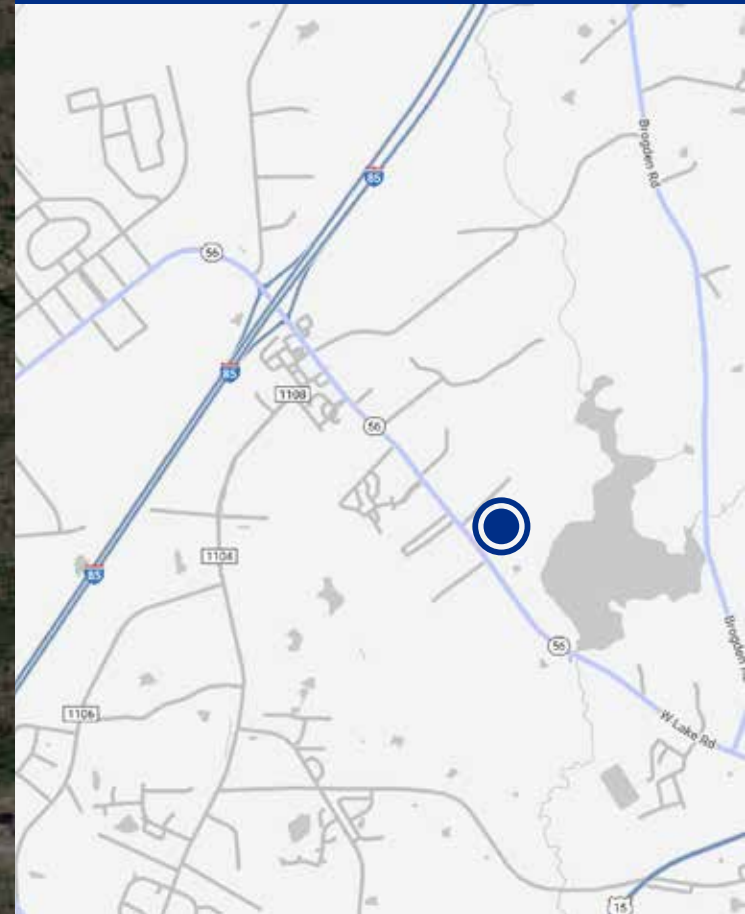


NC HIGHWAY 56

butner, north carolina



LOT 3: 0.57 ACRES



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TRADEMARK
PROPERTIES

1001 Wade Avenue, Suite 300

Raleigh, NC 27605

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LOT 3 PROPERTY OVERVIEW

ADDRESS	NC Hwy 56, Lot 3
CITY, STATE	Butner, NC
COUNTY	Granville County
ACREAGE	0.57 Acres
SALES PRICE	\$250,000
ZONING	Highway Business (HB)
UTILITIES	Public Water & Sewer
PIN	088703308003

LOCATION

0.57 acres located on NC Hwy 56 (16,500 AADT), 0.57 miles East of I-85 interchange (37,500 AADT).

ZONING - HIGHWAY BUSINESS (HB)

Property is zoned HB. Permitted uses include veterinary, hotel, gas station, self storage, office, restaurant, retail/service use and auto sales/service.

