

Locust Commercial Land

HWY 200 & BETHEL CHURCH RD, LOCUST, NC 28097



Land

FOR
Sale

SIZE
±3.25 AC

PRICE
\$1,200,000



Overview

±3.25 acres of commercial land available for sale

HB (Highway Business) zoning supports a wide range of retail, service, and commercial uses

Flat site with utilities present

Hard corner of Hwy 200 and Bethel Church Rd with future signal and turn lanes

1,380+ new homes planned or under construction within a one mile radius

Strong household incomes

House is tenant-occupied. Do not disturb tenant. Contact broker for showings

±3.25 Acres Land for Sale



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Property Overview

Demographics

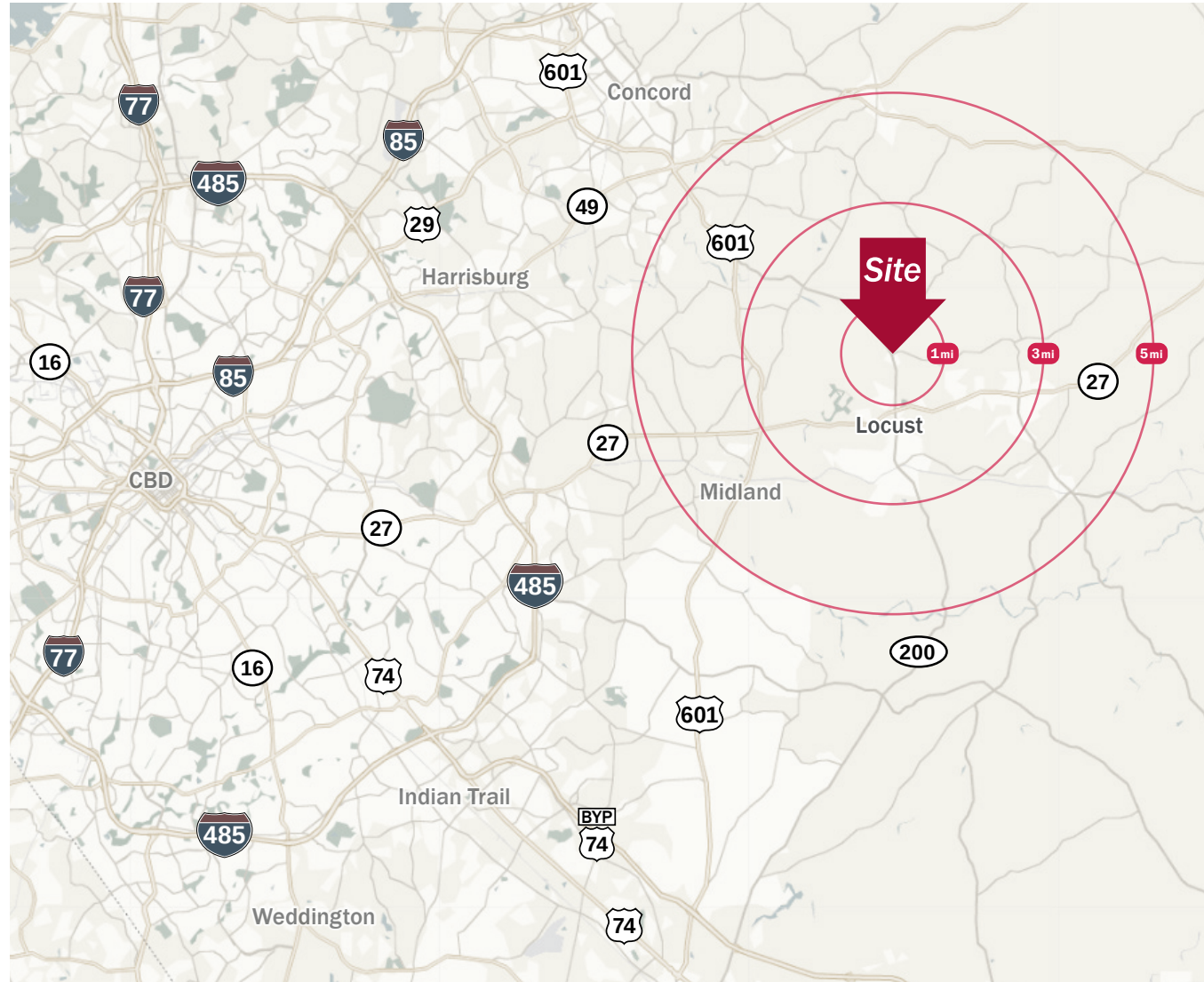
Source: Esri® 2026

	1 mile	3 mile	5 mile
Population	1,697	6,935	15,420
Growth Rate	0.33%	1.49%	1.77%
Avg. HH Income	\$114,391	\$100,191	\$102,245

