

**Land Available
For Sale**



6.32 Acres on Lake Road

Thomasville, North Carolina 27360

Property Details

- 6.319 Acres
- Located just off exit 102 along I-85
- 50,000 VPD on Interstate
- Zoned M-1 Light Industrial
- Current Zoning allows for commercial uses
- Rear of property lies in flood zone
- Excellent site for gas/c-store



\$450,000

For more information, contact:

Bob Lewis, CCIM

+1 336 214 1799 • blewis@naipt.com

Howard Hawks, CCIM

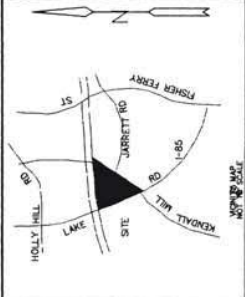
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NAI Piedmont Triad

3005 S. Church St.
Burlington, NC 27215
+1 336 358 3241

naipt.com

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LEGEND
EP EXISTING POWER POLE
EP-1 EXISTING POWER POLE 1
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EP-99 EXISTING POWER POLE 99
EP-100 EXISTING POWER POLE 100

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON
REVIEW OFFICER OF DAVIDSON COUNTY, CERTIFY THAT THIS MAP, WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Bill Colonna, AICP
ASS. SUPERVISOR ADMINISTRATOR
9-6-02

CERTIFICATE OF SUBDIVISION ADMINISTRATION APPROVAL
APPROVAL FOR RECORDING BY THE CITY OF THOMASVILLE, NC
SUBDIVISION ADMINISTRATOR ON THIS 6TH DAY OF September 2002
MUST BE RECORDED WITHIN 30 (THIRTY) DAYS OF THIS DATE.
Bill Colonna, AICP
ASS. SUPERVISOR ADMINISTRATOR

PLAT OF
CV PRODUCTS INC.
PB 28 PG 12

GENERAL NOTES:
1) SETBACKS:
FRONT: 35'
BACK: 20'
SIDES: 20'

- 2) CURRENT ZONING: M1 (LIGHT MANUFACTURING)
- 3) MAXIMUM STRUCTURE HEIGHT: 50'
- 4) TOTAL NUMBER OF LOTS: 5
- 5) TOTAL AREA: +/- 15.195 AC.
- 6) PLAT PREVIOUSLY RECORDED TIED TO ORD. (PB 28 PG 12)

OWNERS: CLIVE VICKERS
42 HIGH TECH BLVD.
THOMASVILLE, NC 27360

COURSE	BEARING	DISTANCE
OK-1	N 47°08'47"W	12.67
OK-2	N 46°25'56"W	45.04
OK-3	N 39°49'07"W	57.00
OK-4	N 57°17'49"W	29.46
OK-5	N 60°13'40"W	74.06
OK-6	N 58°23'33"W	36.45
OK-7	N 76°22'23"W	27.03
OK-8	S 64°17'24"W	23.85
OK-9	S 19°47'56"E	21.15
OK-10	S 17°40'09"W	30.25
OK-11	S 60°44'40"W	38.74
OK-12	N 82°52'30"W	32.09
OK-13	S 75°57'50"W	16.41
OK-14	S 28°26'35"E	21.73
OK-15	S 11°53'19"E	30.91
OK-16	S 20°43'32"W	62.98
OK-17	S 59°51'31"W	28.53
OK-18	N 74°49'38"W	48.66
OK-19	S 67°41'38"W	33.55
OK-20	S 15°56'43"W	40.56
OK-21	S 33°37'30"W	10.44
OK-22	S 33°37'30"W	34.82
OK-23	N 84°23'30"W	45.03
OK-24	S 72°45'09"W	28.77
OK-25	S 47°08'27"W	33.80
OK-26	S 65°26'15"W	42.25
OK-27	N 62°43'29"W	39.02
OK-28	N 78°26'04"W	53.88
OK-29	N 44°28'25"W	111.53
OK-30	N 53°58'08"W	56.35
OK-31	N 31°43'40"W	38.84
OK-32	N 41°52'59"W	42.68
OK-33	N 19°46'18"W	72.69
OK-34	N 16°21'18"W	51.65

