

1302/1304 DALLAS CHERRYVILLE HWY

DALLAS, NORTH CAROLINA 28034



EDEN GLEN
SINGLE FAMILY
HOMES

21 ACRES
FOR SALE



23,000 VPD

DALLAS CHERRYVILLE HWY

CONTACT FOR DETAILS

RUSTY GIBBS
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WILL CARLTON
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Available Land for Sale

21 ACRES SUITABLE FOR SINGLE FAMILY, MULTI-FAMILY OR MIXED-USE DEVELOPMENT

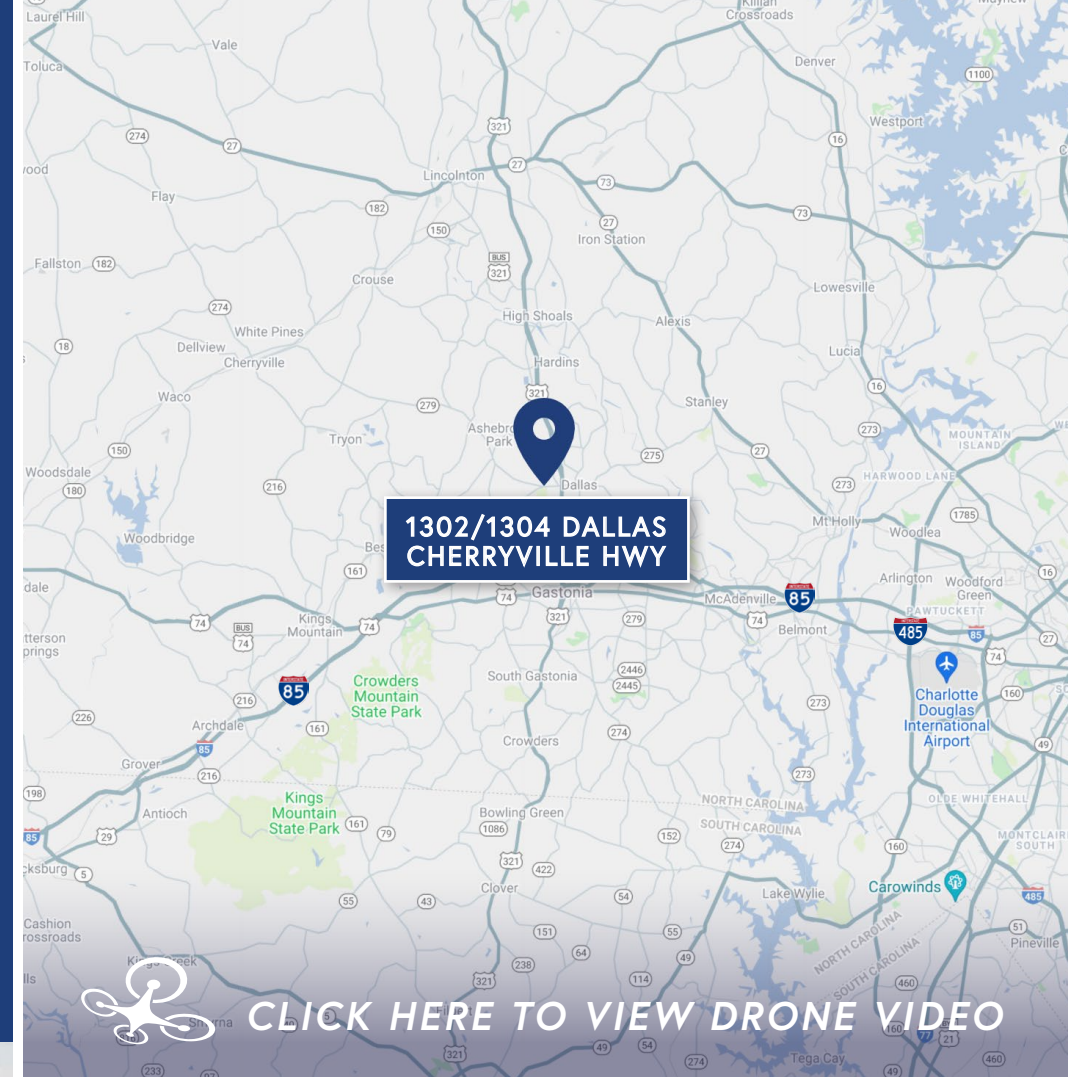
PROPERTY OVERVIEW

LAND FOR SALE

Opportunity to purchase 3 parcels totaling 21 AC along Dallas Cherryville Hwy, the main retail corridor of Dallas, NC. The site is only 1.3 miles to Downtown Dallas and 3.4 miles to I-85. This is a great opportunity for single family, multi-family or mixed-use development inside the Charlotte MSA.

PROPERTY DETAILS

Address	1302/1304 Dallas Cherryville Hwy Dallas, NC 28034
Acreage	21 AC Available for Sale
Parcel IDs	171214, 171212 & 171277
Zoning	B2 (Highway Business) *Rezoning opportunity to allow for residential and commercial development
Traffic Counts	Dallas Cherryville Hwy 23,000 VPD
Sale Price	\$1,750,000



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	2,934	18,311	63,091
Avg. Household Income	\$74,041	\$57,392	\$54,722
Median Household Income	\$57,747	\$42,089	\$40,606
Households	1,029	7,004	23,924
Daytime Employees	1,176	7,526	33,035

MARKET OVERVIEW





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THE NICHOLS COMPANY

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.