Traffic Count

Source: NCDOT

	AADT
Bethel Church Rd	2,500 (2025)
Meadow Creek Church Rd	2,000 (2025)



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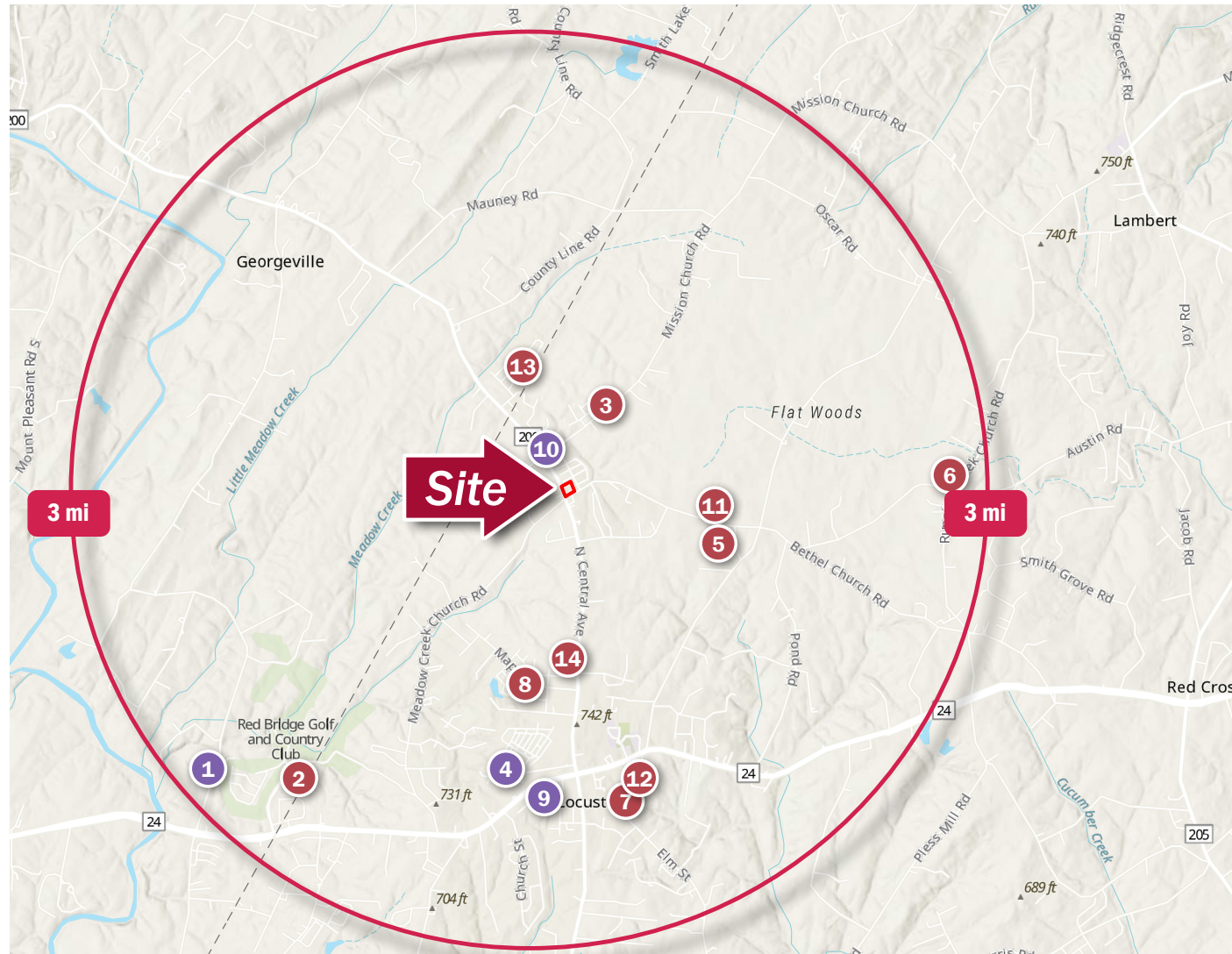
Residential Activity

