

# ±1.90 ACRES FOR SALE

1218 COTTON GROVE RD | LEXINGTON, NC



## CONTACT

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## PROPERTY / LEASE INFORMATION

- Acres: +/- 1.90
- Price: \$1,400,000
- Zoning: Business District
- Frontage: 214'
- County: Davidson
- Parcel ID: 1134200000025

## PROPERTY HIGHLIGHTS

Located 3/4 mi off I-85 and in close proximity to major big box retailers.

The \$220 million Siemens Mobility Facility under construction 1.5 miles away is scheduled for completion in 2025 and is expected to employ over 500 people.

Excellent opportunity for a restaurant, bank, auto use, medical office or retail strip

Area retailers include:



## DEMOGRAPHICS (2024)

	1 MILE	3 MILE	5 MILE
POPULATION	2,627	20,673	39,144
AVERAGE HH INCOME	\$61,658	\$67,386	\$72,387
MEDIAN HH INCOME	\$45,457	\$53,282	\$56,458
BUSINESS ESTABLISHMENTS	114	1,012	1,547
DAYTIME EMPLOYMENT	1,401	9,609	15,066

## 2024 TRAFFIC COUNTS (NCDOT)

- 24,000 VPD on Cotton Grove Rd.
- 11,000 VPD on Fairview Dr.
- 55,500 VPD on I-85



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BEARING AND DISTANCE FROM CONTROL CORNER 5/8" REBAR FOUND

S 11°04'53"E 1839.48'

TO NCGS "HARDEE" NC GRID COORDINATES NAD 83 (2001)

N: 743,082.49'

E: 1,626,152.34'

COMBINED FACTOR: 0.99988277

ALL DISTANCES SHOWN ARE HORIZONTAL

NC HIGHWAY 8  
A.K.A. COTTON GROVE ROAD  
PAVED, VARIABLE WIDTH R/W

CONTROL CORNER  
5/8" REBAR FOUND  
NC GRID COORDINATES  
NAD 83 (2001)  
N: 744,387.46'  
E: 1,625,798.83'

50' NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS, EGRESS & REGRESS OF PARCEL 3 & OTHERS (PB 31 PG 59)

1.902 AC.  
DB 2498 PG 1659  
PARCEL 113420000025

HIGH ROCK CHURCH OF LEXINGTON NC  
DB 2162 PG 1843  
PB 57 PG 93  
TRACT A  
PARCEL 1134200000024C

Car Wash

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