

MAIN STREET TOWNHOMES

Shovel-Ready Townhome Site

509 S Main St | Lexington, NC (Winston-Salem MSA)

0.929 Acres | 10 Approved Townhome Units | Approved Construction Drawings | Offered at Auction

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TABLE OF CONTENTS

Investment Overview	**3**
Investment Highlights	**4**
Aerial	**5**
Property Overview	**6**
Site Plan	**7**
Area Overview	**8**
Demographics - 1, 3 & 5 Mile Rings	**9**
Demographics - 30 Minute Drive Time	**10**
Uptown Lexington Overview	**11**
City Overview	**12**
Contacts	**13**

Investment Overview

We are pleased to present the exclusive opportunity to acquire Main Street Townhomes, a 0.929-acre entitled townhome development site located at 509 S Main St in Lexington, North Carolina, offered for sale via auction. The site holds City of Lexington approved civil construction drawings for 10 townhome units, allowing a buyer to bypass the time and cost of site design and engineering.

The civil construction drawings were approved for construction by the City of Lexington Technical Review Committee and include an 18-sheet set covering the site survey, demolition, site layout, fire apparatus access, grading, storm drainage, utilities, and landscaping. The approved plan delivers 10 townhome units at a density of 10.76 units per acre with 28 parking spaces against 10 required, a new driveway from S Salisbury St, a dumpster enclosure, and a new public fire hydrant. Water and sewer services are engineered to connect to City of Lexington mains in S Salisbury St, and the site sits in FEMA Flood Zone X. A clean Phase I Environmental Site Assessment completed in May 2022 identified no on-site environmental concerns and recommended no further on-site assessment.

Zoned Business (B), the site has frontage on both S Main St and S Salisbury St in central downtown Lexington, between Advance Auto Parts and AutoZone and across S Salisbury St from Bull City Ciderworks and Goose & the Monkey Brewhouse in the Depot District, with City Fitness next door on S Salisbury St. Neighboring businesses along S Main St include First National Bank, KFC, Tasty China, Compare Foods, Rogers Country Market, and Thai House Bistro, and Uptown Main Street shops and restaurants are a short walk away, with CVS Pharmacy and Food Lion a short drive away.

The site sits beside Lexington's active Depot District revitalization. The City's $25 million federally funded passenger rail project, which includes two new boarding platforms, renovation of the historic freight depot as a passenger station, and a new vehicle tunnel at Fifth Avenue, is scheduled for completion no later than October 2028. New residential investment is following, led by Edgewood Lofts, the redevelopment of the former Edgewood Apparel factory into up to 120 apartments across nearly three acres next to the rail line, giving Main Street Townhomes a townhome alternative to the apartment product entering downtown.

Lexington is the county seat of Davidson County in North Carolina's Piedmont Triad, with direct access to I-85 and to Winston-Salem via I-285. Davidson County's population has grown 10.2% over the past decade to an estimated 180,182 residents, Lexington's average home value has risen 4.9% over the past year to $275,047 according to Zillow's July 2026 index, and industrial investment continues to add jobs, led by Nucor's $350 million Lexington rebar micro mill and US Foods' 220,000 SF expansion. This is a rare opportunity to acquire an approved infill townhome site with civil engineering complete in a growing Piedmont Triad market.

Offering Details:



