

# LAND | FOR SALE

Cox Lake Road | Stanley

Three adjacent parcels of land present a great residential development opportunity.

**DOUG CORE**

704 661 8323

doug.core@cbcmeca.com

**SAM KLINE, CCIM**

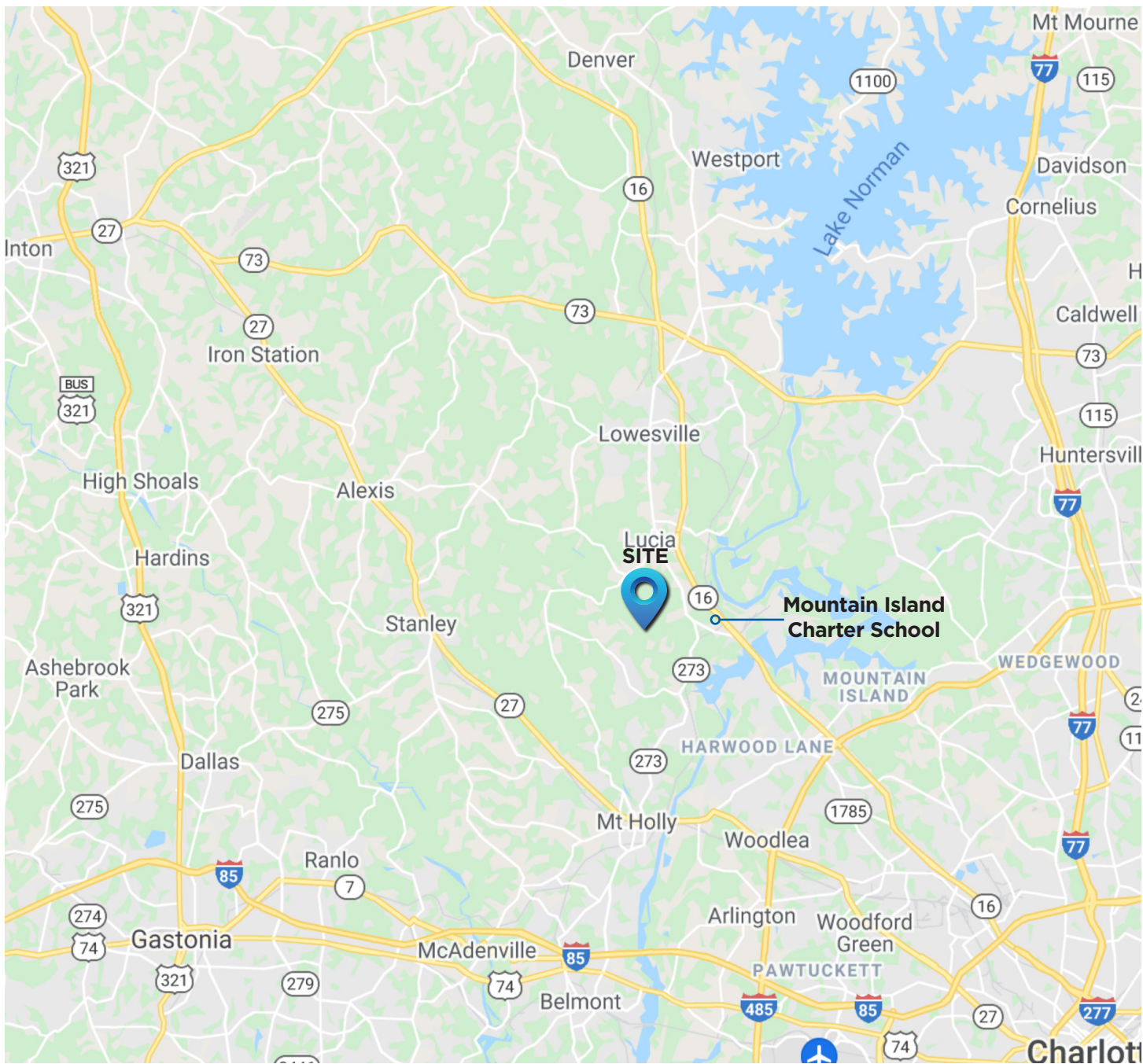
o 704 266 5039 c 704 777 6003

sam.kline@cbcmeca.com



**COLDWELL  
BANKER  
COMMERCIAL**

MECA



**PROPERTY INFORMATION**

**ACREAGE**  
120 +/- Acres\*

**TAX PARCEL**  
175130  
175136  
176113

- FEATURES**
- Minutes from Highway 16
  - Close proximity to Mountain Island Lake and Downtown Mt. Holly
  - Great residential development opportunity

**LIST PRICE**  
\$1,805,000

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MECA  
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Belmont, NC 28012

