

Showing Instructions

0 W US Highway 64 Lexington NC 27295

MLS#: **858750** Sub Type: **C and I Land/Retail**
 Tax Parcel: **L42 & L45 BK1883-1135**
 Project/Park:
 Zoning: **RA3**
 Lease Info:
 Deed Bk/Pg:

Status: **Active**
 County: **Davidson**
 Bldg Name:
 City Limits: **No**

List Price: **\$1,125,000**
 Lease Price:
 LeaseRate/SF:



General Information

Acres:	16.46	Lot Dim:	455 x 1119 x 534 x 1087
Price/Acre:	\$68,347.51	Tot Rd Front:	455
Land Desc/Topo:	Partially Cleared, Sloping, Stream		
Water Avail:	Municipal On Site	Sewer Avail:	Public
Gas Avail:	On-Site	Rail Avail:	None
Financing Opt:			

Directions: **At intersection of US 64 and NC 52, head west on 64. Childress Vineyards on the right. Property is located on the northwest corner of Childress Vineyards Road and 64.**
 Public Remarks: **Excellent development opportunity adjoining high traffic destination at Childress Vineyards in Davidson County, NC. Approximately 455 feet of frontage on US 64 within eyesight of NC 52. Vineyard property is inside Lexington City limits and has all utilities. Rezoning and annexation can be completed during the Due Diligence process. Note: Some information is from tax records and should be verified by buyer/buyer's agent prior to submitting an Offer To Purchase. 13,000 AADT on US 64. 24,000 AADT on NC52**

Owner/Listing/Agent/Office Information

Owner Name: **Pickett Family Properties, LLC**
 Agency Type: **Both**
 Listing Office: **Craven-Johnson-Pollock, Inc. (HCJP01)**
 Listing Agent: **Chip Culler (61175) buffalochipp@aol.com**
 CoList Office: **()**
 CoList Agent: **()**
 Comp Type: **%**
 Show Instruct: **Appointment Required**
 Broker Package:
 Expire Date: **11/20/2018** Modification Dt: **11/27/2017**

Type of Sale: **Owner Sale**
 List Type: **Exclusive Right to Sell**
 List Office Phone: **336-884-4555**
 Preferred Phone: **336-442-1779**
 CoList Office Phone:
 CoList Agent Phone:
 Compensation: **4.00**
 Appt Phone: **336-442-1779** Auction Price Type:
 Contract Date: List/Marketing Date: **11/24/2017**
 Withdrawn Dt: DDP End Date:

[Agent Only Remarks](#)

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Owner/Tenant:
 Showing Instructions: **Appointment Required**
 Appointment Phone: **336-442-1779**
 Showing Directions: **Please call for appointment.**

Lockbox:
 Phone (H):
 Phone (O):
 Phone (C):

