

# .773 ACRES FOR SALE

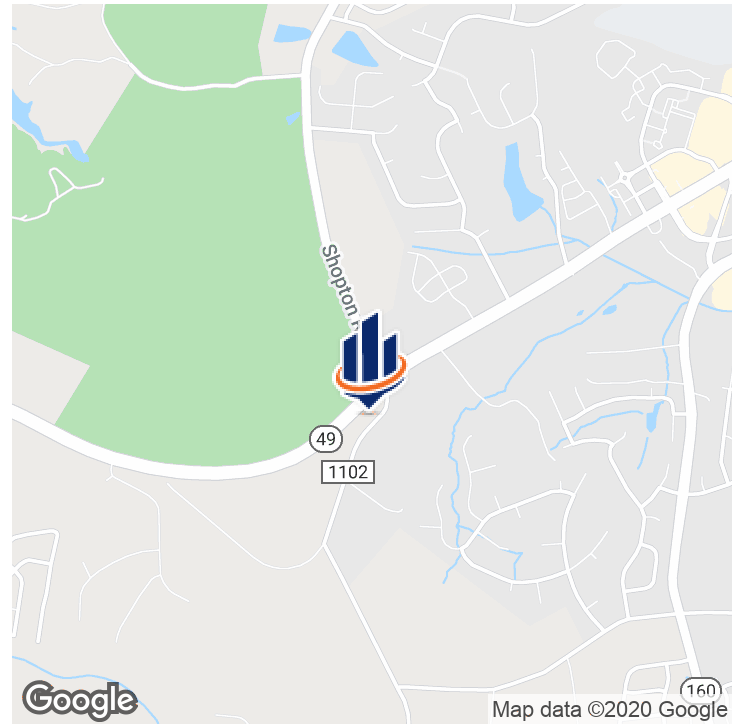
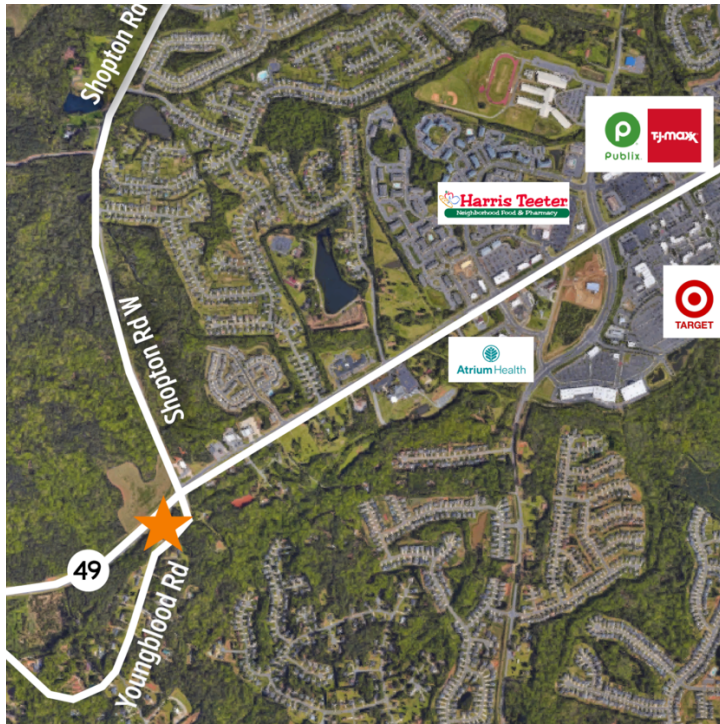
YOUNGBLOOD AND YORK RD  
CHARLOTTE, NC 28278

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Rush Dunaway  
Senior Advisor  
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# Property Summary



Sale Price

**\$450,000**

## PROPERTY OVERVIEW

A small strip of land at the Youngblood/York Rd(Hwy 49) Intersection, just south of the busy Rivergate shopping center.

