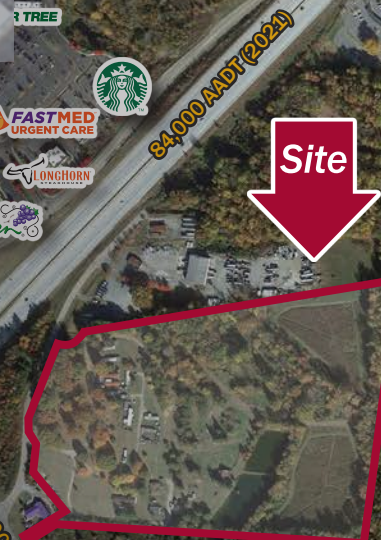


Julian Rd & I-85 Land

Truck Ave at Julian Rd
Salisbury, NC 28205

±28.39 Acres
For Sale in
Salisbury, NC



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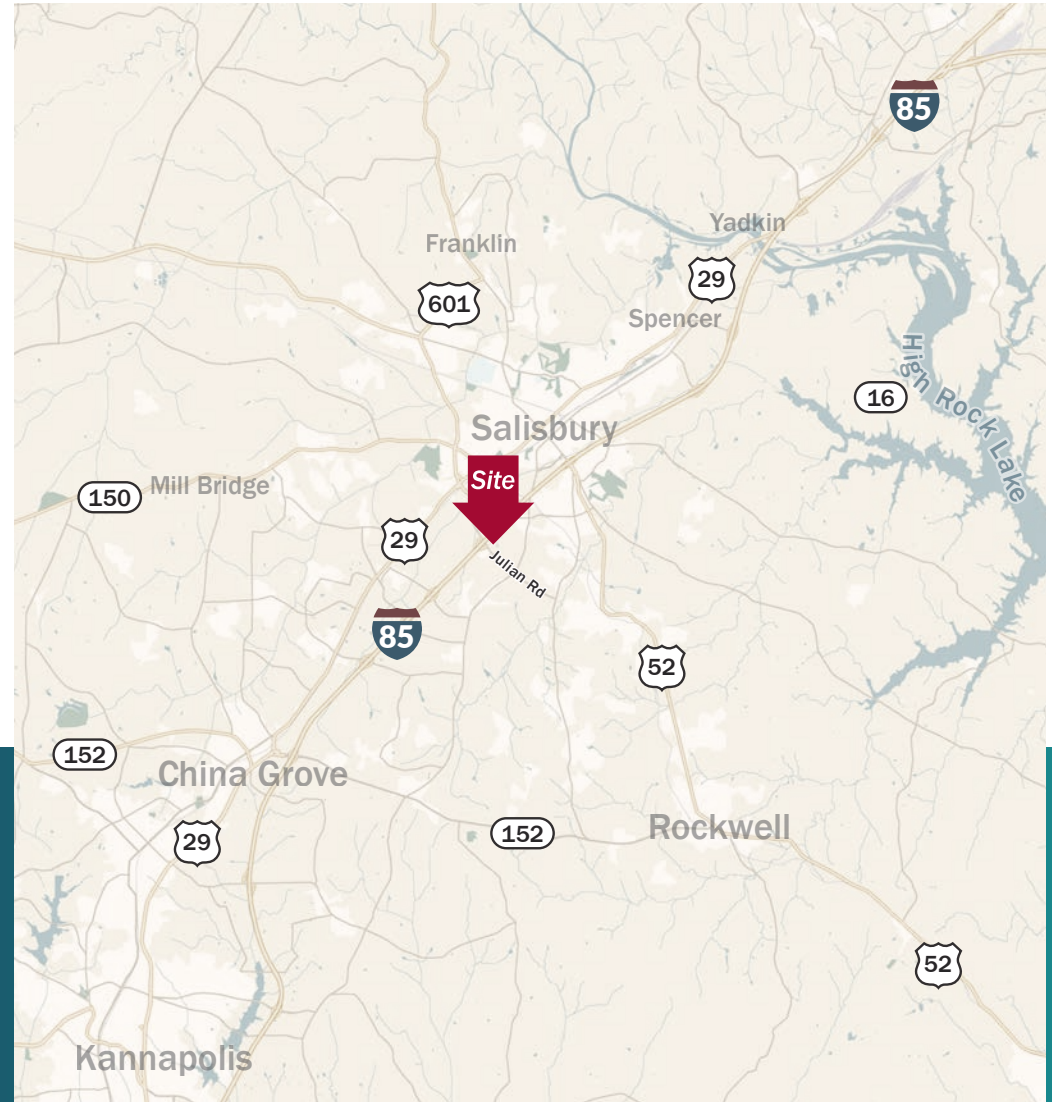
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The information provided is without warranty or any representation of accuracy, timeliness, reliability or completeness. The Proposal is intended solely as a preliminary expression of interest and is to be used for discussion purposes only. Neither the Owner nor prospective purchaser shall have any contractual obligations to the other with respect to the matters referred to herein unless and until a purchase agreement has been fully executed by Owner and prospective purchaser.



Executive Summary

Introduction

MPV Properties is pleased to present this 28.39 acre site located at Exit 74 in Salisbury, NC. The property presents a rare opportunity to acquire one of the few undeveloped sites at an I-85 interchange in the Charlotte MSA. Less than 30 miles from Charlotte, the site is ideally suited for a major development in a growing market. Feeding off the robust growth of Charlotte, Rowan County has experienced a significant rise in industrial and commercial development in recent years. More specifically, the Julian Road corridor boasts a mix of commercial, employment and residential developments that drive high traffic to this area.