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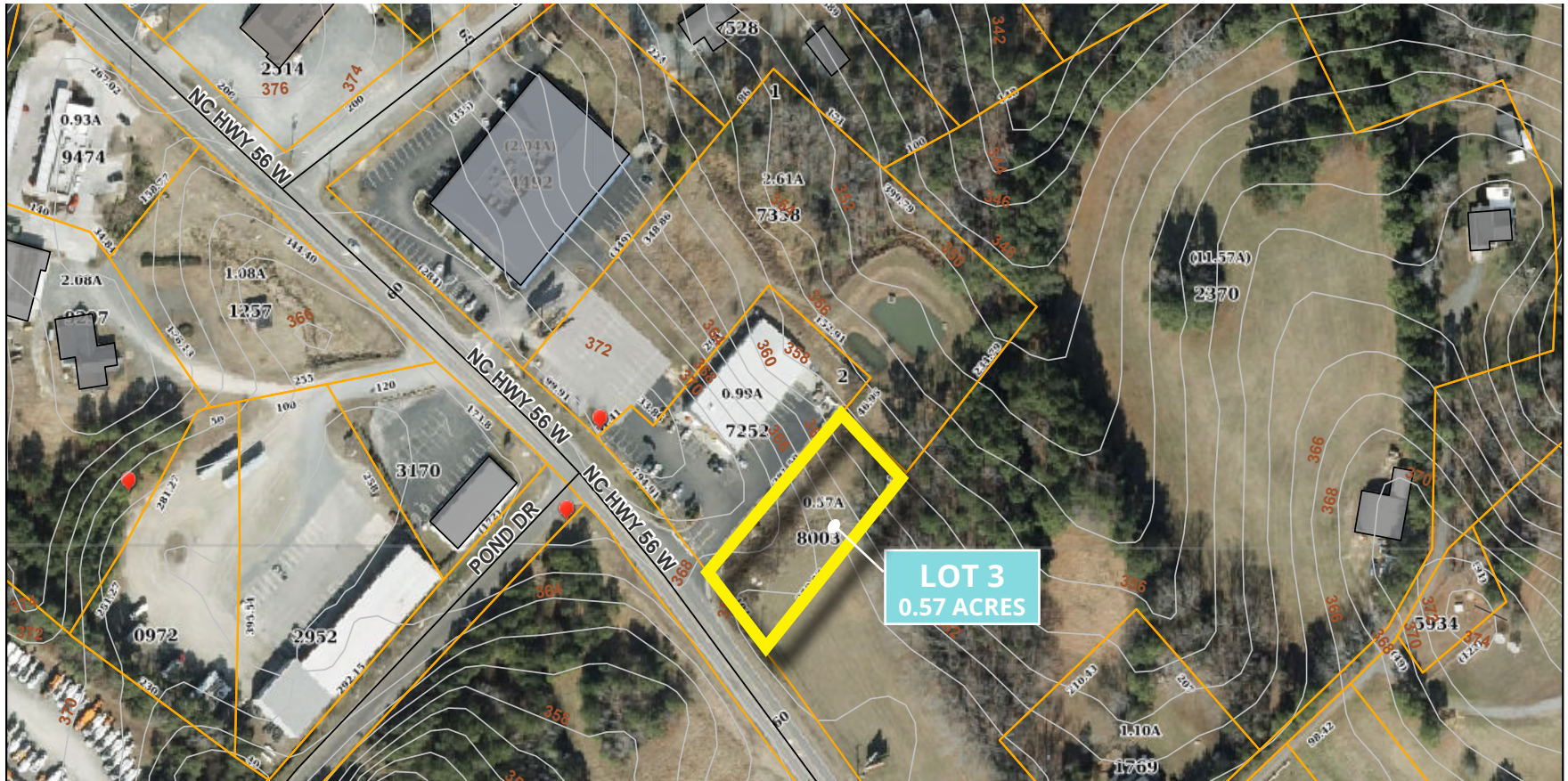
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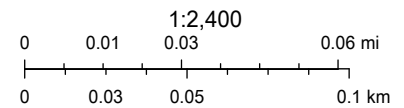
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ENVIRONMENTAL MAP



2/7/2022, 3:55:31 PM

- Flood_Hazard_2019
- X
- Centerlines
- Parcels
- Hydro
- Leaders
- Contours
- Buildings
- Hydrant
- granville_nc_anno
- Imagery2017



