

# Lexington Residential Land

1111 BROWN ST, LEXINGTON, NC 27292

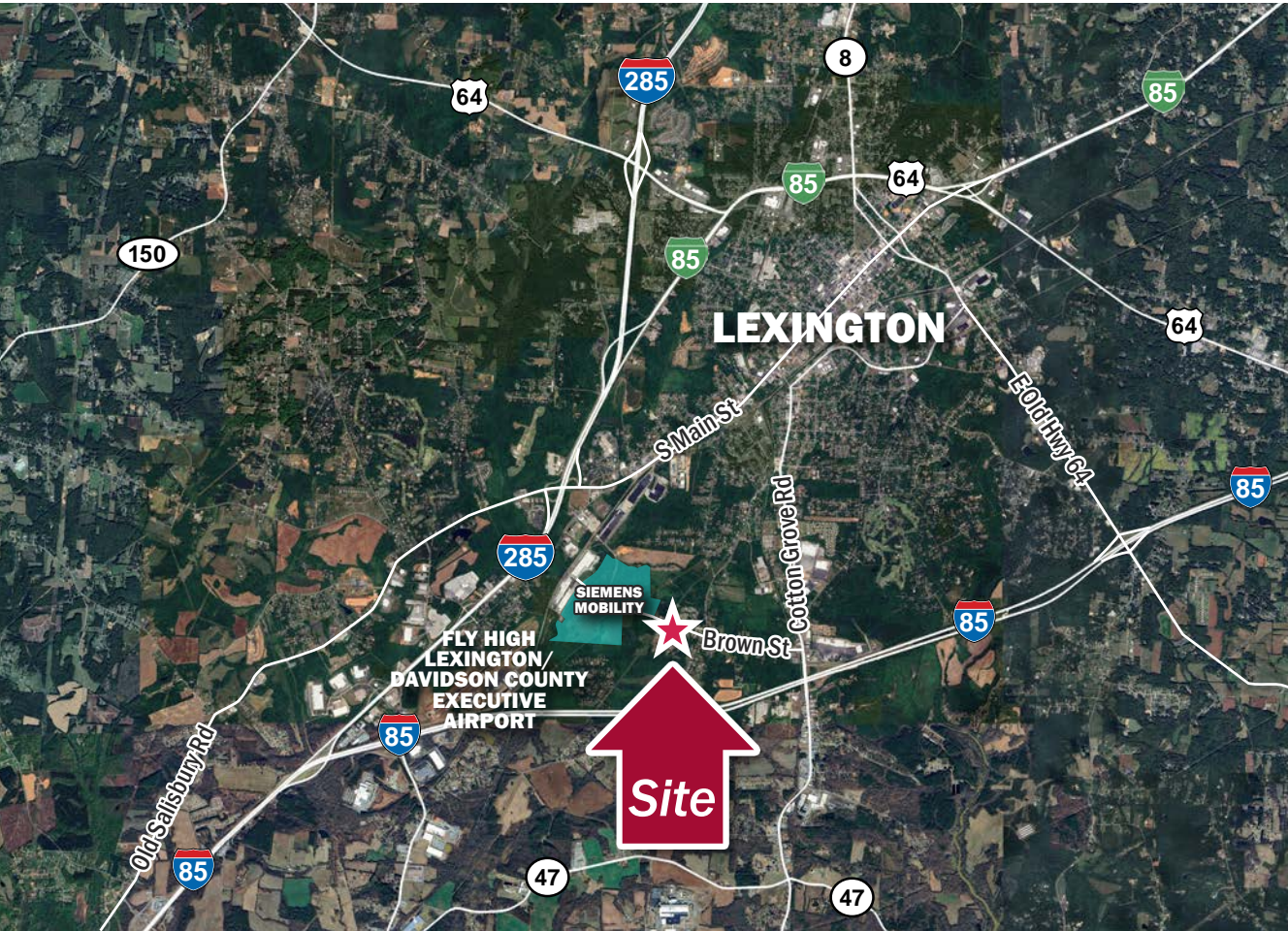


Land

FOR  
Sale

SIZE  
±6.6 AC

PRICE  
\$1,000,000



## Overview

±6.6 Acres available for sale

Residential development opportunity fully entitled for 58 townhomes

Site is in close proximity to the 200-acre Siemens plant in Lexington expected to add 500 new employees