The Highway Business (HB) zoning district is an inclusive district permitting a variety of

retail, industrial, and high-density residential uses. Additionally, Salisbury's Forward 2040 Comprehensive Plan identifies this area as a future multi-family community.

Located within 0.5 miles of Rowan-Cabarrus Community College and Summit Corporate Center, with nearby retailers including: Dick's Sporting Goods, Hobby Lobby, Home Goods, Ulta, Belk, and Kohls.

The site will need to be annexed into the City of Salisbury to connect to Rowan-Salisbury utilities. There is a water line located at the Rowan Summit shopping center, approx. 300' from the site. Sewer will require a gravity extension of approx. 1000' from the north.

Property Highlights

Excellent location off Exit 74 on I-85 in Salisbury, NC

Great visibility in high growth market

Access via Truck Avenue

Good topography and not heavily wooded

Structures sold as-is where-is, call for more details

Call to gain access to property –
Do not disturb tenants



\$3,950,000

Property Overview

Property Specifications

Address	Truck Avenue at Julian Road Salisbury, NC 28146
Acreage	28.39 Acres
Tax Parcel #'s	063 027 & 063 049
County	Rowan

Demographics

Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	1,561	26,999	60,582
Avg. HH Income	\$84,541	\$69,278	\$77,010

Traffic Counts

Source: NCDOT 2023

	AADT
Julian Road	12,000 (2021)
Interstate 85	84,000 (2021)

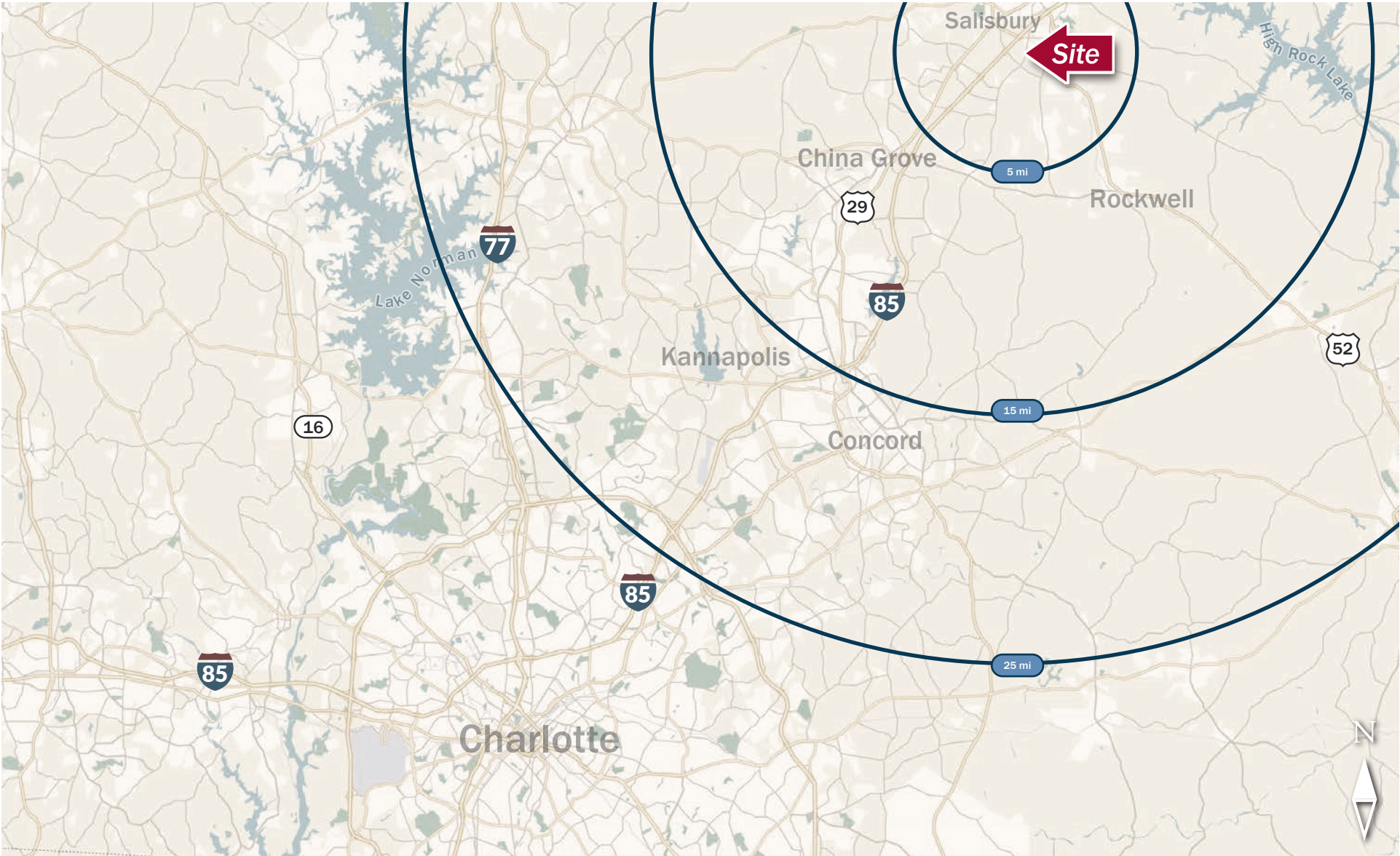


Market Overview



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.

Market Overview





Office | Medical | Industrial | Retail | Land | Investment

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