Marker	Subdivision	Units Planned
1	Reed Mine Road	79
2	Villages at Red Bridge/TH	31
3	Whispering Hills	379
4	Locust Town Center/TH	86
5	Cresswind at Rocky River/South	413
6	Running Creek	27
7	Frances Estates/ Age Restricted	13
8	Charleston Place	65
9	Austin Village	86
10	Mission Church Road	10
11	Cresswind at Rocky River/North	753
12	Frances Estates/ SF	40
13	Meadow Creek Village Cabarrus	220
14	Amber Glen	184

Total Units Within 3 Miles

Future	261 units planned (Zonda® 2026)
Active	2,125 units planned (Zonda® 2026)
Existing	2,954 (Esri® 2026)
TOTAL	5,340 units

Key: ■ Active/Developing ■ Future/Planned



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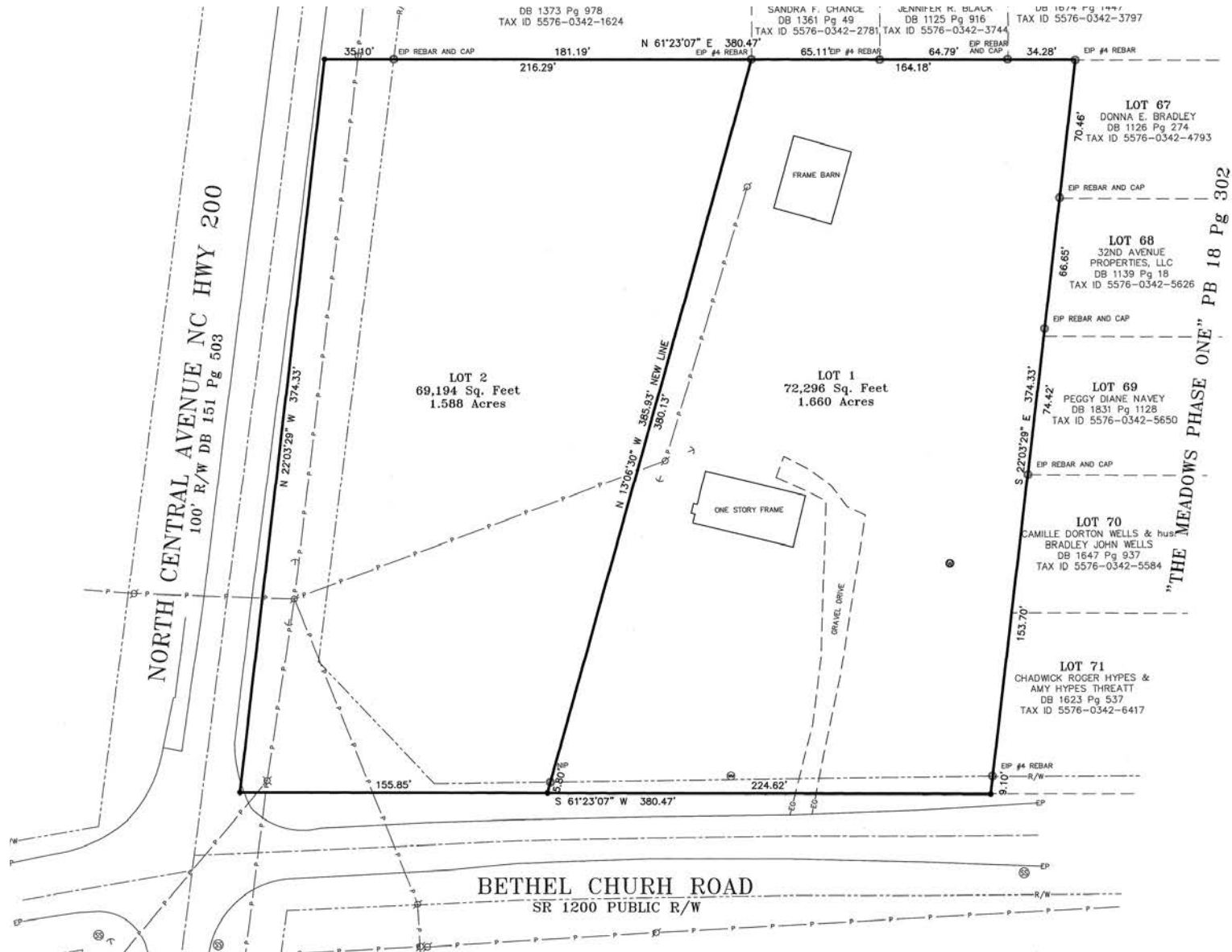
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Site Survey



