

Acres For Sale 9.43 to 25.16 Acres

Frost Family Farm
Hwy 601
Mocksville, NC 27028

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PROPERTY FEATURES

- 9.43 acres available next to Interstate 40
- 15.73 acres available behind fast food restaurants & adjacent to Lowes Home Improvement
- 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

9.43-Acre Tract - \$1,100,000

15.73-Acre Tract - \$1,850,000

Acreage: 25.16 +/- 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

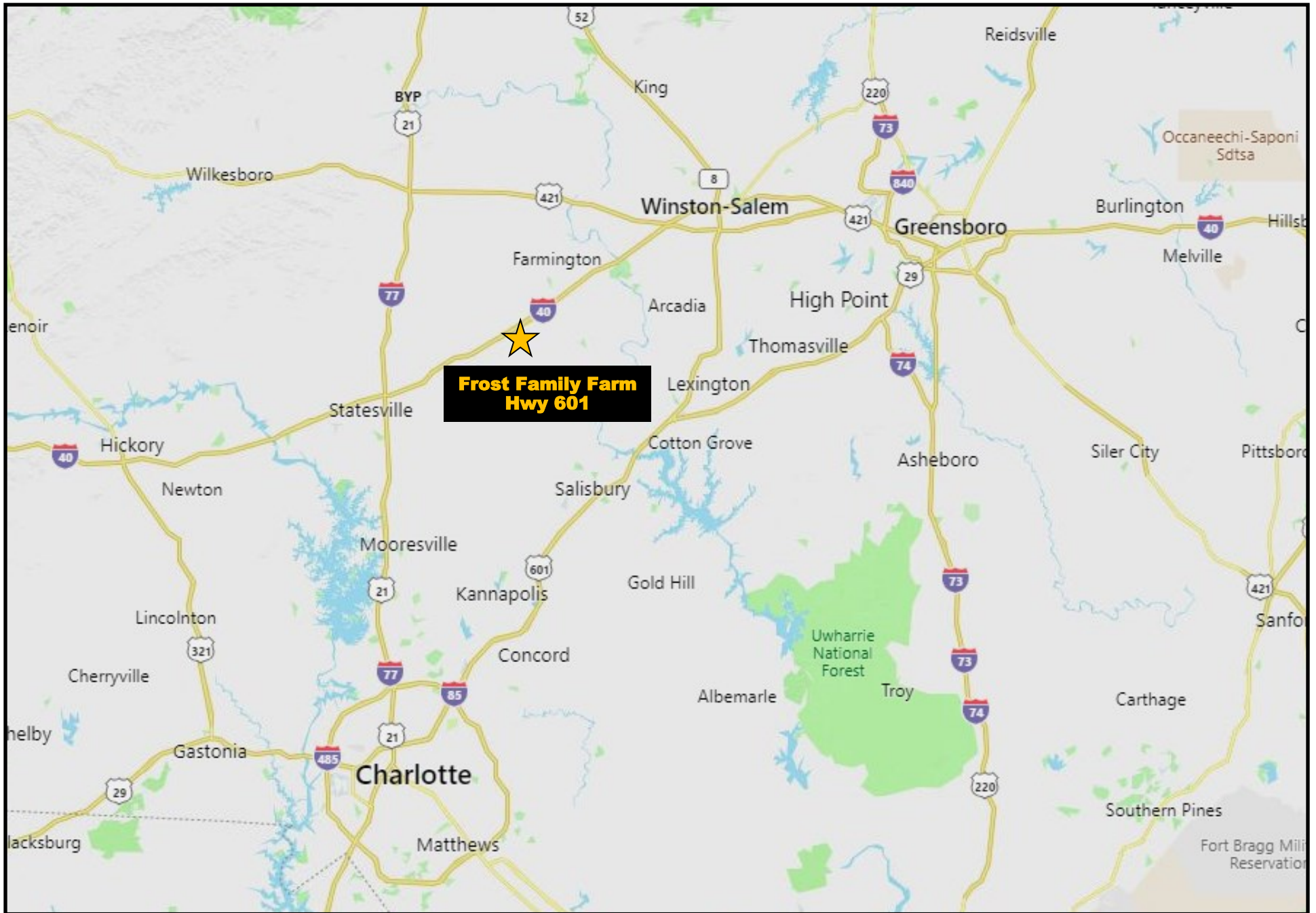


Frost Family Farm, Mocksville, NC



**FROST FAMILY FARM
DEVELOPMENT CONCEPT SKETCH**
not to scale

Note: This sketch is intended for illustrative purposes only. It has not been submitted to, or reviewed by, any governing municipality for the uses shown. It is the buyer's responsibility to submit their own plans and obtain any and all necessary zoning, approvals and permits for any kind of development. Furthermore, the owners of the property do not warrant that the uses shown would be approved for this property. This sketch is the sole property of Brown Investment Properties. It may not be used without the permission of Brown Investment Properties.



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Davie County

The Right Place to do Business!

Davie County is the kind of place where families still spend time together, neighbors are still neighborly and entrepreneurs still chase dreams. Though largely rural, Davie County is developing a growing suburban population who are attracted to our superior quality of life, low cost of living, top-rated school system and community college, state-of-the-art medical facilities, all within close proximity to surrounding cities.

The county's total population is approximately 42,000. Mocksville is the county seat and Davie's largest town with a population of over 5,000. Mocksville was incorporated in 1839. Additional incorporated towns in the county are Cooleemee, with over 950 residents (incorporated in 1985) and Bermuda Run, with over 2,500 residents (incorporated in 1999). Unincorporated areas of the county include Sheffield-CalahaIn, Smith Grove, Clarksville, Ijames, Fork, Advance, Farmington, Fulton, Jerusalem, Cana, Center, Hillsdale, Cornatzer, Bixby and Shady Grove.

Davie County is part of the 12-county Piedmont Triad. It is strategically located in a major transportation corridor including I-40, I-85 and I-77 offering unparalleled goods-to-market accessibility. Businesses choose Davie County for our ideal location, affordable tax rates, convenience to larger metropolitan centers and highly skilled workforce.

Major Employers

Davie County's major employers reflect diversity across industry sectors. These businesses reflect a vibrant and dynamic workforce, high quality of life opportunities and progressive pro-business leadership.

While agriculture remains an important sector of our economy, we also have significant employment in advanced manufacturing, logistics and distribution, healthcare and education.

- AccuMed
- Ashley Furniture Industries
- Avgol America
- Beaufurn
- BesTreads
- Carolina Precision Machining
- Comfort Bilt Windows & Doors
- CPP Global
- Dex
- Dunlop Aircraft Tyres
- Entrematic
- Finishworks
- Fuller Welding & Fabricators
- Funder America
- Gesipa
- Gildan
- Ingersoll-Rand
- Le Bleu
- Metal Sales
- Morrisofa
- Nature's Pearl
- PalletOne
- Pro Refrigeration
- PSC
- REEB
- Sabeti Wain Aerospace
- SABG
- 22nd Century Group
- ABI
- Christy Trucking Company
- Concordance Healthcare Solutions
- Davie Co. Public Schools
- House of Raeford
- Jockey International
- QST
- Shilba Johnson Trucking
- Trailers of the East Coast
- VF Corp
- Wake Forest Baptist Health
- WinMock