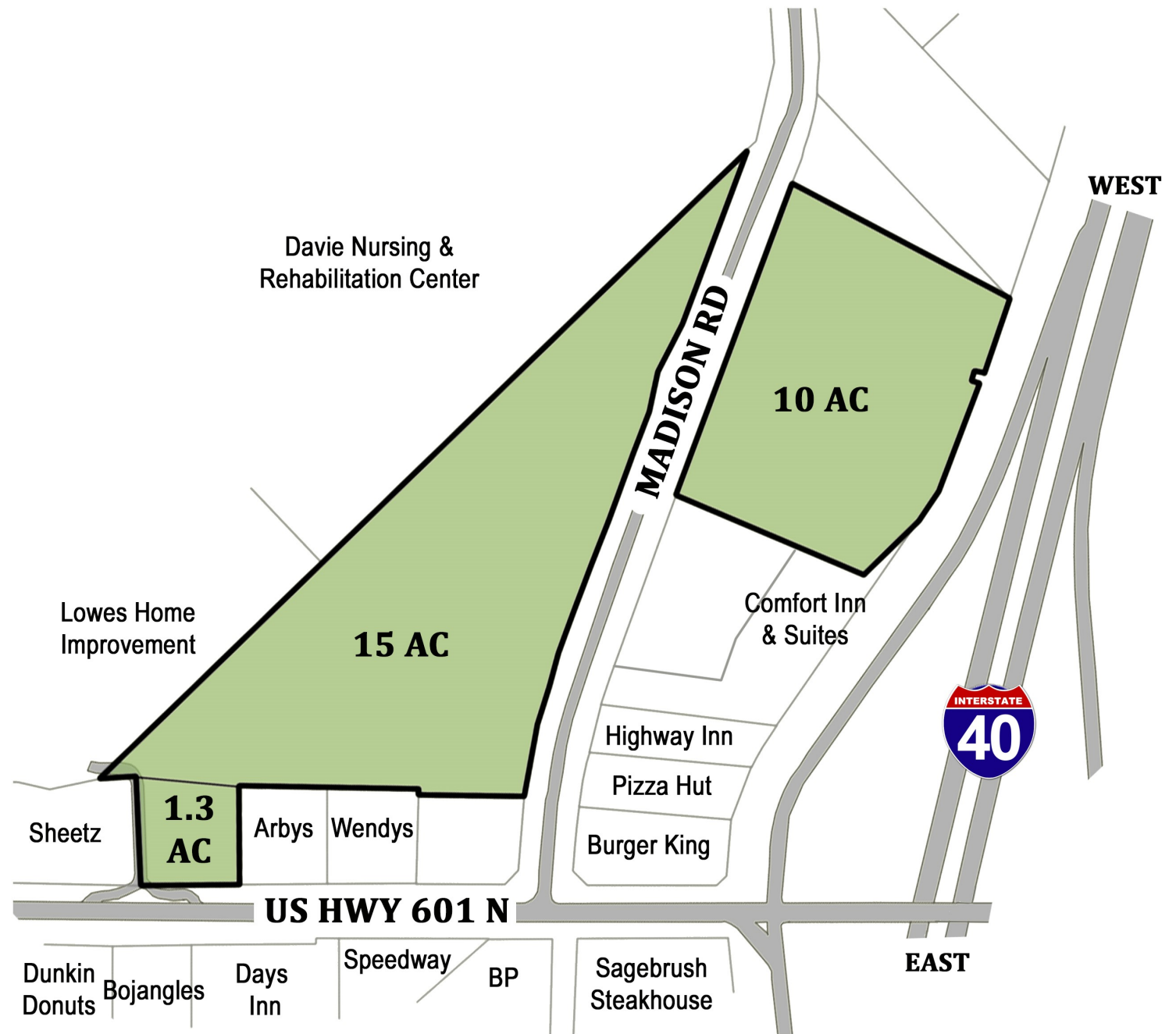


Acres For Sale 1.31 to 26.31 Acres

Frost Family Farm
Hwy 601
Mocksville, NC 27028

Contact:
Brian Burnham, Broker
bburnham@bipinc.com
P: 336-541-5522
C: 336-362-5612

