



COMMERCIAL REALTY, LLC

WINGATE MIXED-USE LAND

925 Julia May Baker Rd., Wingate, NC 28174

MIXED-USE LAND FOR SALE



COMMERCIAL REALTY, LLC

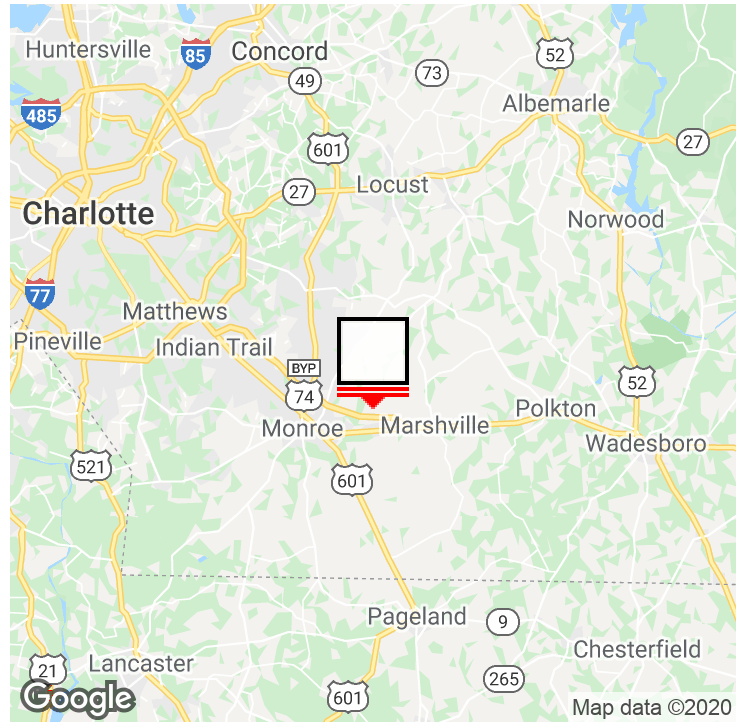
602 KINTYRE DRIVE MONROE, NC 28112

PLEASE CONTACT
MARK H. WRIGHT

704.634.7429
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SALE PRICE **\$150,000 / ACRE**

OFFERING SUMMARY

Lot Size: 20.7 Acres

Zoning: RA-20

Market: Union

Price / SF: \$3.44

PROPERTY OVERVIEW

Site is located along the Monroe Expressway at a major interchange with Austin Chaney Rd. The town is known mainly for Wingate University and the Jesse Helms Center,

LOCATION OVERVIEW

Conveniently located just off the Monroe Expressway only 17.5 miles from I-485.

PROPERTY HIGHLIGHTS

- Town of Wingate jurisdiction
- Consists of 2 parcels
- Selling subject to commercial rezoning
- (house on property has no value)