Parcel No.
11113000K0001B



Approved Units
10 Townhomes

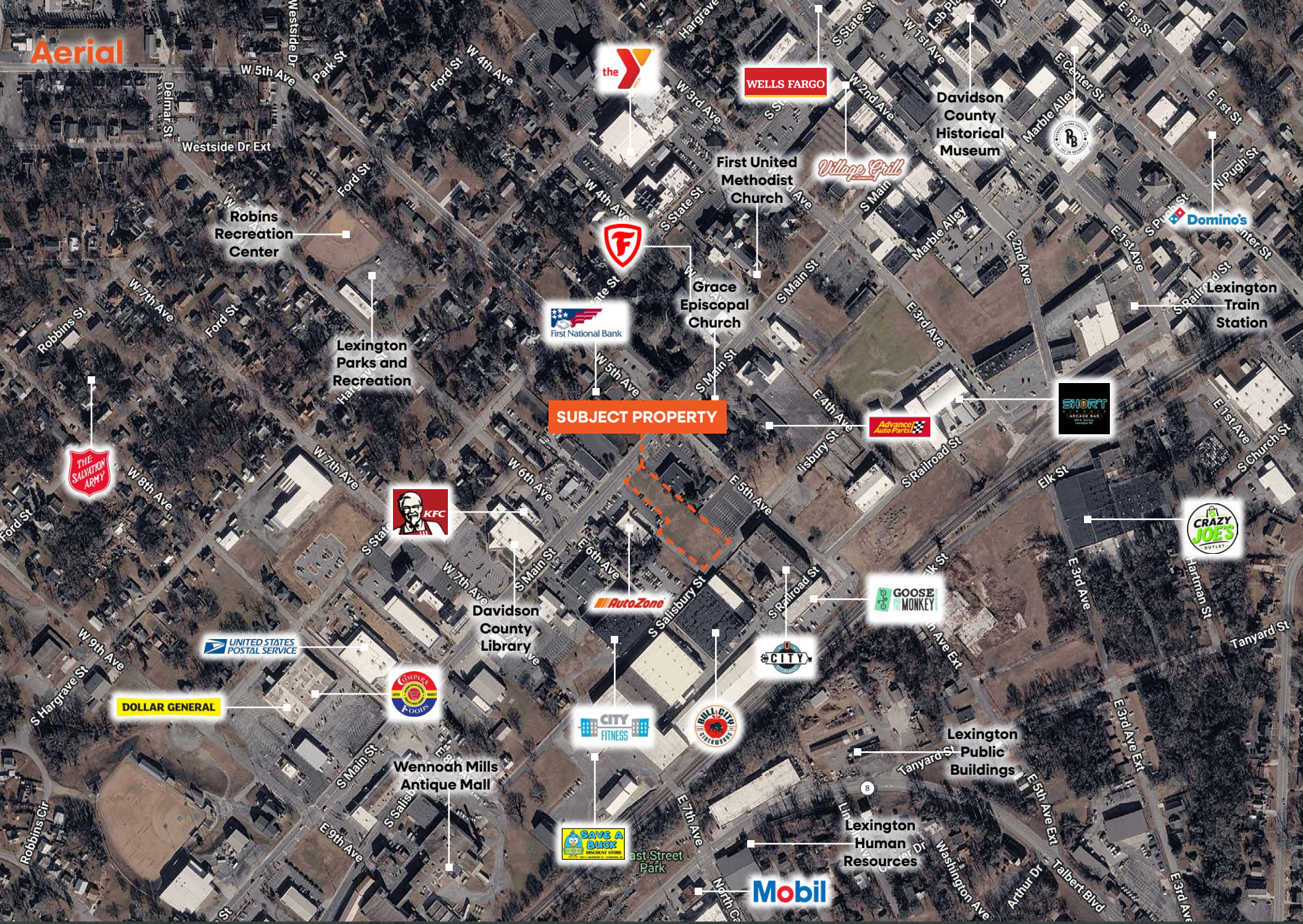


Lot Size
0.929 AC

Investment Highlights

- ✓ **Approved 10-Unit Townhome Site** - 0.929 Acres with Civil Construction Drawings Approved by the City of Lexington
- ✓ **Qualified Opportunity Zone** - Site Sits Within a Designated Opportunity Zone Census Tract
- ✓ **Clean Phase I Environmental Site Assessment** - No On-Site Environmental Concerns Identified and No Further Assessment Recommended
- ✓ **Civil Engineering Complete** - 18-Sheet Civil Set with Water, Sewer & Hydrant Connections Designed to City Mains
- ✓ **Offered via Auction** - Competitive Best Offer Sale Process Open to All Qualified Buyers
- ✓ **Depot District Neighbors** - Across S Salisbury St from Bull City Ciderworks and Goose & the Monkey Brewhouse
- ✓ **Passenger Rail Returning Downtown** - $25M Federally Funded Depot District Station Scheduled for Completion by October 2028
- ✓ **Growing Downtown Residential Pipeline** - Edgewood Lofts Planned for Up to 120 Apartments Next to the Rail Line
- ✓ **Established Retail Corridor** - Adjacent to Advance Auto Parts & AutoZone, Near First National Bank, KFC & Compare Foods
- ✓ **Rising Home Values** - Lexington Average Home Value Up 4.9% Year-Over-Year to $275,047 (Zillow, July 2026)