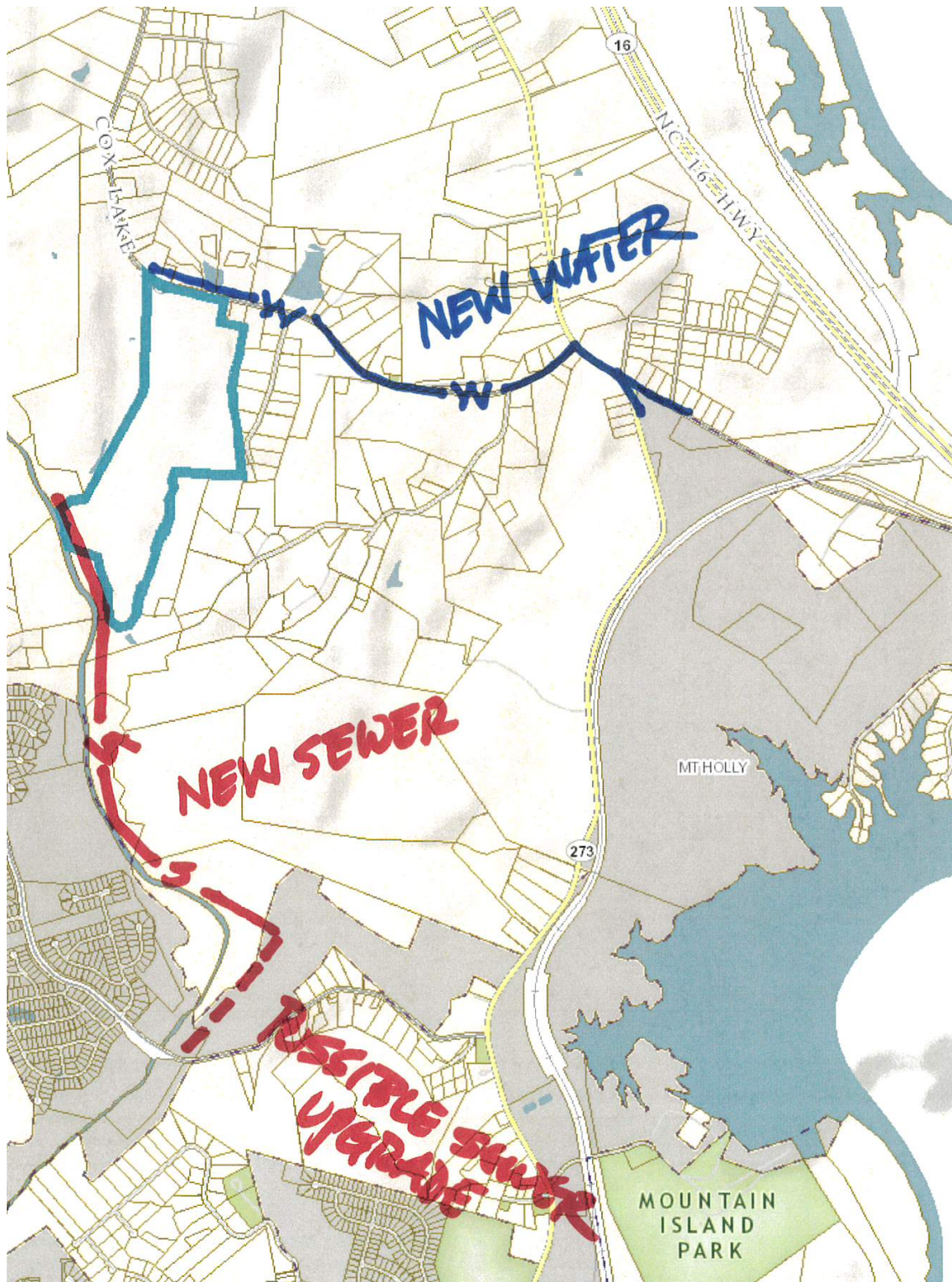


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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

**CBCMECA.COM**

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PROPOSED  
UTILITY  
EXTENSIONS

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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population (Current Year)	589	10,139	43,330
Total Population (Five Year Projection)	614	10,874	46,679
Adult Population (Current Year)	484	7,691	32,692
Adult Population (Five Year Projection)	514	8,324	35,664
% Female Population (Current Year)	49.2%	51.43%	51.88%
% Male Population (Current Year)	50.8%	48.57%	48.12%
% Female Population (Five Year Projection)	49.14%	51.46%	51.8%
% Male Population (Five Year Projection)	50.86%	48.54%	48.2%
Total Daytime Population	217	6,863	29,777
<b>AGE</b>			
Median Age, Total	46.56	40.47	39.07
% Age 18+	82.05%	75.86%	75.45%
% Age 55+	35%	27.01%	25.76%
% Age 65+	16.96%	14.15%	13.09%
<b>HOUSING</b>			
Land Area (Estimated Square Miles)	2.32	25.38	69.01
Total Housing Units (Current Year)	255	4,113	17,319
Total Households (Current Year)	239	3,841	16,261
Total Households (Five Year Projection)	251	4,137	17,573
Owner-Occupied: Owned with a mortgage or loan	107	2,264	9,391
Owner-Occupied: Owned free and clear	89	912	3,322
Renter-Occupied	43	666	3,548
<b>INCOME</b>			
Per Capita Income (Current Year, based on Total Population)	\$25,872	\$34,521	\$34,098
Per Capita Income (Five Year Projection)	\$29,116	\$39,094	\$38,682
Average (Mean) Household Income (Current Year)	\$63,899	\$90,637	\$90,705
Median Household Income (Current Year)	\$58,448	\$67,503	\$68,987

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