



## Development Opportunity

- 10 acres of prime real estate off new I-85 on South Elm-Eugene Street
- Subject to rezoning and site plan approval
- Growth area for retail and business
- Traffic Counts:
  - I-85: 67,500 VPD
  - S Elm-Eugene 14,000 VPD
- Demographics: 5 Miles
  - Population 86,578
  - Avg HH Income \$46,600
- Offered at: \$500,000

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