Other major employers entering the market include US Foods, Nucor, and Divert

Davidson County PIDs: 11346A0000017, 11346A0000016, 11346B0000014

±6.6 Acres Land For Sale



Chad Pyke  
Broker

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## Property Overview

### Demographics

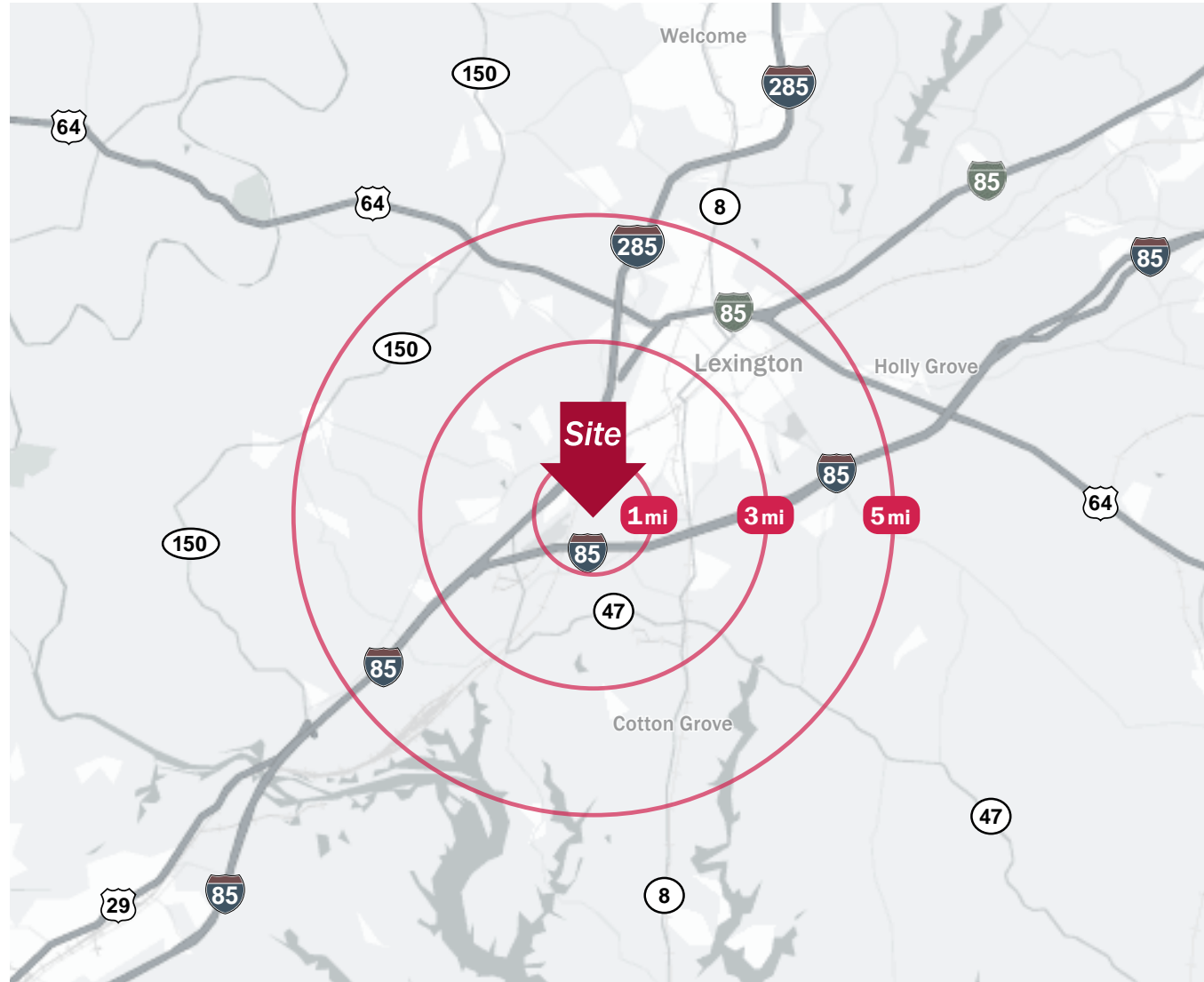
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	1,452	17,535	37,325
Avg. HH Income	\$57,941	\$70,160	\$70,948