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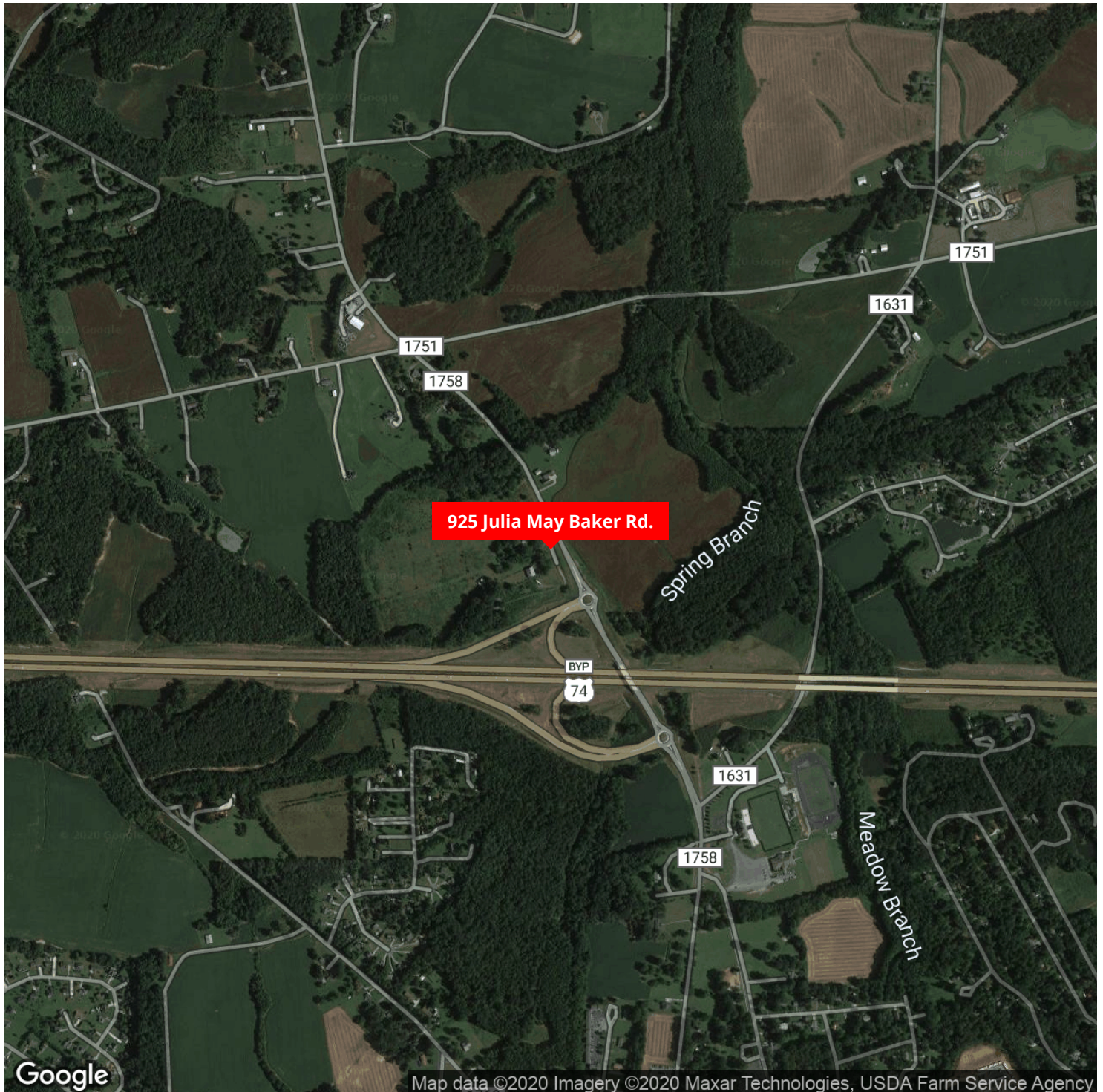
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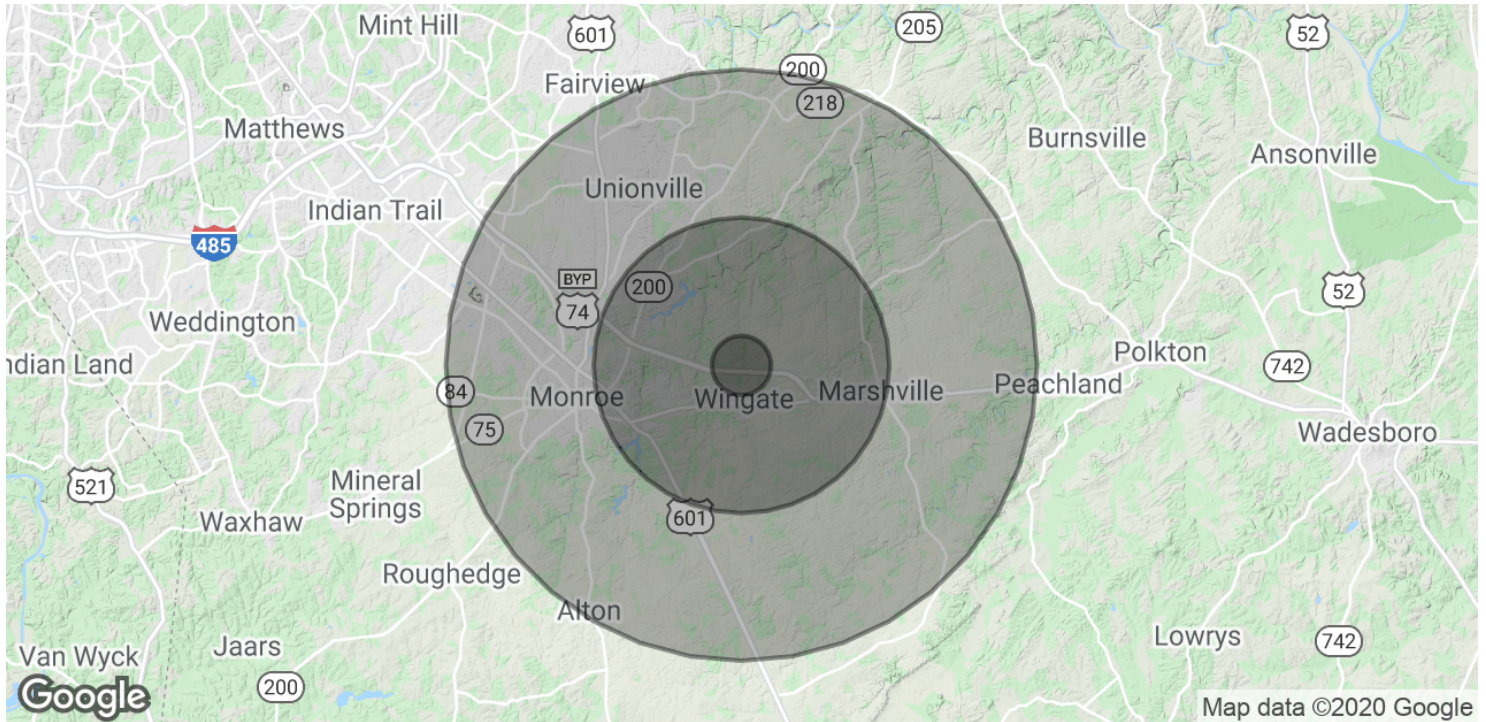
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,207	18,382	69,133
Average age	27.1	31.7	35.5
Average age (Male)	29.6	31.6	35.1
Average age (Female)	26.3	34.0	36.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	380	6,151	24,853
# of persons per HH	3.2	3.0	2.8
Average HH income	\$55,056	\$53,946	\$57,026
Average house value	\$145,603	\$161,391	\$188,092

* Demographic data derived from 2010 US Census



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