- ✓ **Siemens Rail Plant Now Open** - $220M, 200-Acre Lexington Facility Delivering 500+ Jobs by 2028
- ✓ **Major Employer Investment** - Nucor's $350M Lexington Rebar Mill and US Foods' 220,000 SF Expansion
- ✓ **Piedmont Triad Connectivity** - Direct I-85 Access and I-285 Connection North to Winston-Salem
- ✓ **Growing County Population** - Davidson County Up 10.2% Over the Past Decade to 180,000+ Residents

Aerial



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Property Overview

Land Site	
Address	509 S Main St, Lexington, NC 27292
County	Davidson
Parcel ID	11113000K0001B
PIN	6725-02-75-2416
Acreage	0.929 AC
Land Area	40,467 SF
Type	Development Land
Zoning Designation	Business District (B)
Current Use	Vacant Land
Street Frontage	S Main St & S Salisbury St
Flood Zone	Zone X - Minimal Flood Hazard
Opportunity Zone	Qualified Opportunity Zone
2025 Assessed Value	$173,320
2025 Property Taxes	$2,270.49
Environmental	Clean Phase I ESA - May 2022

Approved Project	
Product Type	Townhomes
Total Units	10 Units
Density	10.76 Units Per Acre
Parking Provided	28 Spaces
Parking Required	10 Spaces
Front Setbacks	25' (S Main St) | 15' (S Salisbury St)
Side / Rear Setbacks	5' / 5'
Plan Status	Approved for Construction - City of Lexington TRC
Approval Date	Oct-5-2023
Civil Engineer	K2 Engineering NC, PLLC
Survey	ALTA/NSPS - Green Mountain Engineering, PLLC