LINE	DIRECTION	DISTANCE
L-1	N 18°31'15"E	28.82
L-2	S 72°57'30"E	20.31
L-3	N 45°10'50"W	19.27

CURVE INFORMATION	BEARING	CHORD	RADIUS
C-1	N 89°32'07"E	24.49	30.00
C-2	N 77°31'53"E	70.70	60.00
C-3	S 19°53'12"W	43.82	788.51
C-4	N 65°02'16"E	35.95	2970.00
C-5	N 65°01'32"E	5.84	2970.00

NOTES:
A PORTION OF THIS PROPERTY
IS LOCATED WITHIN A 100-YEAR FLOOD
HAZARD AREA AS PER PB 28 PG 12
NOT ALL IMPROVEMENTS AND
UTILITIES LOCATED
NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR
ANY LOSS RESULTING FROM THE EXERCISE OF ANY
GOVERNMENTAL AGENCY AFFECTING THE USE OF THE
PREMISES AND IS SUBJECT TO ANY FACTS (PRIOR
EASEMENTS AND CONVEYANCES OF RECORD OR FULL
AND ACCURATE TITLE SEARCH).

TRI-COUNTY LAND SURVEYING
11 1/2 WEST MAIN STREET
THOMASVILLE N.C. 27360
(910) 472-9408
LEXINGTON
(910) 243-7429
WINSTON-SALEM
(910) 788-0703



THIS PROPERTY IS LOCATED IN A 100-YEAR FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, DIVISION OF FLOOD CONTROL AND 3/10/82-2002 DATED JUNE 4, 1980.
REVISED 8/23/02: SHOW RELOCATION OF 100 YEAR FLOOD AS SUPPLIED BY THE CITY OF THOMASVILLE ENGINEERING DEPARTMENT.
REVISED 7/22/02: DIVIDE LOT INTO 5 TRACTS.
I, W. LEE COLONNA, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND RECORDING. THE RECORDING OF THIS MAP IS CALCULATED BY LATITUDES AND DEPARTURES. THE ERROR IN CLOSURE IS CALCULATED BY LATITUDES AND DEPARTURES IS 1/10,000. THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 23rd DAY OF AUGUST, 2002.
W. Lee Colonna
SURVEYOR
REG. NO. 3598

LOT 1
PB 28 PG 12
ZONING: M1 (LIGHT MANUFACTURING)

LOT 2
PB 28 PG 12
ZONING: M1 (LIGHT MANUFACTURING)

LOT 3
PB 28 PG 12
ZONING: M1 (LIGHT MANUFACTURING)

LOT 4A
P/O LOT 4
PB 28 PG 12
EXISTING BUILDING
FF = 767.00'

LOT 4C
P/O LOT 4
PB 28 PG 12
EXISTING BUILDING
FF = 767.00'

LOT 4D
P/O LOT 4
PB 28 PG 12
EXISTING BUILDING
FF = 767.00'

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FILED
DAVIDSON COUNTY NC
09/06/2002 3:37 PM
RONALD W. CALLICUTT
Register of Deeds

THIS MAP IS BASED UPON A SURVEY MADE BY THE SURVEYOR. THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ESTABLISHED PLAT RECORDING OFFICE.

SCALE
1" = 100'

SURVEY FOR CV PRODUCTS INC HIGH TECH BOULEVARD									
COUNTY	DAVIDSON	TOWNSHIP	THOMASVILLE	STATE	NC	DATE	9-18-99	SCALE	1" = 100'
TAX ID.	16-338-136.4						JOB NO.	021867	



