

# Prime Commercial Development Opportunity

0 RIVERBEND ROAD | GRAHAM, NC 27253



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CITYPLAT  
COMMERCIAL REAL ESTATE



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# Property *Dashboard*

\$1,959,500

Asking Price

255,479

*Total Square Footage*

5.86

*Total Acres*

B-2

*Zoning*

147477

*Parcel ID*

## INTRODUCING 0 RIVERBEND RD

A remarkable 5.86-acre land parcel in Graham, NC. This expansive property presents a blank canvas for endless possibilities, offering a prime opportunity for development.

*Riverbend Rd. VPD | 117,000*

*\*A small portion of this parcel is located in a flood zone\**

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
<u>2023 POPULATION</u>	29,330	92,471	176,453
<u>2023 AVERAGE HOUSE HOLD INCOME</u>	\$49,220	\$66,088	\$74,156

## PROPERTY HIGHLIGHTS

- **Highly visible from I-40**, attracting substantial exposure for potential commercial development.
- **Prime location** for commercial development, with excellent prospects for generating business and maximizing financial returns.
- **Conveniently situated** within a mile of railroad access, offering an additional transportation option for logistics and distribution.
- **Water and sewer** infrastructure readily available on-site, providing ease and convenience for potential development plans.
- **Promising investment opportunity**, given the desirable location and potential for future growth.
- **Expansive unimproved land**, offering a blank canvas for creating a tailored, versatile space to suit various needs and purposes.



# Zoning

## B2 | General Business

The B-2 General Business Districts are generally located on the major thoroughfares and collector streets in the Graham planning area. They are intended to provide personal services and the retailing of durable and convenience goods for the community. Because these commercial uses are subject to public view and are important to the economy of the area, they should have ample parking, controlled traffic movement, and suitable landscaping. Uses permitted in this district are indicated in the Table of Permitted Uses.

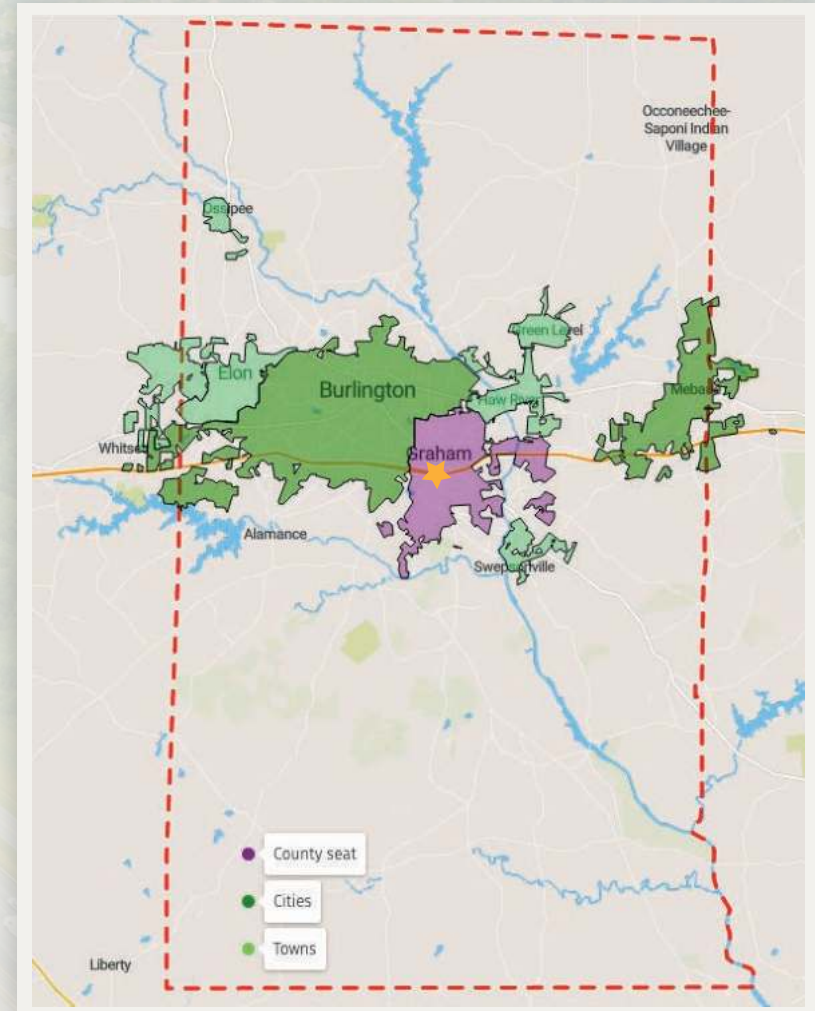
### **Permitted Uses:**

*Permitted Uses: Financial Institutions. Car Wash. Day Care Center. Hotel. Gym. Restaurant. School Mixed Use, Pluse More, Please reference the City of Graham's Permitted Use Table*

**Additional Permitted Uses** (subject to limitations): Dwelling(s), located in the second or higher story of a commercial structure. Hotel, Motel or Executive Suites. Retail/Service With Outside Plant/Equipment Storage. Physical Fitness Center. Gym. Restaurant (with and without drive-thru). Retail Sales No Outside Storage or Sales. School ( Elementary, Secondary, Commercial, vocational). Office Space

### **Future Land Use: Mixed Use Commercial**

*Mixed Use Commercial Mixed use commercial areas include commercial and office developments primarily located at major intersections. These areas provide a mix of retail, commercial, office, multifamily residential and institutional uses. Buildings are multiple stories, with architectural details, surface textures, and modulation of light and shade, and should be built at a human scale. 3-5 story building heights*







RIVERBEND RD.