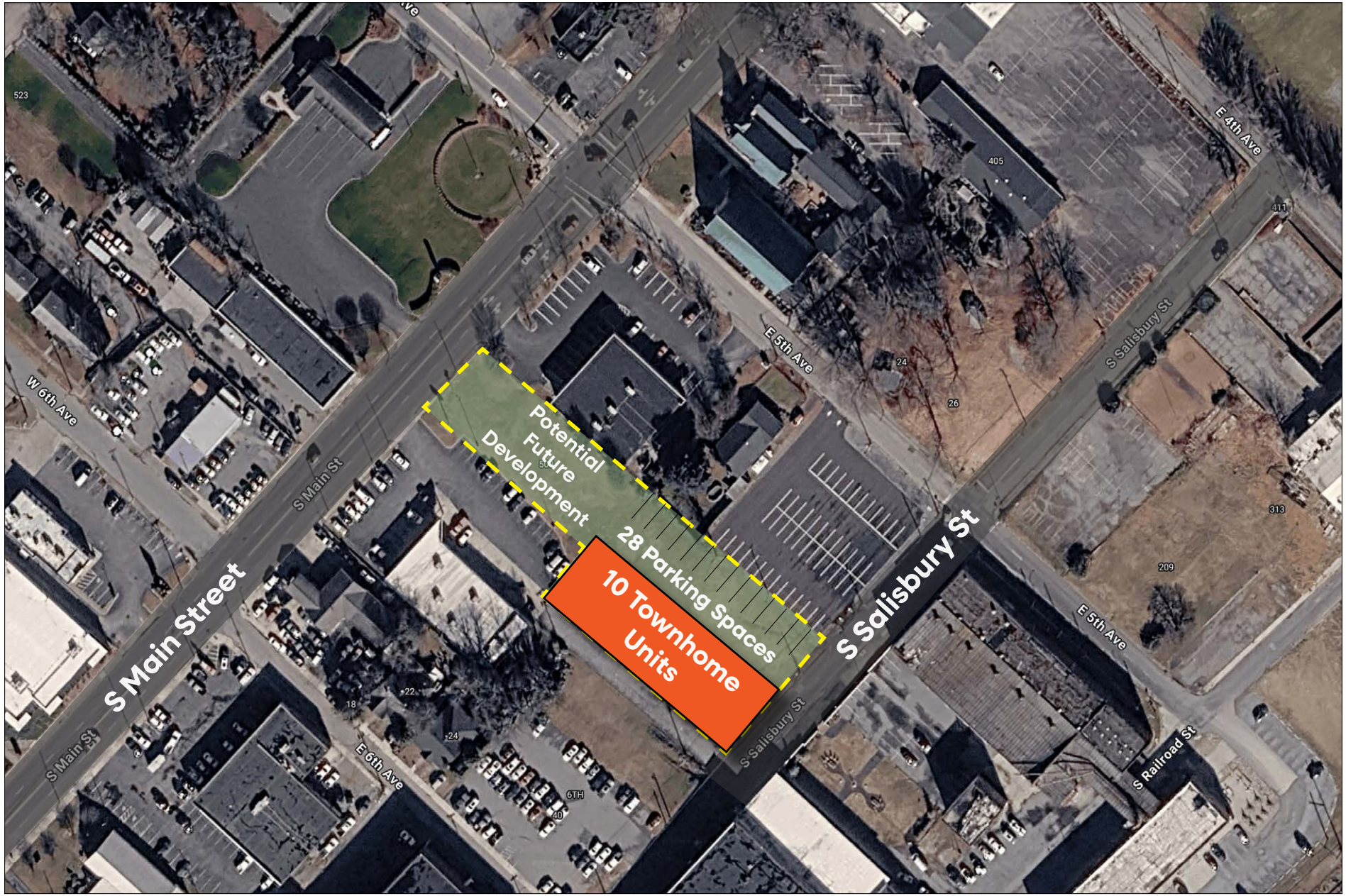
Site Engineering	
Total Disturbed Area	0.69 AC
Proposed Built-Upon Area	0.41 AC
Watershed	Abbotts Creek
Water & Sewer	City of Lexington
Electric & Natural Gas	City of Lexington
Fire Protection	New Public Hydrant
Waste Management	City of Lexington - Trash Enclosure Provided