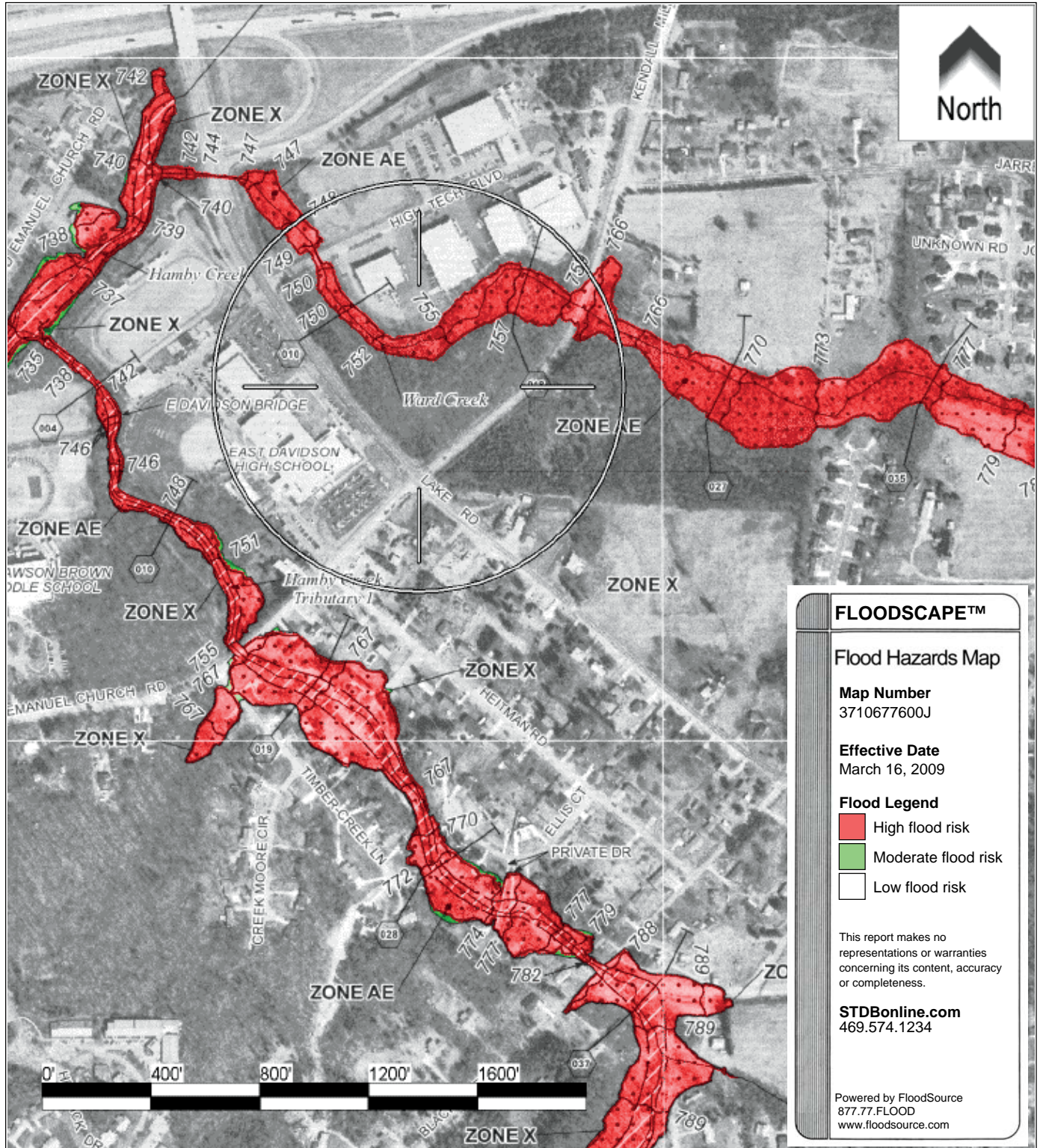
STDBONLINE.com

**FLOODSOURCE
FLOODSCAPE™**



PROPERTY ADDRESS:

35.85058, -80.099735



FLOODSCAPE™

Flood Hazards Map

Map Number
3710677600J

Effective Date
March 16, 2009

Flood Legend

- High flood risk
- Moderate flood risk
- Low flood risk

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469.574.1234

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