

513 Vision Drive

Asheboro, North Carolina 27203

Property Features

- 97.075 acres of vacant land
- Zoned B2/R15
- Highest and best use for Randolph zoning would be industrial or commercial development
- Located only .2 of a mile from I-74 with 1,978' of frontage on Vision Drive
- All utilities available
- **For Sale: \$950,000.00 (\$9,786.25/acre)**

Bob Lewis, CCIM, SIOR

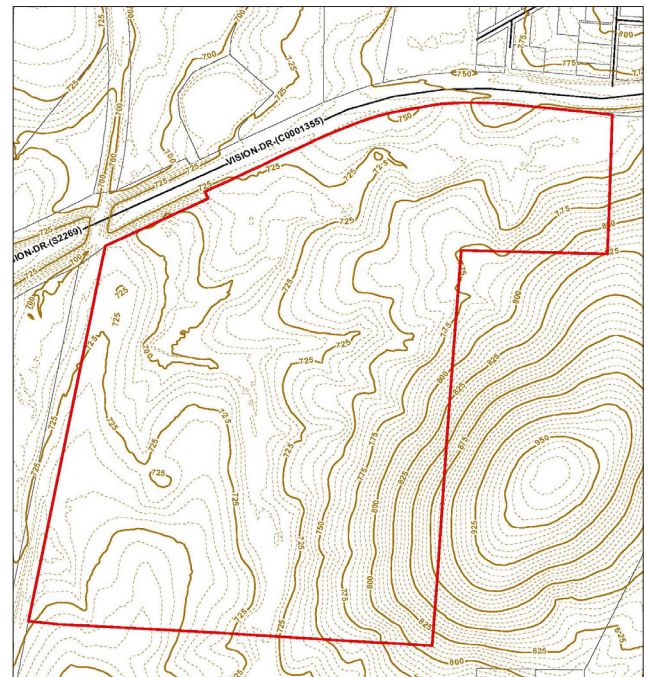
336 214 1799

blewis@naipt.com

Howard Hawks, CCIM

336 516 2458

hhawks@naipt.com



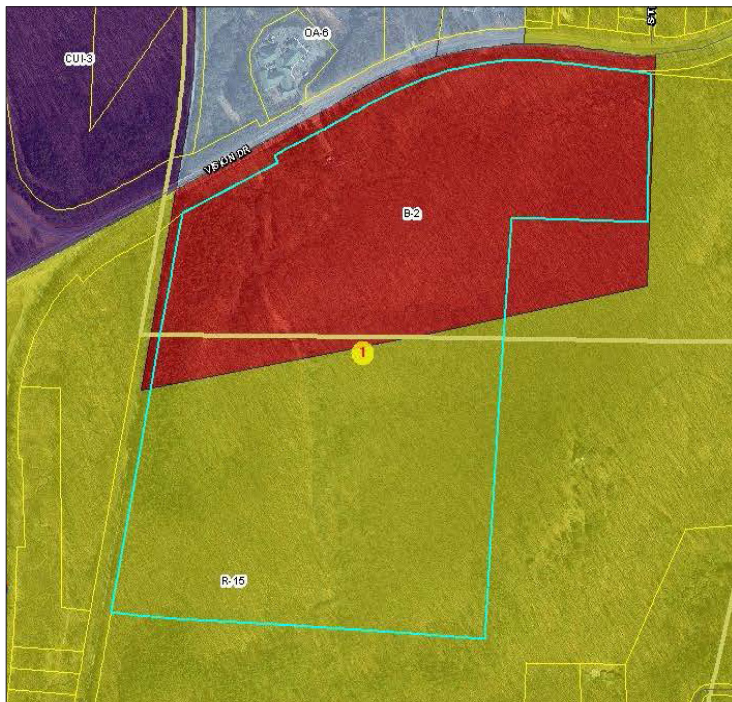
3005 S Church St

Burlington, North Carolina 27215

+1 336 358 3241

naipt.com

Development Opportunity Roswell Farms



513 Vision Drive

Asheboro, North Carolina 27203

Demographics

2017	1 Mile	3 Miles	5 Miles
Population	1,663	24,494	39,405
Total HH	659	9,643	15,344
Avg. HH Income	\$62,804	\$50,995	\$53,864

Development Opportunity Roswell Farms

"I, William C. Burrow, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 2029, page 759, etc.) (together, that the boundaries not surveyed are clearly indicated as drawn from information found in Book 2029, page 759, etc.) that the ratio of precision or positional accuracy calculated is 1: 30000, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, license number and seal this 24 day of JULY, A.D., 2017.