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Site Topography



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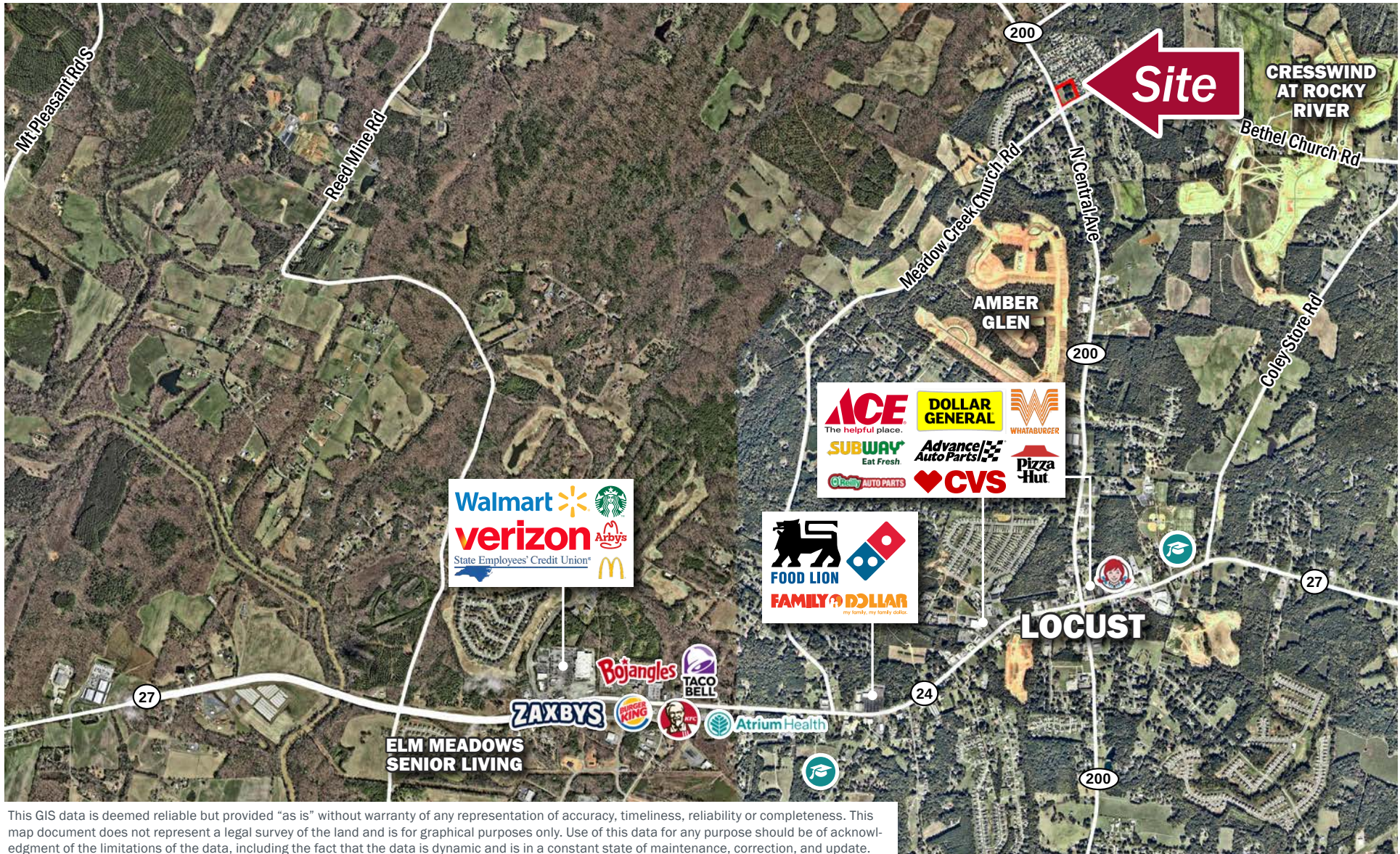
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Market Aerial



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Medical | Industrial | Retail | Land | Investment | Office

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