## OFFERING SUMMARY

Lot Size: 0.773 Acres  
 Price / Acre: \$582,147  
 APN: 21911137

## PROPERTY HIGHLIGHTS

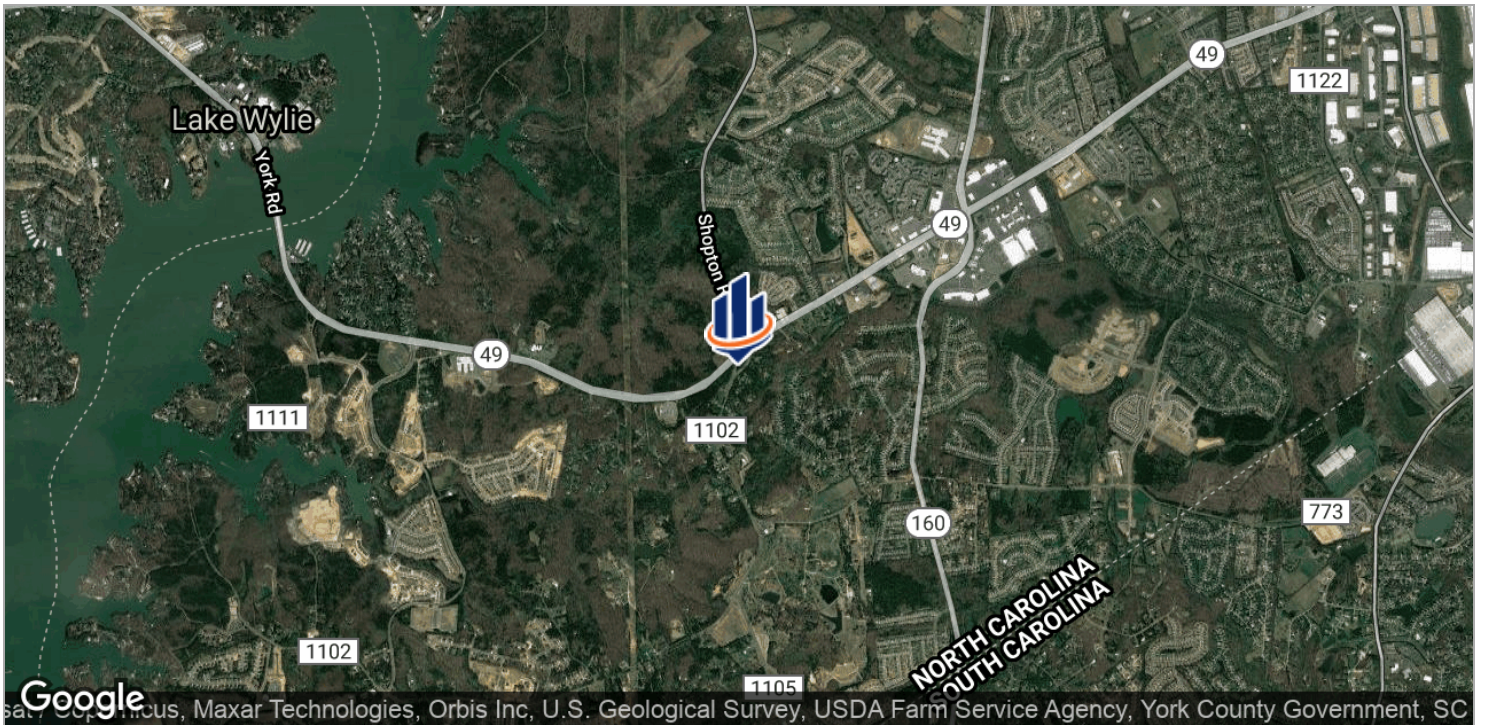
- High Visibility
- Across from McDowell Nature Preserve
- Minutes from Lake Wylie
- Within one mile of Rivergate Shopping Center

## DEMOGRAPHICS

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 722      | 9,449    | 25,780   |
| Total Population  | 1,958    | 25,673   | 69,457   |
| Average HH Income | \$91,462 | \$84,732 | \$86,826 |