Pricing

Price	Best Offer
Sale Type	Auction

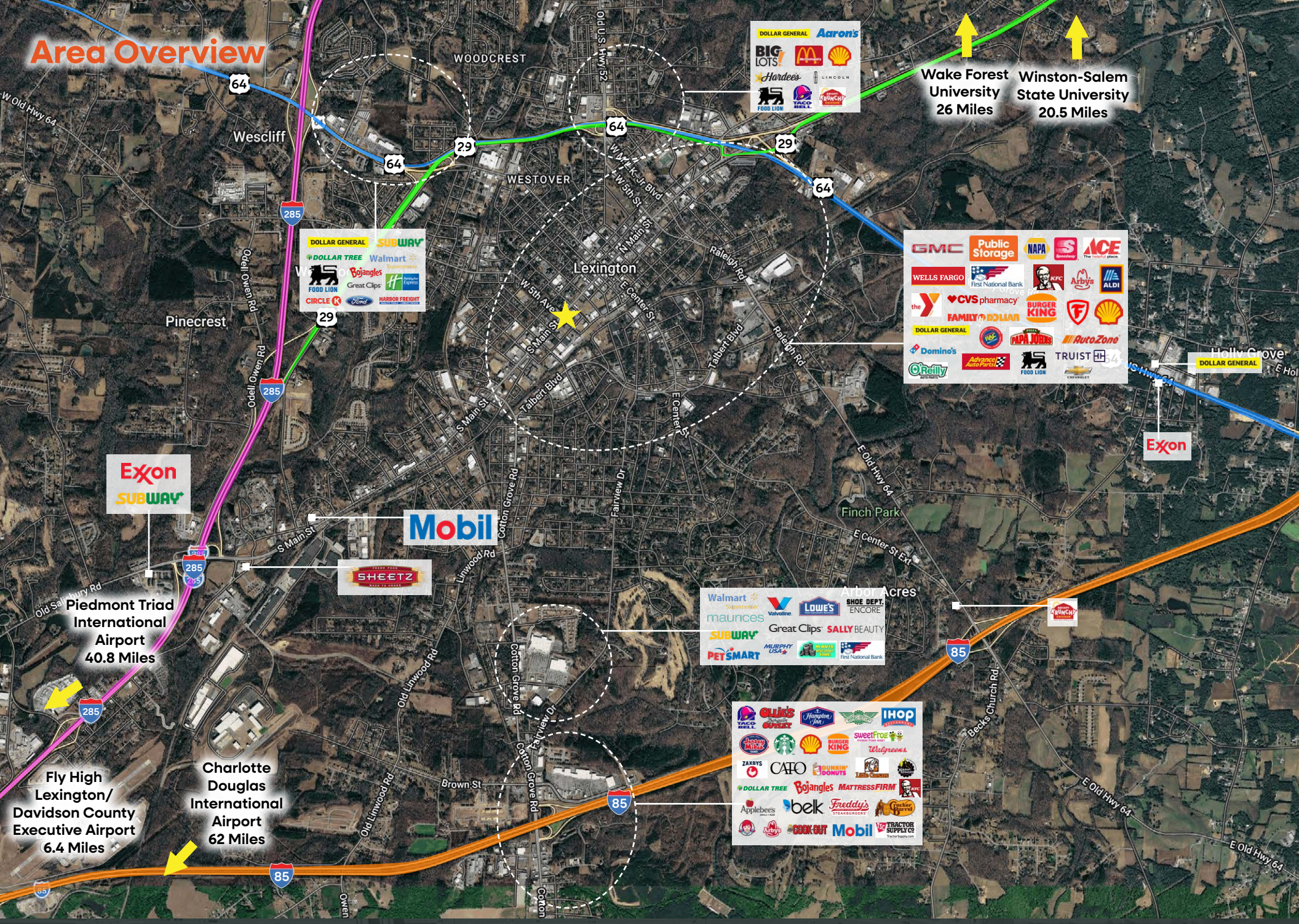
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Site Plan



