

# PRIME LAND OPPORTUNITY ON HWY 10

W NC 10 HWY NEWTON, NC 28658





# AERIAL



# DETAILS

## SPECIFICATIONS

**Price:** \$1,900,000

**Acres:** 35 +/-

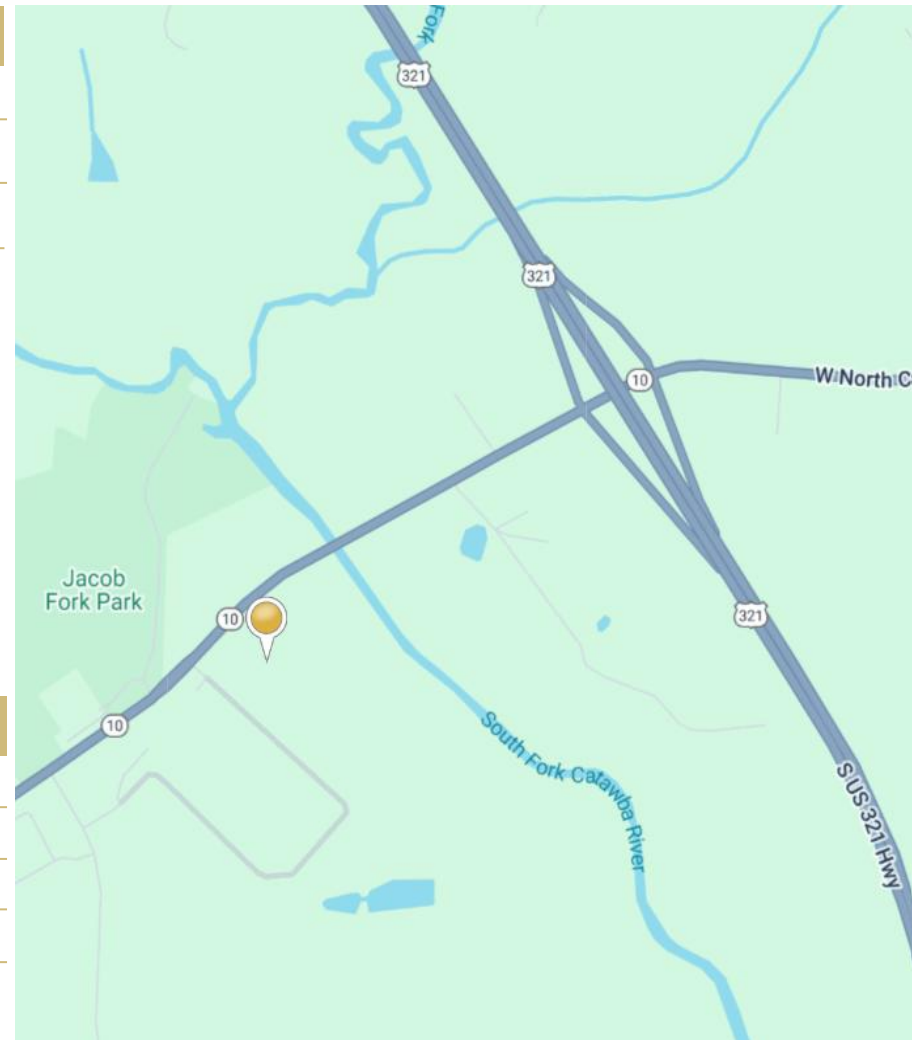
**Zoning:** 321-ED(I) & R-40

Excellent opportunity to acquire a 35-acre (approximately) parcel just off Highway 321, offering convenient access to Charlotte and surrounding markets. This site is ideal for industrial development, featuring favorable topography and strategic positioning for logistics or service-related operations.

Please note: the existing driveway is not part of the property, and current GIS light lines do not apply to the parcel being sold. A formal survey and updated plat will be required for accurate boundary verification. Don't miss this chance to secure a well-located, build-ready site with strong growth potential.