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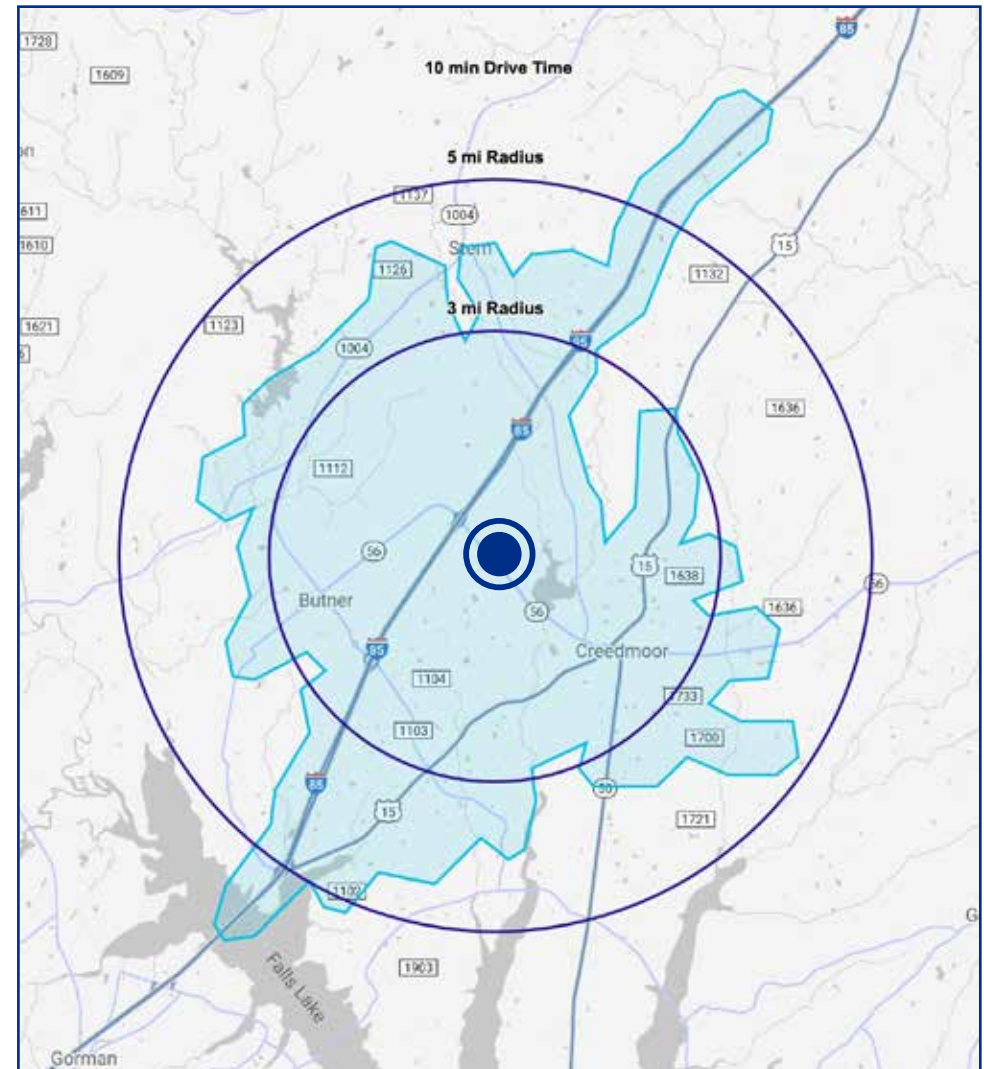
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DEMOGRAPHICS

	3-MILE RADIUS	5-MILE RADIUS	10-MINUTE DRIVE TIME
POPULATION			
2021 Estimated Population	9,356	20,642	14,286
2026 Projected Population	9,745	21,471	14,901
HOUSEHOLDS			
2021 Estimated Households	3,579	6,667	5,207
2026 Projected Households	3,876	7,257	9,659
INCOME			
2021 Estimated Average Household Income	\$73,850	\$74,156	\$74,044
2026 Projected Average Household Income	\$79,431	\$78,302	\$78,210
BUSINESSES			
2021 Estimated Businesses	366	470	402
2021 Estimated Employees	9,877	11,641	10,659