### Traffic Count

Source: Esri® 2025

	AADT
Brown St	3,000 (2024)
Cotton Grove Rd	11,500 (2024)
I-85	56,5000 (2024)



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## Market Aerial



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## Nearby Employers



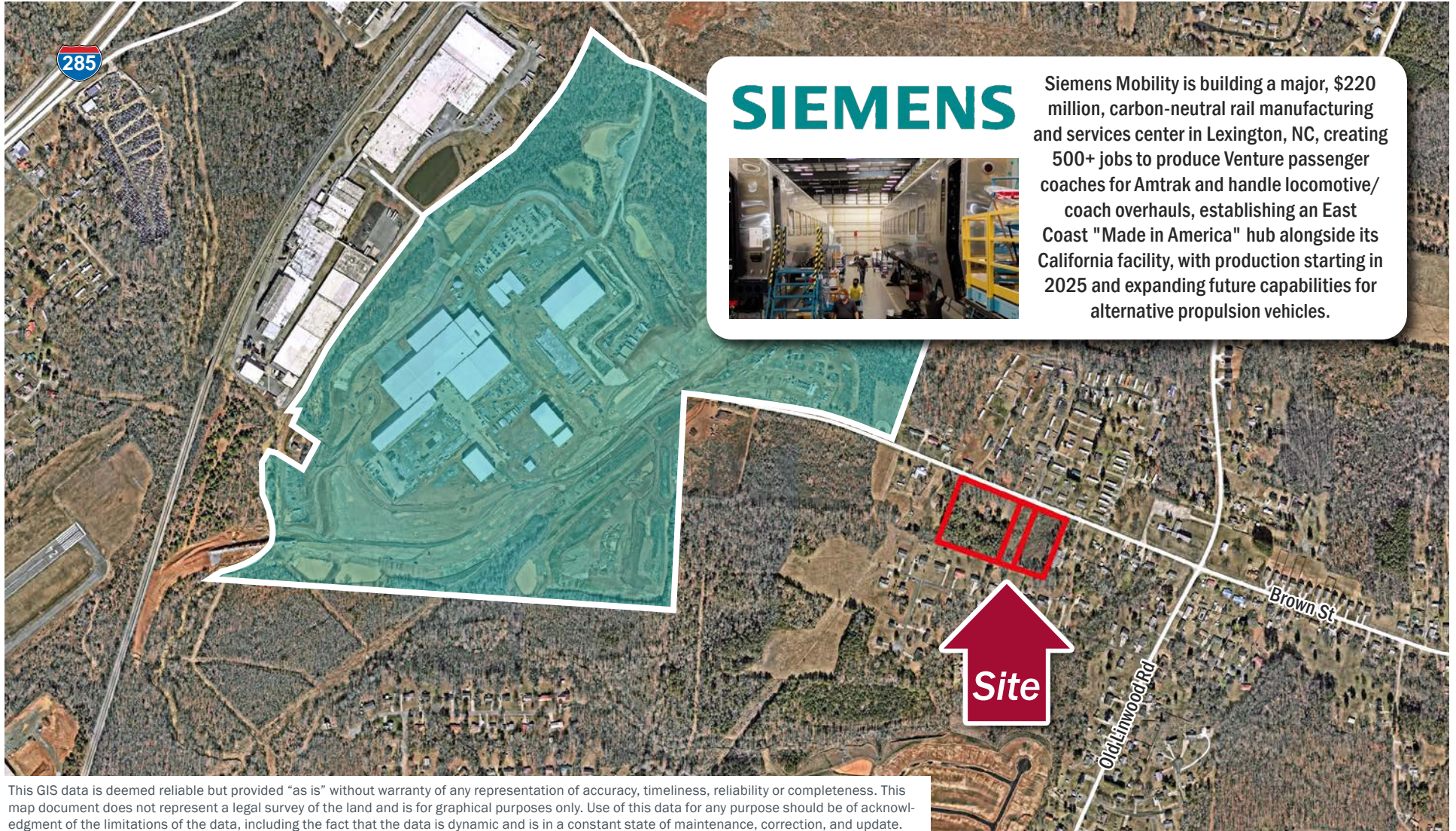
This GIS data is deemed reliable but is provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment 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.