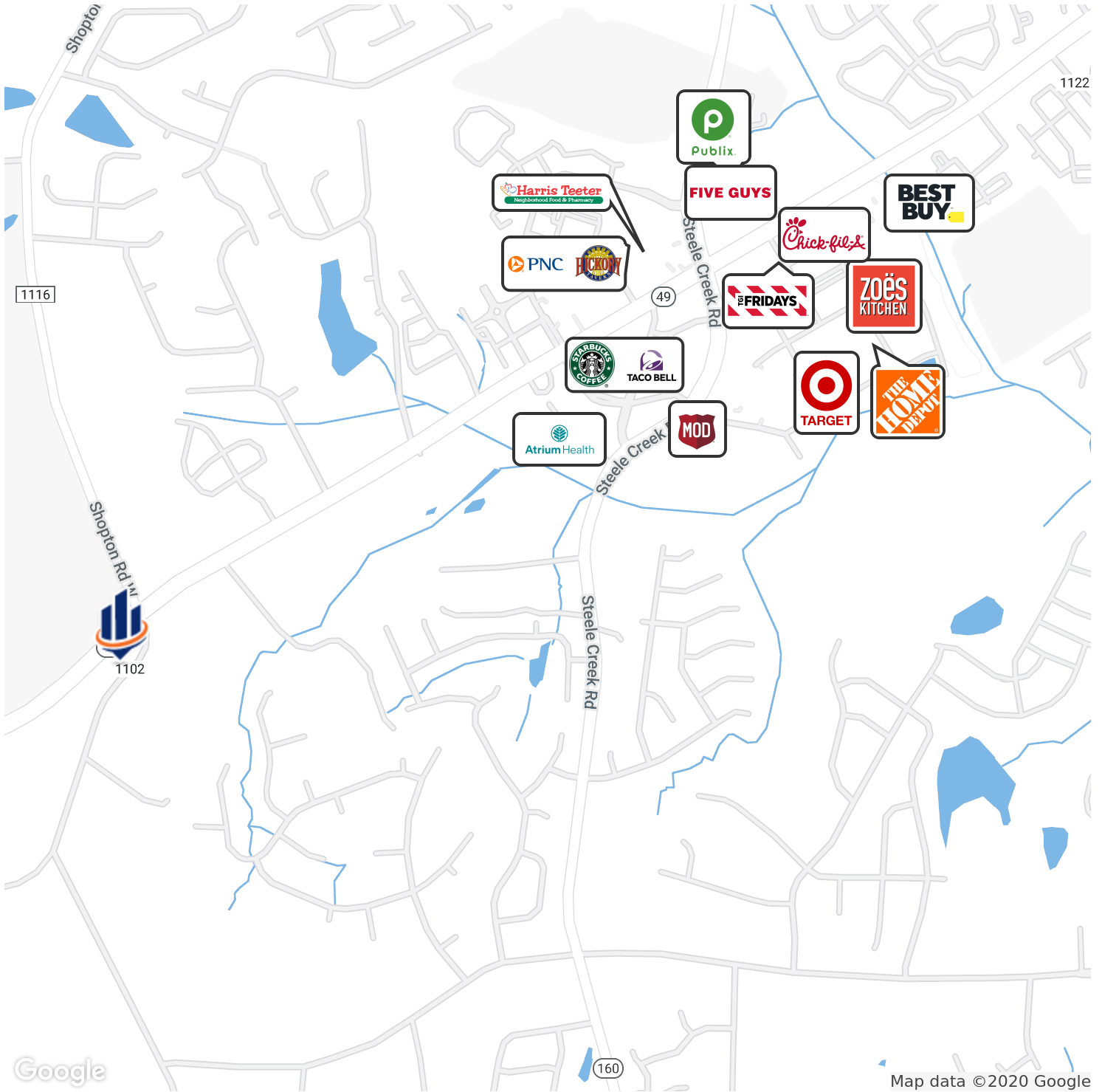


# Location Maps



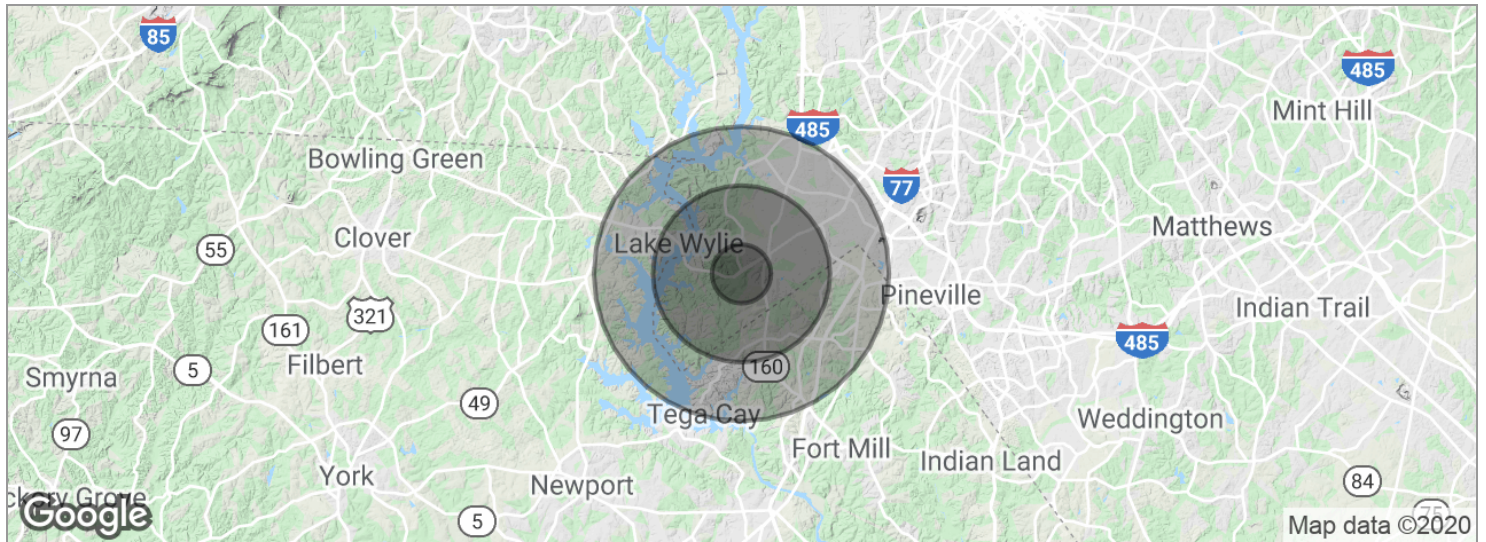


# Retailer Map





# Demographics Map



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total population               | 1,958         | 25,673         | 69,457         |
| Median age                     | 34.6          | 34.8           | 35.8           |
| Median age (Male)              | 34.9          | 34.1           | 35.3           |
| Median age (Female)            | 34.4          | 35.3           | 36.3           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total households               | 722           | 9,449          | 25,780         |
| # of persons per HH            | 2.7           | 2.7            | 2.7            |
| Average HH income              | \$91,462      | \$84,732       | \$86,826       |
| Average house value            | \$383,219     | \$257,287      | \$278,537      |

\* Demographic data derived from 2010 US Census



# Advisor Bio



## RUSH DUNAWAY

Senior Advisor

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NC #47365 // SC #8838

## PROFESSIONAL BACKGROUND

### Professional Role

Having been in the real estate business since graduating from college, Rush has over 42 years of experience, all in Charlotte. He has been involved in office and industrial leasing, office building sales, and land sales for single-family subdivision development and in-fill townhome/condominium development. Rush joined SVN Percival Partners in 2006 and specializes in land sales, acquisitions/dispositions for "Highest and Best Use" development.

### Career Highlights

Residential Real Estate 1978-1981

Commercial Property Management 1981-1983, Charter Properties, Inc.

Commercial Brokerage 1983-1995, Binswanger Co.

Commercial Brokerage 1995-2006, Dunaway Commercial Properties, Inc.

Rush has been involved in almost every possible aspect of the real estate industry, representing both Owners (institutional and private sector) and Buyers (national tenants, local tenants), and local developers for their land needs for development.

## EDUCATION

University of North Carolina Chapel Hill, N.C.

Bachelor of Science Degree in Industrial Relations

## MEMBERSHIPS

Charlotte Regional Commercial Board of Realtors (CRCBR)

CRCBR Awards:

Multi-Million Dollar Sales Award (multiple years)

"Top Deal" Award Candidate (several years)

SVN Inc., Certified Land Specialist

North Carolina Association of Realtors

National Association of Realtors

Piedmont Club (charitable)

Myers Park Methodist Church



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.