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Area Overview



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Demographics

1 Mile Radius:

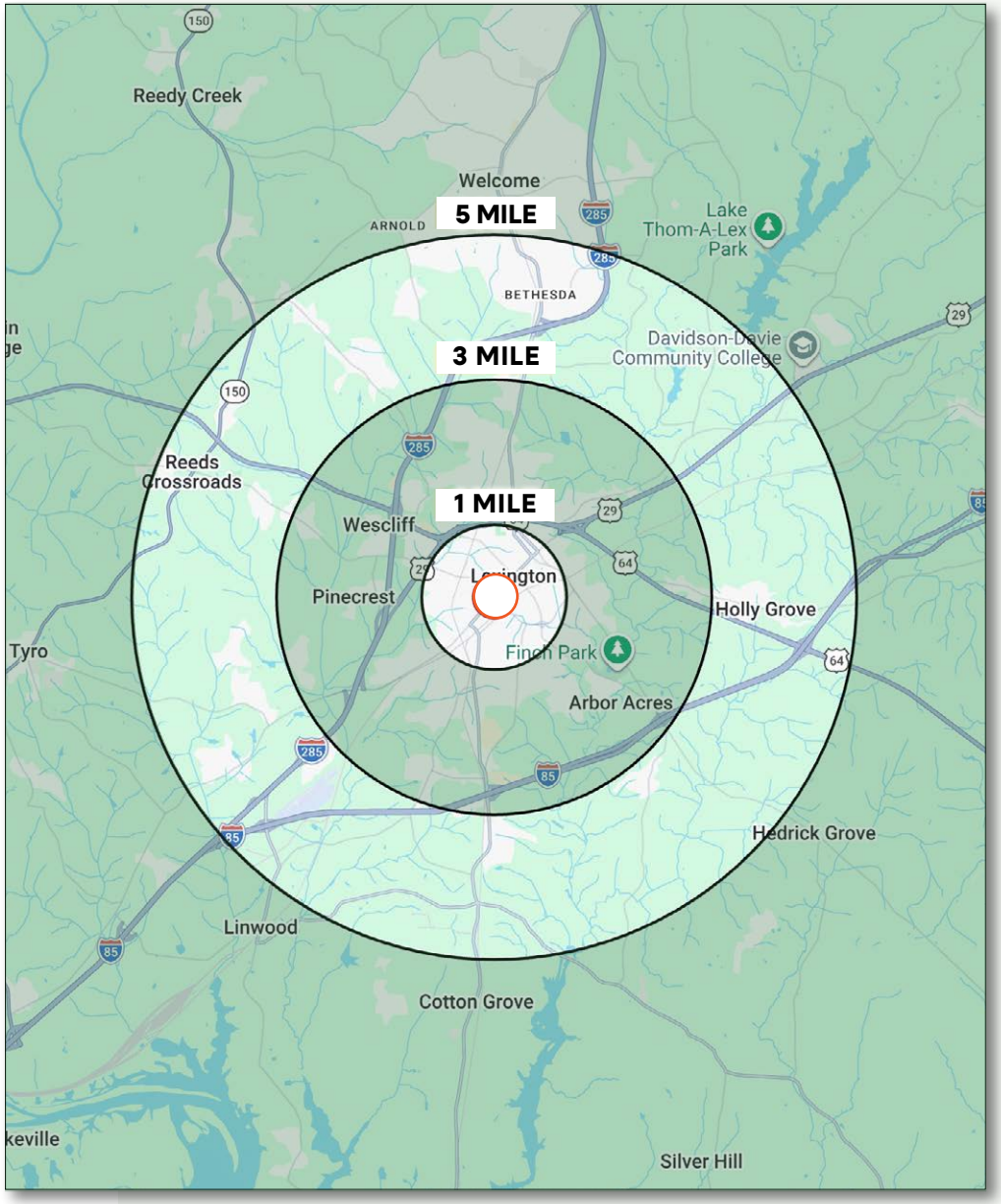
Total Population:	6,556	**Average Household Income:**	$65,342
Households:	2,705	**Median Household Income:**	$46,350
Daytime Population:	6,621		
Median Age:	35.9		

3 Mile Radius:

Total Population:	25,979	**Average Household Income:**	$71,440
Households:	10,659	**Median Household Income:**	$51,292
Daytime Population:	20,452		
Median Age:	37.2		

5 Mile Radius:

Total Population:	41,214	**Average Household Income:**	$79,918
Households:	16,911	**Median Household Income:**	$58,189
Daytime Population:	30,466		
Median Age:	38.4		



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Demographics - 30 Minutes Drive Time



TOTAL RETAIL SALES

Includes F&B

$4,331,792,229

EDUCATION

Bachelor's Degree or Higher

28%

OWNER OCCUPIED HOME VALUE

Average

$300,409

TAPESTRY SEGMENTS

Room to Roam *18,800 households*	Southern Satellites *17,800 households*	Rooted Rural *16,900 households*
Socioeconomic Traits	**Socioeconomic Traits**	**Socioeconomic Traits**
Primarily in the Midwest and South, these metro-area communities feature older, married homeowners in single-family homes. Self-employment is common, with affordable housing, multiple vehicles, and commuting alone the norm.	Located mostly in suburban outskirts, these older and middle-income households include younger families. Many work in manufacturing, health care, or agriculture, with long commutes common and some relying on social security support.	Concentrated in rural South and Appalachia, these communities have stable, long-term homeowners working in manufacturing, agriculture, and services. Mobile homes are common, with multiple cars and long commutes typical.
Household Types	**Household Types**	**Household Types**
Married couples with no kids	Married couples	Married couples
Typical Housing	**Typical Housing**	**Typical Housing**
Single Family	Single Family Detached	Single Family Detached