Riverbend Rd.



Watercourse  
Apartments



**CINTAS**  
READY FOR THE WORKDAY



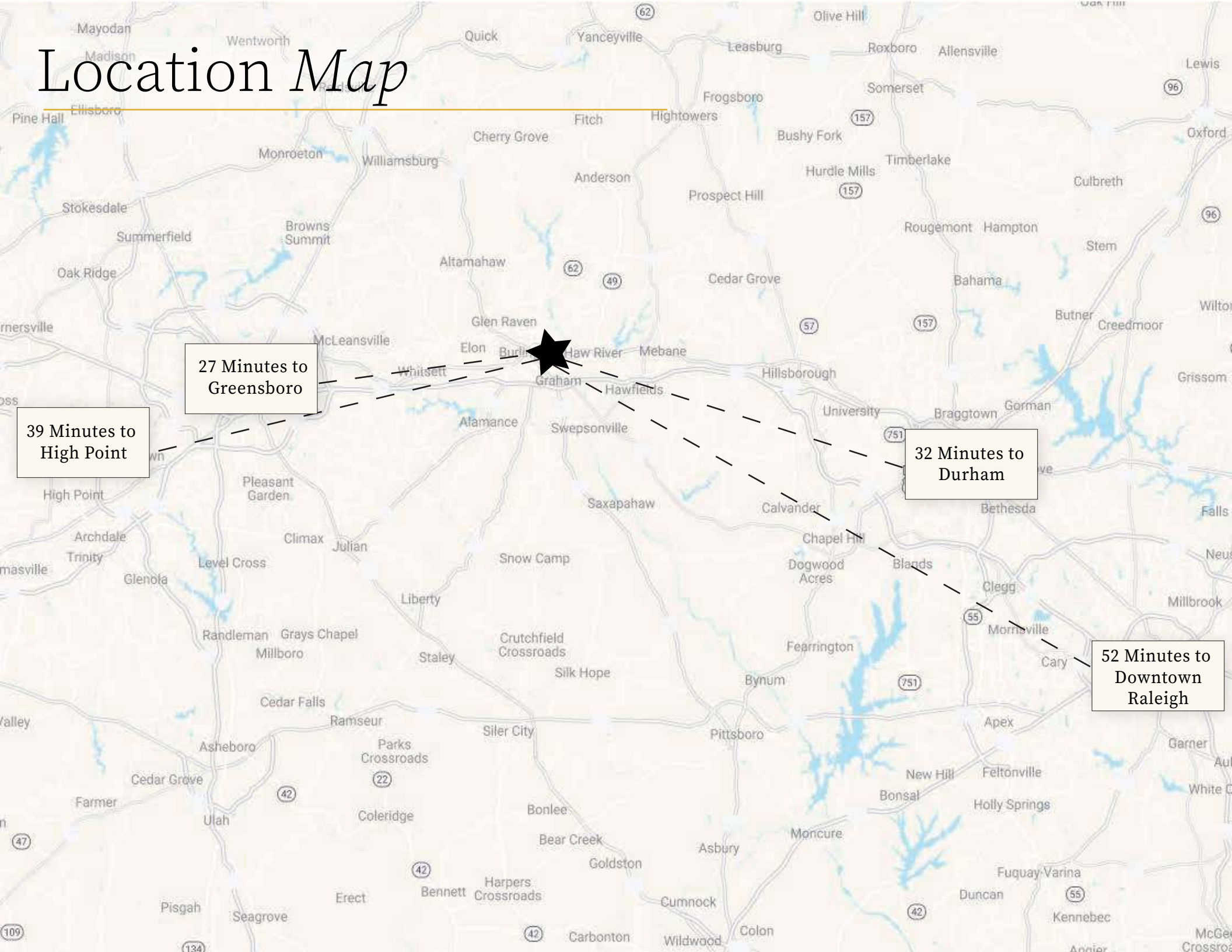
REST & SHINE  
DINER

ELEVATE 54





# Location Map





# Parcel Map





# Market Overview - Graham, NC

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Graham, North Carolina is a small city located in Alamance County, with a population of around 15,500 people. The city's housing market is known for its affordability, making it an attractive option for homebuyers. It provides a range of housing options that cater to different budgets and preferences. From cozy single-family homes to spacious apartments, there are choices for everyone.

In terms of the local economy, Graham has a diverse mix of industries. The city is home to manufacturing companies, healthcare facilities, and educational institutions. These sectors contribute to the job market and provide employment opportunities for residents. Additionally, Graham offers various amenities such as parks, community centers, and shopping areas, providing convenient access to recreational activities and daily essentials. Overall, Graham, North Carolina offers an affordable housing market and a diverse economy, making it a livable and vibrant city for its residents.

