



Proposed lot lines shown are approximate and subject to change

Lots Next to 131 Commerce Drive  
Mayodan NC 27027

For Sale



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# Up to 3 Lots Beside Walmart Commerce Drive Mayodan, NC

## PROPERTY

3.02 acres total (currently deeded as 2 separate parcels) to be subdivided and sold as 3 separate parcels approximately 1-acre each or together as follows...

- **Parcel #1:** 1-acre parcel end cap, closest to NC-135 for \$450,000
- **Parcel #2:** 1-acre middle parcel for \$400,000
- **Parcel #3:** 1.02-acre parcel endcap (where current drive-thru coffee shop is located) for \$350,000

## FEATURES

- The property is in the growing corridor of future I-73 (current Hwy 220) between Madison, Mayodan, Stoneville and Eden
- Rockingham parcel ID Number 171666 & 171667 consists of 3.02 acres. They are vacant land in the middle of the shopping center with pavement on all sides
- Sewer and water are available on site
- The current zoning is C2/MY (C2 is Hwy Commercial)
- Property plat is available upon request
- Certain restrictions apply and will be provided upon request

## LOCATION

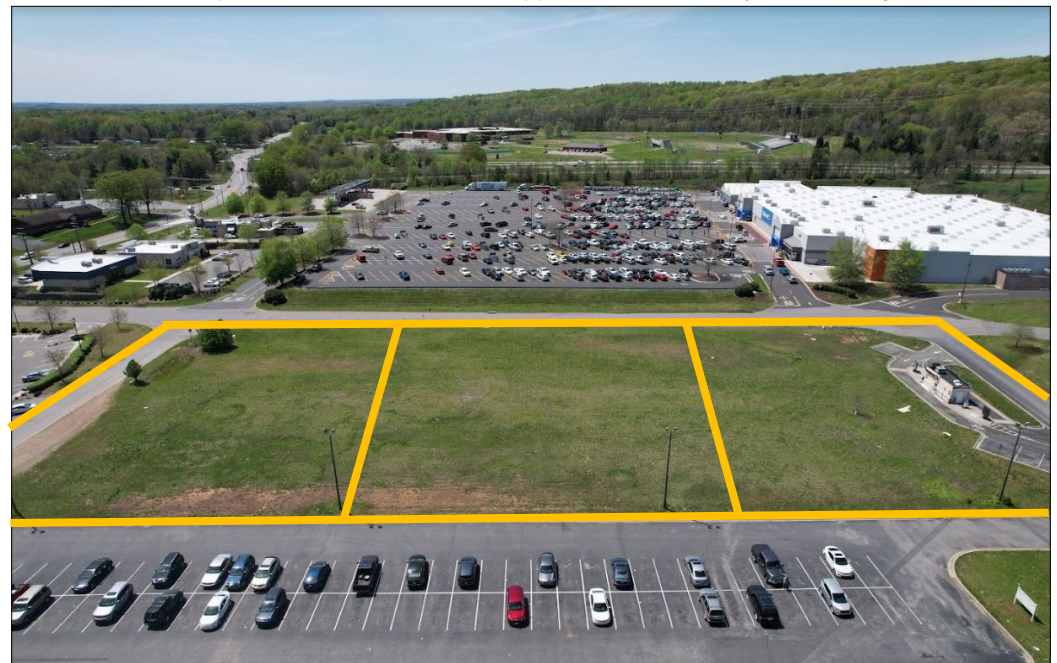
- This property is just off the exit of Hwy220 and NC-135/Hwy 311
- The nearby properties consist of a Walmart Superstore, McDonalds, Taco Bell, Burger King, Goodwill Store, Lowes Home Improvement, and other restaurants and retail businesses
- McMichael Mills and Frontier Yarns are across NC-135/311