Tim Knowles, Broker
tknowles@bipinc.com
P: 336-541-5508
C: 336-215-5716



PROPERTY FEATURES

- 10 acres available next to Interstate 40
- 15 acres available behind fast food restaurants & adjacent to Lowes Home Improvement
- 1.31-acre tract between Arby's and Sheets Gas Station
- In a high-growth area for retail and industrial sites
- Near hotels, restaurants and a Walmart Supercenter (across I-40)
- Water & Sewer are available nearby
- Topo & utility maps are available upon request

10-Acre Tract - \$1,012,500

15-Acre Tract - \$937,500

1.31-Acre Tract - \$468,000

Acreage: 26.31 +/- acres total

Zoning: Highway Commercial (HC)

Directions: From Clemmons/Bermuda Run, I-40 West to Hwy 601, Exit 170. Turn left to the first right at Madison Road. Property is on the left, past Comfort Inn.



440 West Market Street, Greensboro, NC 27401
336-379-8771
www.bipinc.com



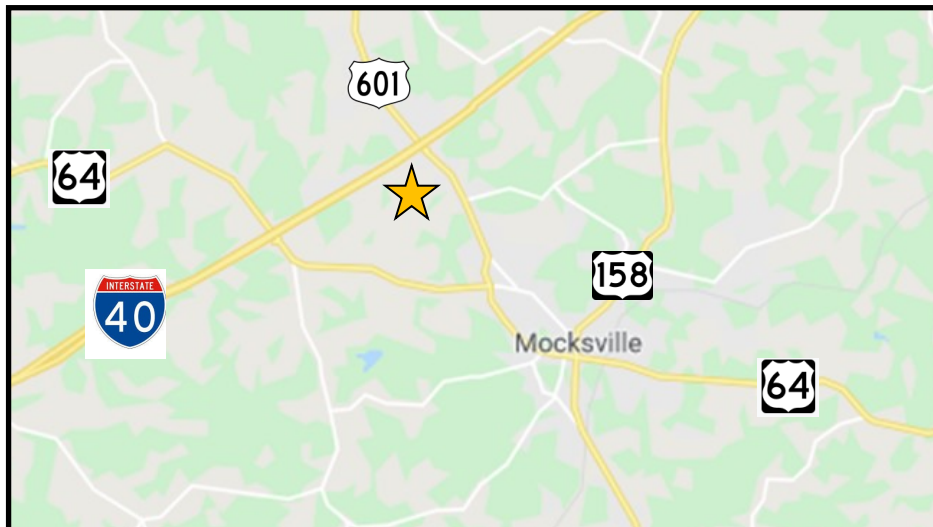
FROST FAMILY FARM PROPERTY DESCRIPTION

LOCATION

- This property is well located in Davie County between Statesville & Winston-Salem, North Carolina at the intersection of I-40 & NC HWY 601
- Easy access to I-40 and I-64. I-77 is only 15 minutes away
- 45 minutes to the Piedmont Triad Airport (PTI) and 55 minutes to Charlotte Douglas Airport with over 750 direct flights.

POTENTIAL USES

- Retail Strip Center or Outparcels
- Mixed-Use Residential and Retail
- Hotel/Motel
- Sales Center/Yard



