

### OFFERING SUMMARY

Price:	\$4,500,000.00
Size:	27.9 Acres
Zoning:	LC/CZ
Traffic Count:	9,000 AADT (NCDOT 2018) on Fisher 13,000 AADT (NCDOT 2018) on Lakewood
Frontage:	733 Feet on Fisher 1,214 Feet on Lakewood

### PROPERTY DESCRIPTION

27.9 Acres located at the corner of Fisher Road and Lakewood Drive. Approximately 733 feet of road frontage on Fisher Road and 1,214 feet of road frontage on Lakewood Drive. Located 2 miles from Harris Teeter on Lakewood Drive and Rockfish Road and 1 mile from Gates Four Golf and Country Club. Approximately 13,000 vehicles per day on Lakewood Drive and 9,000 on Fisher Road (NCDOT 2018).

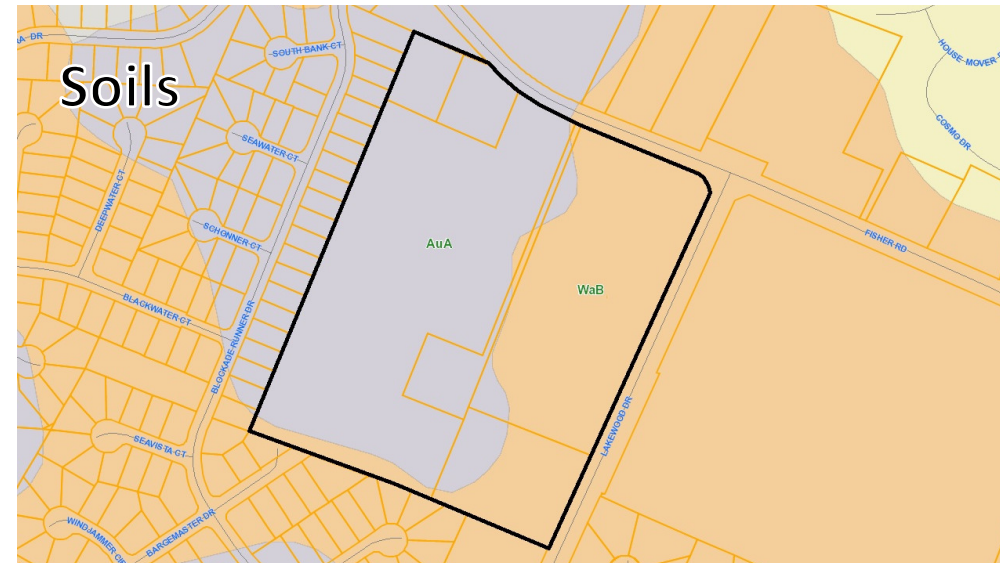
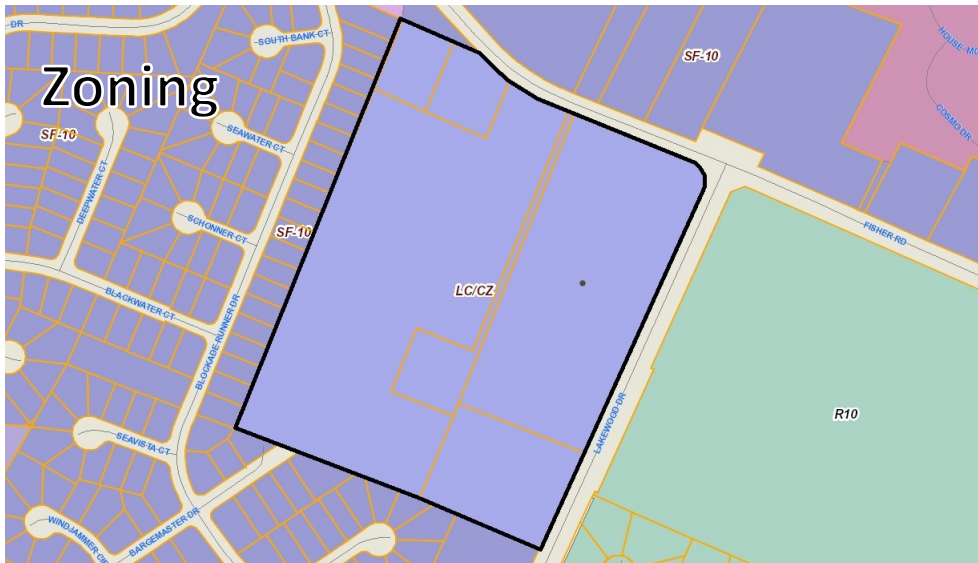
### HIGHLIGHTS

- Corner lot
- Level & partially cleared lot with great soils
- Public water and sewer available

Information is deemed reliable but not guaranteed







LC	Limited Commercial District	Accommodates a range of moderate – intensity general retail, business and service uses, such as grocery stores, drugstores, large restaurants, gas stations and specialty retail stores. Residential uses are encouraged on upper floors of nonresidential establishments
CZ	Conditional Zoning	Allows an applicant to submit a request to amend the zoning district designation of land on the Zoning Map, subject to a set of additional voluntary limitations or conditions.

WaB	Wagram Loamy Sand	This well drained soil is on broad, smooth flats and side slopes of uplands. Permeability is moderately rapid and available water capacity is low to medium. This soil is well suited for most urban uses.
AuA	Autryville Loamy Sand	This well drained soil is on broad, smooth flats of uplands. Permeability is moderately rapid in the upper part of the subsoil and moderate in the lower part. Available water capacity is low. This soil is well suited for most urban uses.