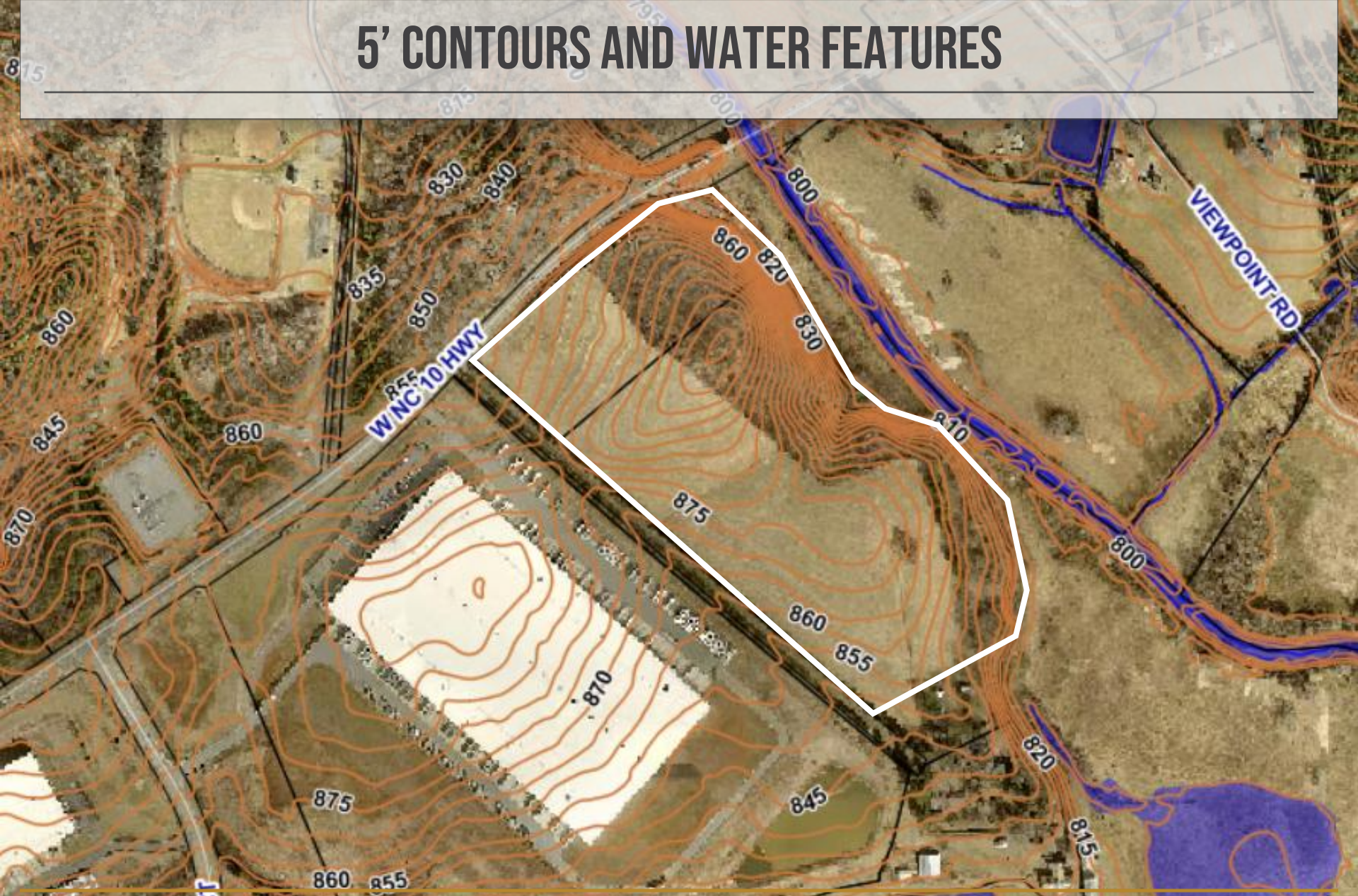
## DEMOGRAPHICS

| RADIUS                  | 1 MILE   | 3 MILE   | 5 MILE   |
|-------------------------|----------|----------|----------|
| Total Population        | 5,141    | 32,440   | 68,404   |
| Total Household         | 2,182    | 13,822   | 28,682   |
| Median Household Income | \$45,149 | \$58,938 | \$65,240 |
| Total Employees         | 9,284    | 36,467   | 51,107   |





# 5' CONTOURS AND WATER FEATURES







## FOR MORE INFORMATION:

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