ANNUAL HOUSEHOLD SPENDING

$6,073	$1,830	$9,080	$6,180
Eating Out	Apparel & Services	Groceries	Health Care

KEY FACTS

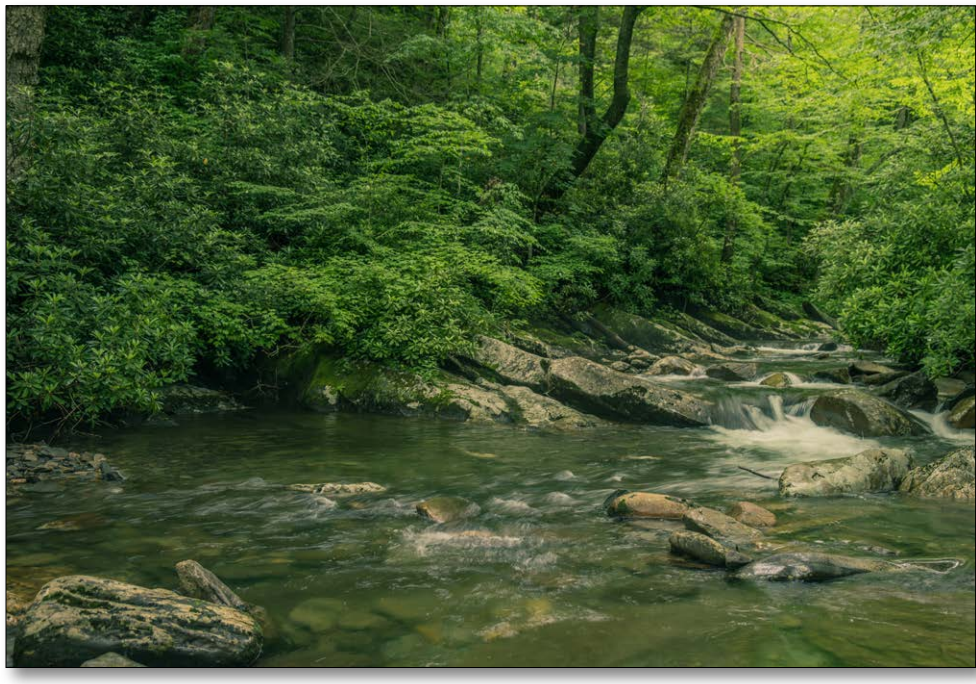
- ✓ Population: 521,029
- ✓ Median Age: 40.6
- ✓ Median Household Income: $63,768
- ✓ Daytime Population: 521,579

Uptown Lexington Overview

Uptown Lexington is the historic commercial heart of Davidson County's county seat, a walkable Main Street district of locally owned shops, restaurants, and civic landmarks. Local favorites include Sophie's Cork & Ale, Village Grill, Southern Lunch, The Eatery, Perfect Blend coffee, and Conrad & Hinkle Food Market, and as the Barbecue Capital of the World, Lexington is home to 13 barbecue restaurants including Lexington Barbecue.

Just steps from Main Street, the Depot District is transforming former textile and furniture buildings into a destination for dining, entertainment, and living. Anchors including Bull City Ciderworks and Goose & the Monkey Brewhouse, home to Pour Folk Provisions Co., occupy the restored former Lexington Home Brands Plant 1 across S Salisbury St from the site, the Breeden Insurance Amphitheater hosts Alive After Five and community festivals, and new apartments and businesses such as City Fitness continue to fill in the district. The City's $25 million federally funded rail project will add two boarding platforms, renovate the historic freight depot as a passenger station, and build a vehicle tunnel at Fifth Avenue, with completion scheduled no later than October 2028. Housing is following, led by Edgewood Lofts, which is converting the former Edgewood Apparel factory into apartments with up to 120 units planned next to the rail line.

