

Farmington Hotel Development Opportunity



±2 ACRE HOTEL SITE PAD-READY IN HARRISBURG, NC



PROPERTY OVERVIEW:

- Hotel site consisting of ±2 acres that is pad-ready; approved for up to 120 rooms
- Site located in new mixed-use development, Farmington – 185 acres, 600+ homes, 275,000 SF commercial
- Prime location next to the I-485 entrance ramp
- Excellent visibility and accessibility within Farmington
- Utilities stubbed to rough-graded pad site
- Off-site detention pond access provided
- Walkable mixed-use community includes retail shops and restaurants
- Farmington offers convenient access to Charlotte
- Largest mixed-use center between Mint Hill and Conord
- 21,000 AADT I-485 traffic counts
- Nearby tenants include Chick-fil-A, Dunkin' Donuts, Jersey Mikes, Famous Toastery, and more



Demographics

1 MILE

2022 Population	6,141
2010 - 2021 Annual Population Growth Rate	5.34%
2022 Avg. HH Income	\$145,628

3 MILES

2022 Population	50,212
2010 - 2021 Annual Population Growth Rate	5.34%
2022 Avg. HH Income	\$115,077

5 MILES

2022 Population	141,600
2010 - 2021 Annual Population Growth Rate	5.34%
2022 Avg. HH Income	\$95,093

Source: Esri