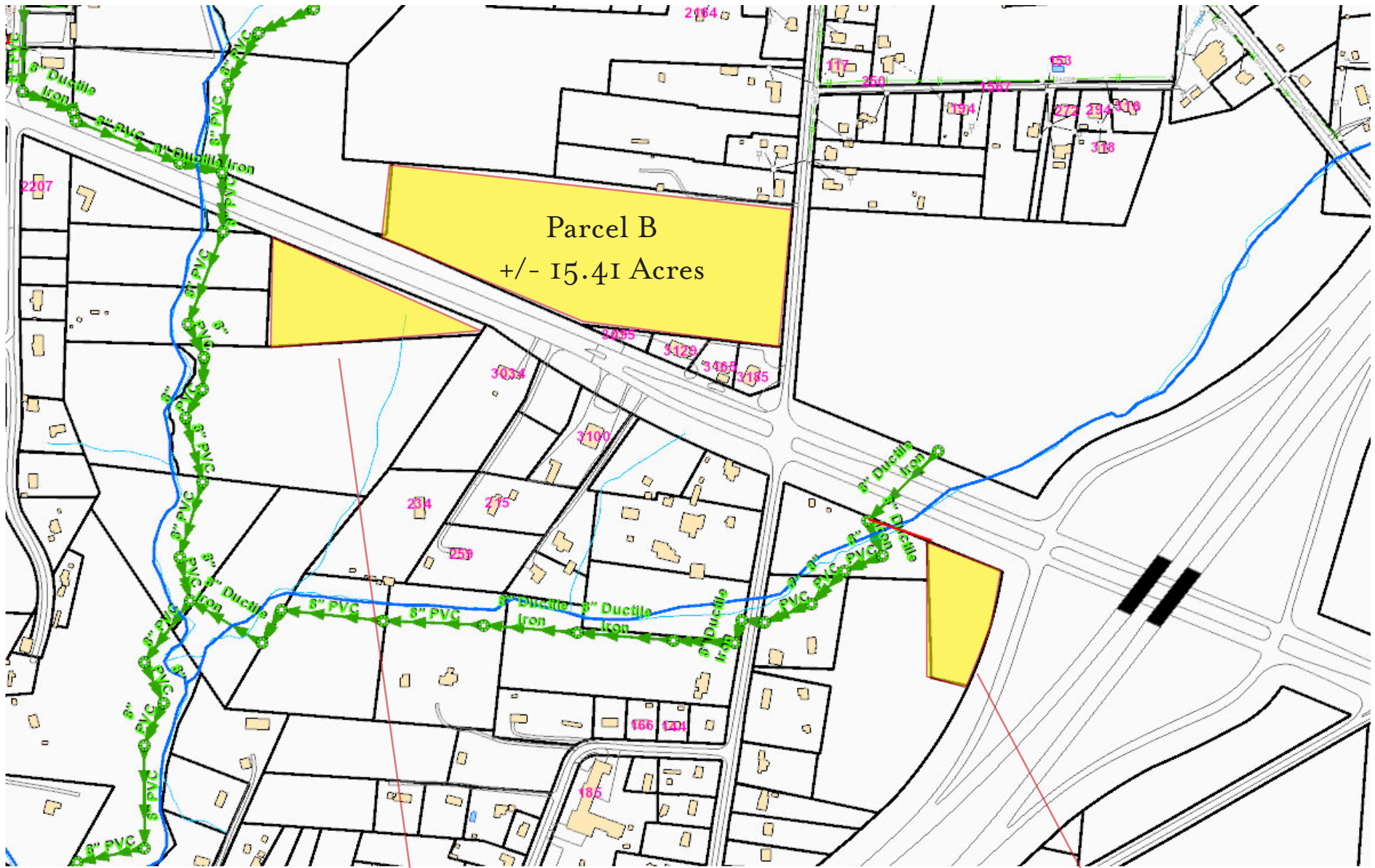
ZONING MAP



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