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## Proximity to Siemens Mobility



## SIEMENS



Siemens Mobility is building a major, \$220 million, carbon-neutral rail manufacturing and services center in Lexington, NC, creating 500+ jobs to produce Venture passenger coaches for Amtrak and handle locomotive/coach overhauls, establishing an East Coast "Made in America" hub alongside its California facility, with production starting in 2025 and expanding future capabilities for alternative propulsion vehicles.



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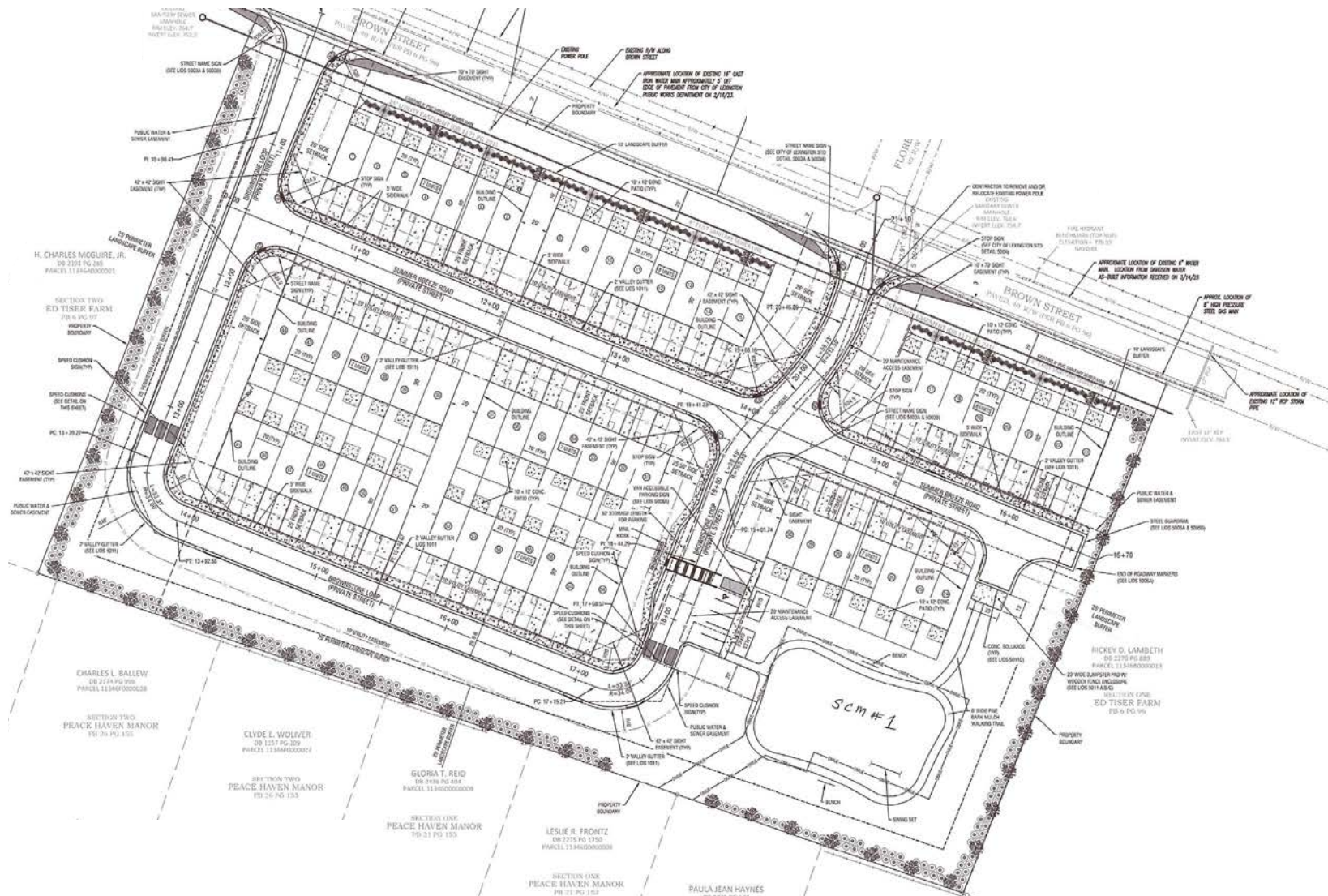
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## Lexington Market