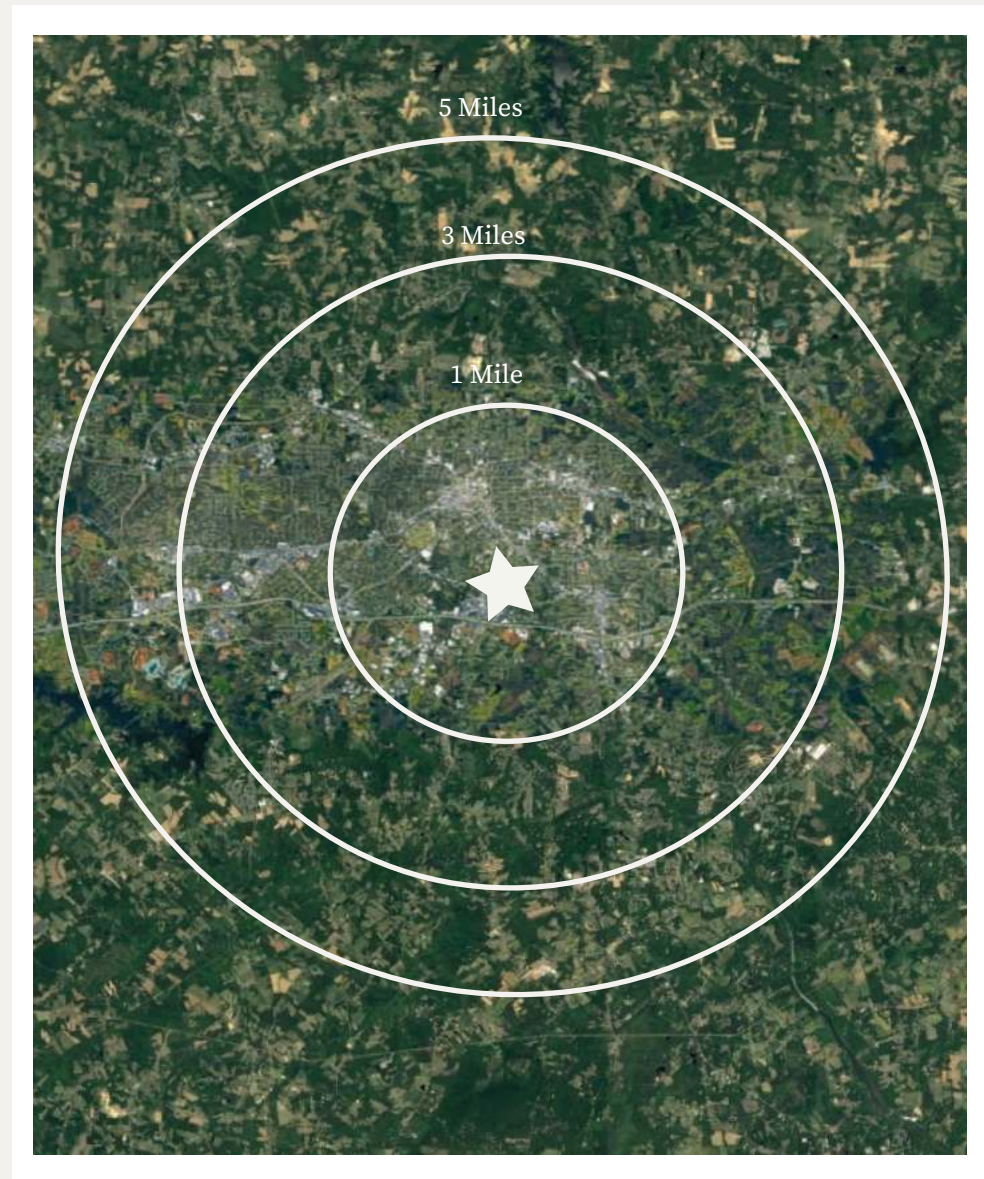
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# Surrounding *Demographics*

2023 Summary	1 Mile	3 Miles	5 Miles
Population	29,330	92,471	176,453
Households	11,600	37,205	69,877
Families	1,527	15,927	41,351
Average Household Size	2.5	2.4	2.4
Owner Occupied Housing Units	5,908	23,113	47,270
Renter Occupied Housing Units	6,222	15,630	25,674
Median Age	37.2	39.2	39.2
Median Household Income	\$35,880	\$50,028	\$58,942
Average Household Income	\$49,220	\$66,088	\$74,156

2027 Summary	1 Mile	3 Mile	5 Mile
Population	4,437	36,562	91,352
Households	2,153	17,375	42,447
Families	1,527	15,927	41,351
Average Household Size	2.16	2.12	2.22
Owner Occupied Housing Units	607	9,178	23,845
Renter Occupied Housing Units	1,509	9,743	18,801
Median Age	22.3	28.6	31.6
Median Household Income	\$23,870	\$24,893	\$42,447
Average Household Income	\$84,168	\$94,036	\$92,290





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CityPlat, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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