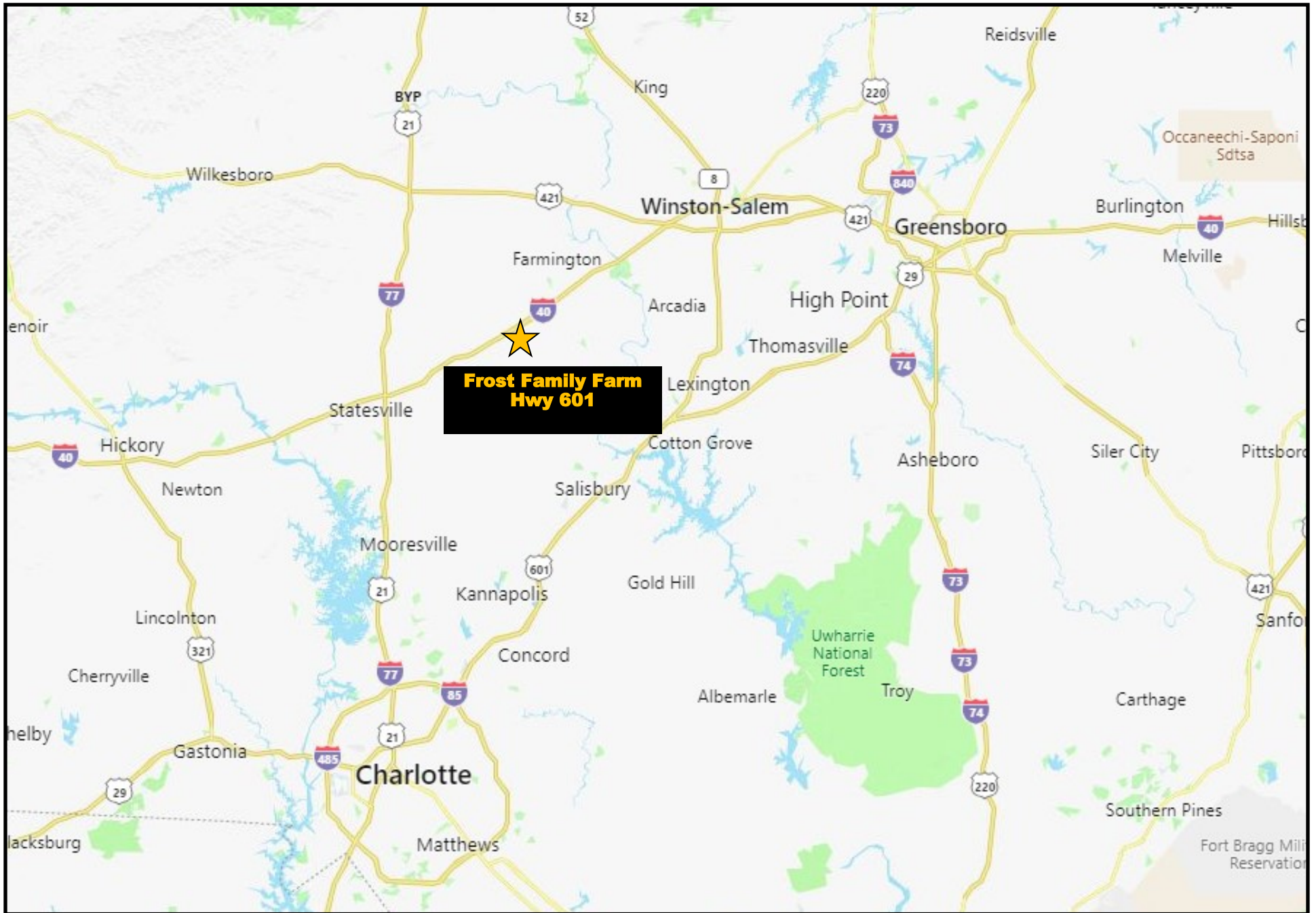
DEMOGRAPHICS

- 30,500 VPD along I-40
- 19,500 VPD along HWY 601
- Davie County has the 17th Best Economy in North Carolina
- It is 8th for lowest unemployment
- Davie County is 12th for median household income at \$58,147 (avg household income is \$70,411)
- Low property taxes – Davie County is 43rd for adjusted property tax base
- According to the Davie County Economic Development Commission, the potential retail sales are approximately \$1 billion but actual is approximately \$333 million with “sales leakage” of almost \$674 million

MAJOR EMPLOYERS

- AccuMed: Medical Products
- Ashley Furniture Industries: Manufacturing
- Avgol America: Non-woven Fabrics
- Gildan: Apparel Manufacturing
- VF Corporation: Distribution

Note: All proposed uses are only a recommendation. All uses are subject to planning and zoning approval. Demographics taken from the Davie County Economic Development Commission website



The statements and figures herein while not guaranteed are secured from sources believed to be authoritative. This offering is subject to change of price, prior lease or sale and or withdrawal without notice. Prospects should verify all information.