### Lexington, NC

Lexington, NC is an established Piedmont Triad community located between Charlotte, Winston-Salem, and Greensboro, benefiting from its position within one of North Carolina's major regional economic corridors. The city offers a lower-cost, business-friendly environment while still drawing influence and demand from the broader Triad and Charlotte metro areas, supporting consistent need for neighborhood retail, service, and healthcare uses.

Lexington has a long-standing base of manufacturing, distribution, and healthcare employment, along with a strong local identity as the "Barbecue Capital of the World," which contributes to steady regional visitation and local spending. Combined with its role as a medical and service center for surrounding Davidson County communities, Lexington continues to provide a stable environment for healthcare, wellness, and daily-needs commercial tenants. The market continues to be bolstered by continued job growth from new major employers including Nucor, Siemens, US Foods, Toyota, Wolfspeed, and JetZero.



\*Image Source: <https://www.amazingstudiosinc.com/case-study/economic-development-video-siemens>



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## Demographics

Population	1 mile	3 miles	5 miles
2010 Population	1,514	16,553	34,685
2020 Population	1,464	17,163	36,102
2025 Population	1,452	17,535	37,325
2030 Population	1,432	18,152	39,091
2010-2020 Annual Rate	-0.34%	0.36%	0.40%
2020-2025 Annual Rate	-0.16%	0.41%	0.64%
2025-2030 Annual Rate	-0.28%	0.69%	0.93%

Age			
2025 Median Age	41.8	40.5	40.9
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	42.1%	55.0%	61.9%
Black Alone	33.5%	23.6%	18.5%
American Indian Alone	0.6%	0.9%	0.8%
Asian Alone	1.2%	2.1%	3.1%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	15.5%	10.8%	8.6%
Two or More Races	7.0%	7.5%	7.0%
Hispanic Origin	21.6%	16.9%	14.1%
Diversity Index	78.9	73.0	67.4

Households			
2010 Total Households	580	6,519	13,585
2020 Total Households	582	6,855	14,385
2025 Total Households	592	7,281	15,279
2030 Total Households	595	7,649	16,238
2010-2020 Annual Rate	0.03%	0.50%	0.57%
2020-2025 Annual Rate	0.33%	1.15%	1.16%



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Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	12.4%	23.3%	25.1%
Median Household Income			
2025 Median Household Income	\$53,678	\$52,864	\$53,800
2030 Median Household Income	\$58,993	\$60,332	\$61,086
2025-2030 Annual Rate	1.91%	2.68%	2.57%
Average Household Income			
2025 Average Household Income	\$57,941	\$70,160	\$70,948
2030 Average Household Income	\$62,617	\$78,167	\$79,327
Per Capita Income			
2025 Per Capita Income	\$23,819	\$29,329	\$29,207
2030 Per Capita Income	\$26,227	\$33,249	\$33,132
2025-2030 Annual Rate	1.94%	2.54%	2.55%
Income Equality			
2025 Gini Index	36.7	47.1	45.2
Socioeconomic Status			
2025 Socioeconomic Status Index	38.5	41.7	43.4
Housing Unit Summary			
Housing Affordability Index	187	101	94
2010 Total Housing Units	669	7,638	15,786
2010 Owner Occupied Hus (%)	55.2%	57.3%	60.3%
2010 Renter Occupied Hus (%)	44.7%	42.7%	39.8%
2010 Vacant Housing Units (%)	13.3%	14.7%	13.9%
2020 Housing Units	643	7,670	15,916
2020 Owner Occupied HUs (%)	52.2%	54.3%	58.3%
2020 Renter Occupied HUs (%)	47.8%	45.7%	41.7%
Vacant Housing Units	10.3%	10.1%	9.8%
2025 Housing Units	648	8,053	16,781



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