Each year in late October, more than 100,000 visitors come to Uptown for the Barbecue Festival, held along an eight-block stretch of Main Street with over 400 exhibitors and five stages of entertainment. This combination of Main Street charm, active redevelopment, and signature events makes downtown Lexington a distinctive, walkable setting for new housing.





City Overview

Lexington, NC - Piedmont Triad Hub

- **Strategic Location:** County seat of Davidson County, centrally located in the Piedmont Triad approximately 20 miles south of Winston-Salem.
- **Excellent Connectivity:** On the I-85 corridor between Charlotte and Greensboro, with I-285 connecting Lexington to I-40 in Winston-Salem.
- **Growing County:** Davidson County's population is estimated at 180,182 in 2025, up 10.2% over the past decade.

Economic Drivers

- **Industrial Base:** Home to 177 manufacturing companies.
- **New Investment:** Nucor's $350 million Nucor Steel Lexington rebar micro mill, with approximately 200 full-time jobs, plus an adjacent $20 million Nucor Rebar Fabrication facility.
- **Distribution Growth:** US Foods expanding its Stock Yards operation into a 220,000 SF facility on Lexington Parkway, bringing 100+ new jobs.
- **Education & Healthcare:** Davidson-Davie Community College and the 94-bed Atrium Health Wake Forest Baptist Lexington Medical Center.
- **Siemens Mobility:** $220 million, 200-acre rail manufacturing and East Coast services hub opened in April 2026, with 500+ jobs committed by 2028 and a projected $1.6 billion impact to the state economy over 12 years.

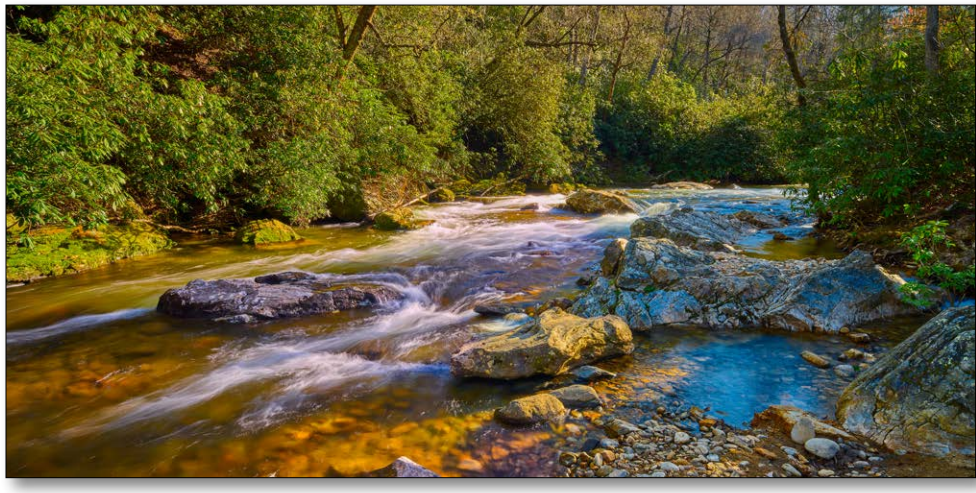
Downtown Momentum

- **Rail Revival:** $25 million federally funded Depot District passenger rail station scheduled for completion no later than October 2028.
- **Downtown Housing:** Edgewood Lofts is converting the former Edgewood Apparel factory and adjoining land into up to 120 apartments next to the rail line.
- **Rising Home Values:** Lexington's average home value is $275,047, up 4.9% over the past year according to Zillow (July 2026).

Tourism & Culture

- **Barbecue Capital of the World:** The annual Barbecue Festival draws more than 100,000 visitors to Uptown each October.





Key Facts

- ✓ **City Population (2020 Census):** 19,632
- ✓ **Davidson County Population (2025 Est.):** 180,182
- ✓ **County Population Growth (2015-2025):** 10.2%
- ✓ **Average Home Value (Zillow, July 2026):** $275,047
- ✓ **Metro Area:** Winston-Salem MSA
- ✓ **Manufacturing Companies:** 177
- ✓ **Barbecue Festival Attendance:** 100,000+ Annually

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