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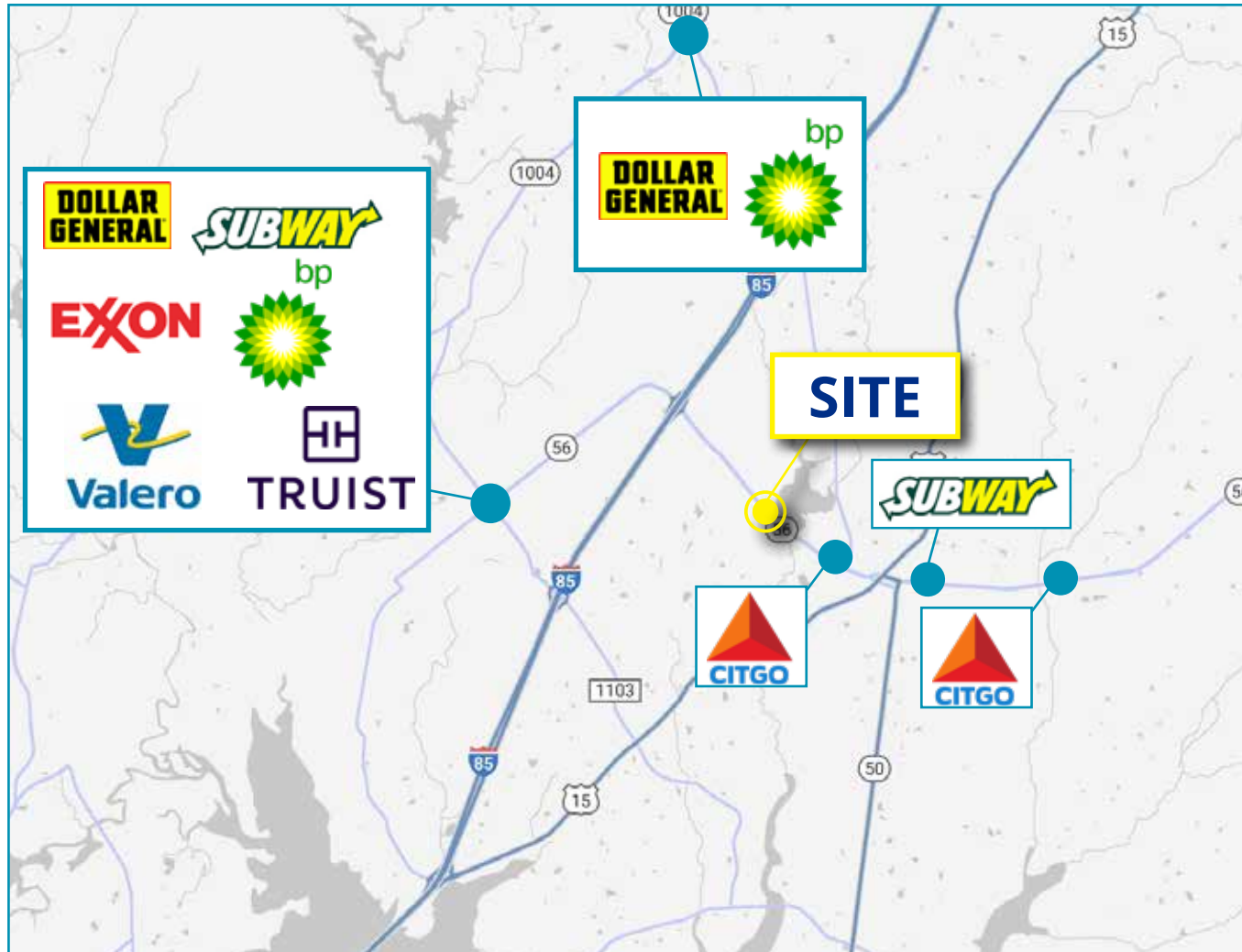
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RETAIL MAP

With 37,500 AADT along I-85 and limited retail options within 5 miles of the site, the site area will draw customers traveling along the interstate.



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