Seal or Stamp
William C. Burrow
Professional Land Surveyor
L-2497



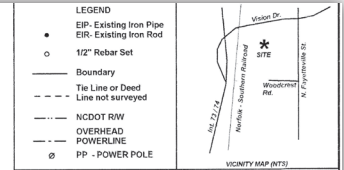
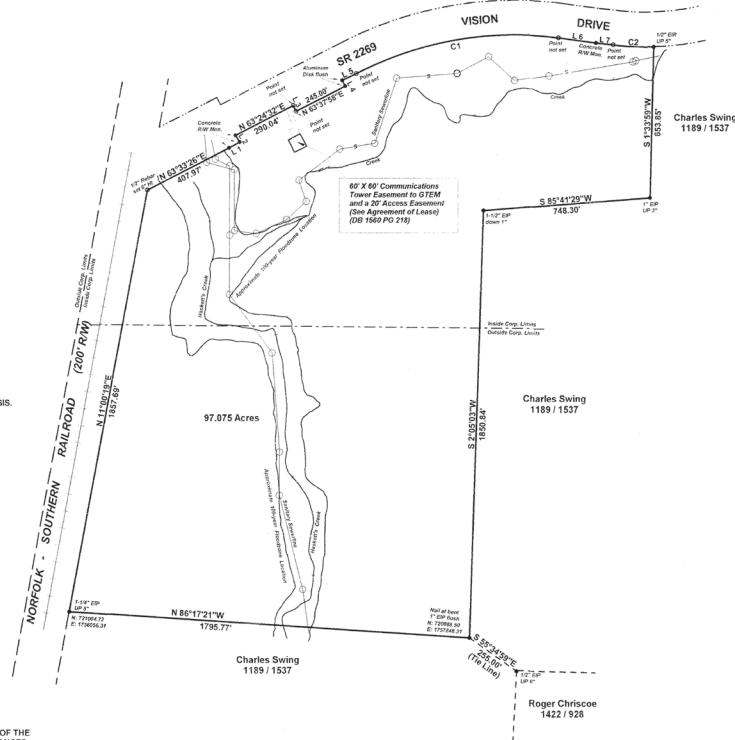
I, William C. Burrow, certify that this map was drawn under my supervision from an actual GPS/GNSS survey made under my supervision and the following information was used to perform the survey:
(1) Class of survey: Class A
(2) Positional accuracy: <0.10'
(3) Type of GNSS field procedure: Real-Time Kinematic Networks
(4) Dates of survey: July 10, 2017
(5) Datum/EPOCH: NAD83(2011) 2010.00
(6) Published/Fixed-control use: North Carolina Real Time Network
(7) Geoid model: Geoid 12B
(8) Combined grid factor(s): 0.99988729
(9) GPS/GNSS Scale Point:
N: 723.553.47 E: 4,758,309.15
(10) Units: US Survey Feet

NOTES
1. FOR DEED REFERENCE SEE DEED BOOK 2029 PAGE 759.
2. SEWERLINE AND CREEK LOCATIONS BY RANDOLPH AND ASHEBORO CITY GIS.
3. NO PUBLISHED NGS MONUMENT FOUND WITHIN 2000'.

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 AGREEMENTS) THAT MAY BE DISCLOSED BY AN ABSTRACT OR FULL AND ACCURATE TITLE SEARCH.

THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

William C. Burrow
SURVEYOR L-2497



Curve	Delta Angle	Radius	Acc	Tangent	Chord	Chord Bearing
1	24°10'27"	1145.05	483.54	245.42	479.96	N 84°54'34"E
2	8°29'56"	1221.06	161.14	90.74	180.57	S 87°15'12"E

Line	Bearing	Distance
1	N 62°21'56"E	54.13'
2	N 32°06'32"W	34.27'
3	S 28°29'22"E	27.20'
4	N 26°29'22"W	28.16'
5	N 69°51'05"E	69.61'
6	S 82°30'48"E	185.44'
7	S 64°02'54"E	78.26'

BK 153 PG 10 (1)
This document presented and filed:
07/25/2017 03:10:39 PM
PLAT RECORDING
Fee \$21.00
20061414
Randolph County North Carolina
Krista M. Lowe, Register of Deeds

OWNER: Roswell Farms, LLC.
2173 Smith Harbour Dr.
Denver, NC 28037

RECORDED IN PLAT BOOK PAGE

SURVEY FOR
ROSSELL FARMS, LLC.
CITY OF ASHEBORO
RANDOLPH COUNTY NORTH CAROLINA ASHEBORO TOWNSHIP
JULY 24, 2017 SCALE: 1" = 300'
SURVEY BY: BURROW SURVEYS, INC. C-0056
4483 FORK CREEK MILL RD.
SEAGROVE, NC 27341
(336) 879 - 5553
PIN# 7752721353



PROJECT NO. 5122