## POTENTIAL USES

- Retail Strip Center
- 3 separate stand-alone outparcels for retail use



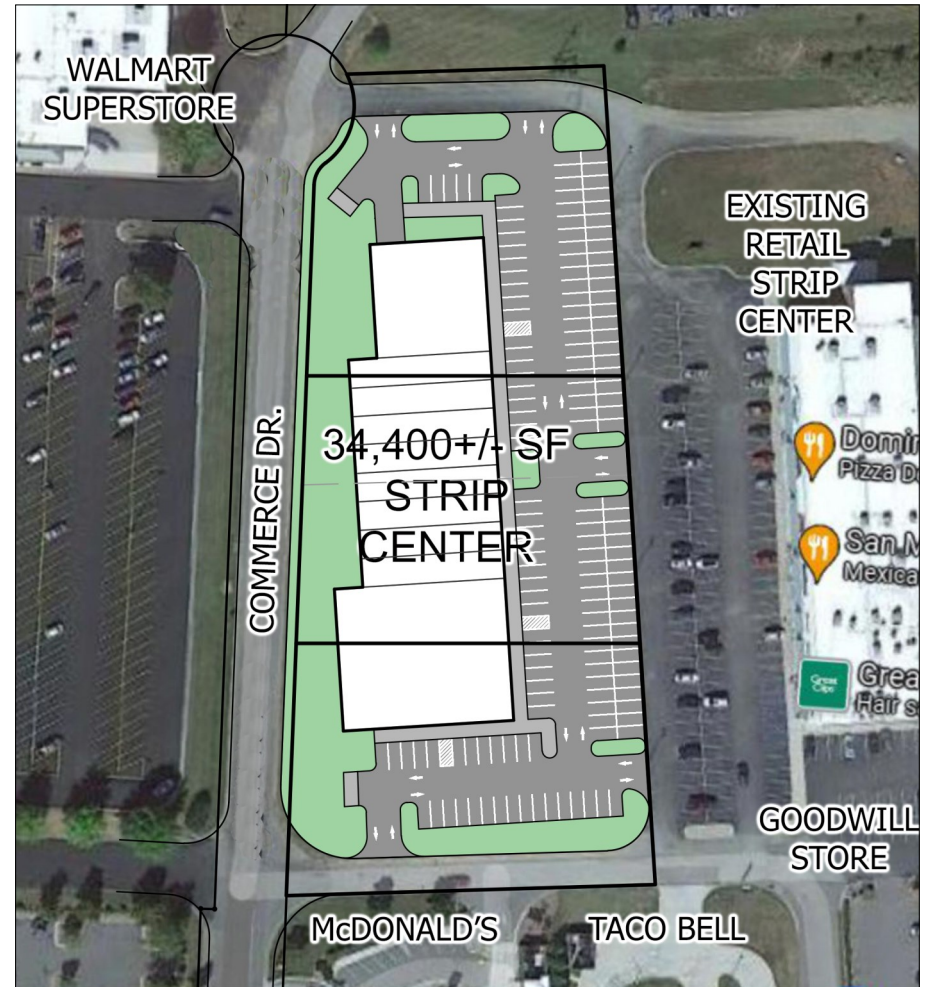
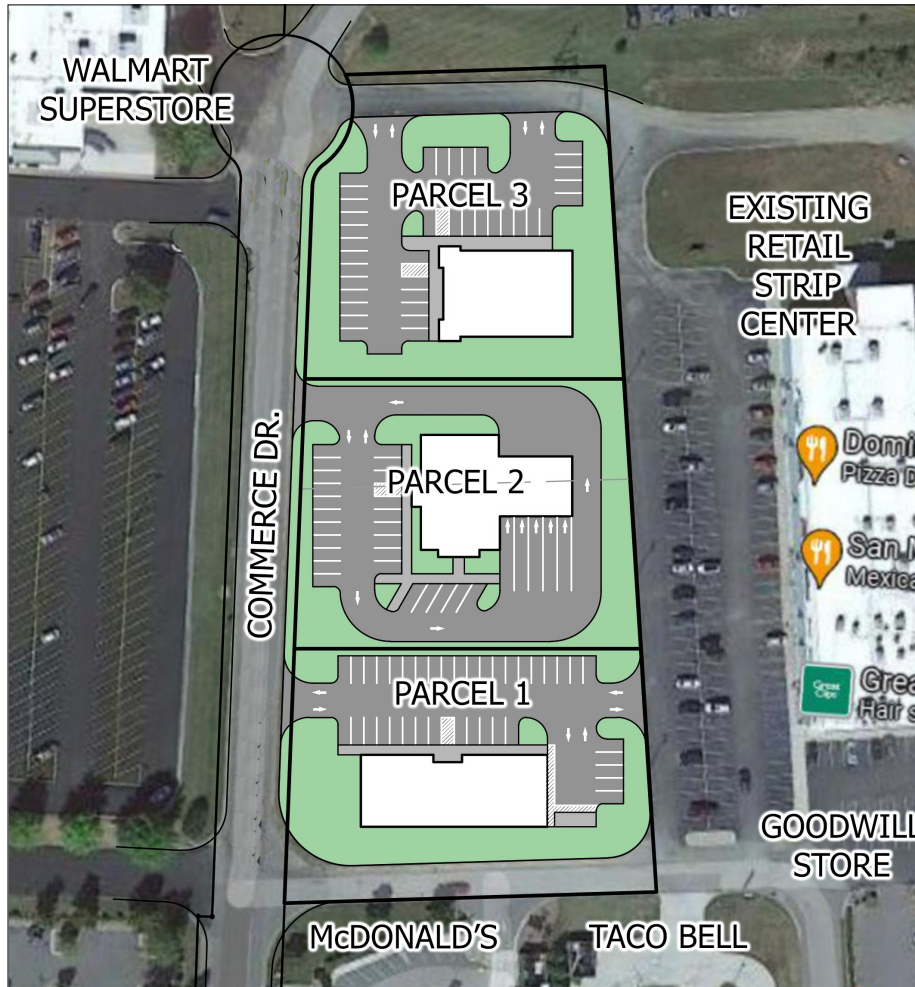
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*Note: All proposed uses are only a recommendation*



## Commerce Drive Concept Sketches



Note: This sketch is intended for illustrative purposes only. It has not been submitted to, or reviewed by any governing municipality for the use shown. It is the buyer's responsibility to submit their own plans and obtain any and all necessary approvals and permits for any kind of development. Furthermore, neither the owner nor Brown Investment Properties warrant that the use shown would be approved for this property.

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### DEMOGRAPHICS

	2 Miles	5 Miles
<b>Population</b>	1,501	13,544
<b>Avg HH Income</b>	\$49,836	\$54,418
<b>Traffic:</b> Along NC-135 & Commerce - 7,923 VPD Along Hwy 220 - 13,077 VPD		



# Commerce Drive, Mayodan NC 27027

