

## LAND FOR SALE

# CORNER LOT SHADOWING SHOPPING CENTER

Jones Dairy Rd , Wake Forest, NC 27587



<b>SALE PRICE:</b>	\$633,500
<b>LOT SIZE:</b>	3.69 Acres
<b>ZONING:</b>	Mixed Use
<b>MARKET:</b>	Wake Forest
<b>SUB MARKET:</b>	Heritage
<b>CROSS STREETS:</b>	Friendship Chapel Rd And Jones Dairy Rd

### PROPERTY OVERVIEW

CORNER LOT - 3.69 acres w/ 300 ft. of road frontage along Jones Dairy; approx 2/acres usable. Partially rough graded w/ utilities at site. The property has direct access to the award-winning Heritage housing and golf community. Just across HWY 98 is the 700+ home master planned community Traditions. This site shadows the 100,000/sf Gateway Commons Shopping Center. Great demographics and area continue to see explosive growth.

### PROPERTY FEATURES

- All Utilities are available to the property.
- Great visibility and access from Jones Dairy Road.
- 2+ Acres Buildable

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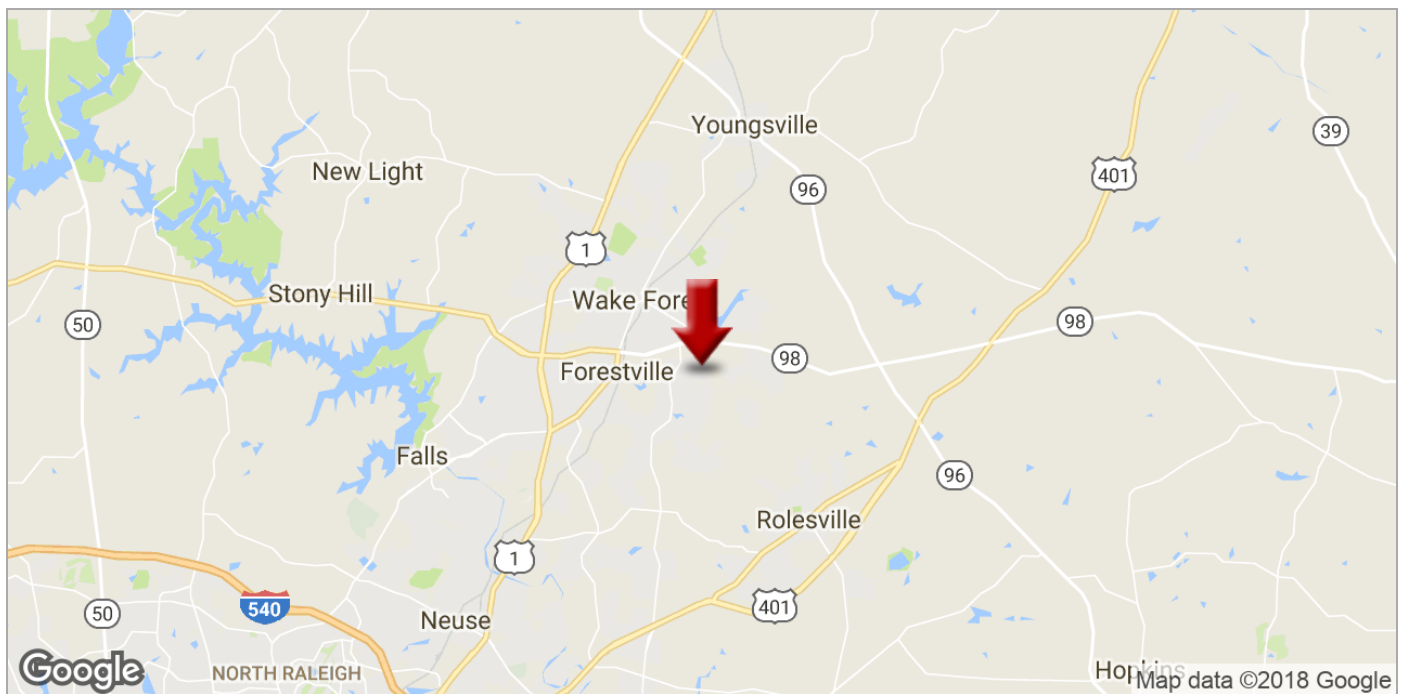
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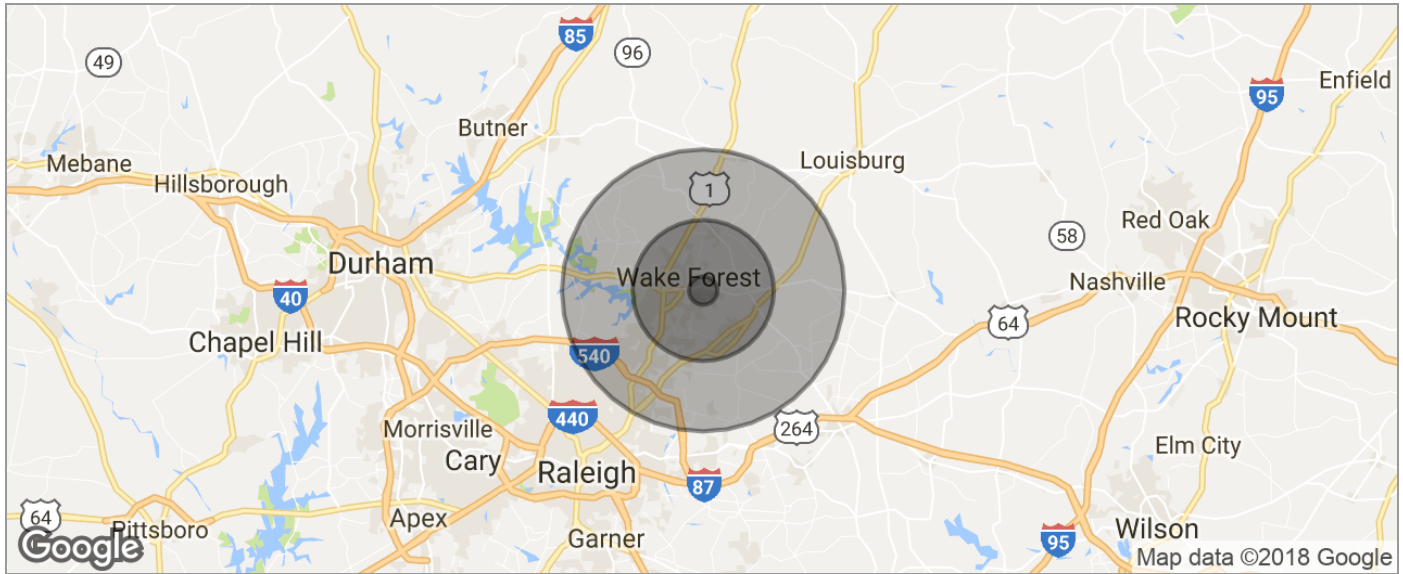
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	2,652	56,009	181,616
MEDIAN AGE	34.0	35.2	35.3
MEDIAN AGE (MALE)	34.3	33.9	33.8
MEDIAN AGE (FEMALE)	33.6	35.6	36.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	960	20,152	66,936
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$65,673	\$85,159	\$83,605
AVERAGE HOUSE VALUE		\$354,316	\$259,976
<b>RACE</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
% WHITE	71.2%	78.2%	70.7%
% BLACK	20.7%	14.8%	20.4%
% ASIAN	2.2%	2.6%	3.3%
% HAWAIIAN	0.9%	0.2%	0.1%
% INDIAN	0.1%	0.2%	0.1%
% OTHER	3.3%	2.5%	3.5%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
% HISPANIC	5.4%	5.2%	9.3%

\* Demographic data derived from 2010 US Census

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