

MEBANE OAKS & FIELDALE ROAD

MEBANE, NORTH CAROLINA, 27302

PLANNED MULTI-TENANT RETAIL



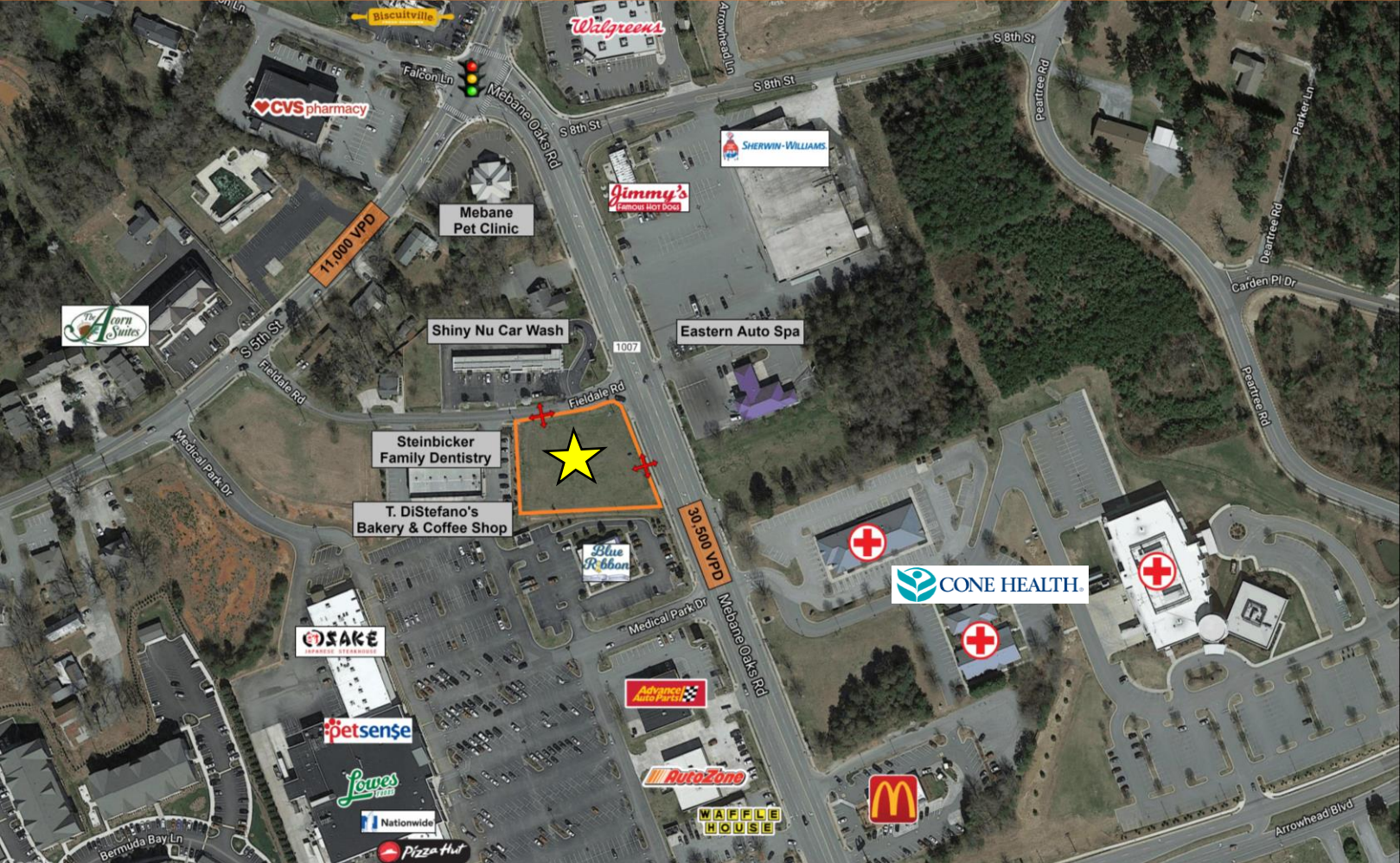
- ### HIGHLIGHTS
- 0.88 Acres available for BTS or Ground Lease
 - Easy access at Exit 154 from I-40/I-85
 - Great visibility to Mebane Oaks Road
 - Zoned B-2 (General Business)
 - Ideal opportunity for Medical, Office, or Retail
 - Near Tanger Outlets & Cone Health/Alamance Regional Medical Center
 - 30,500 VPD on Mebane Oaks Road



Bell Commercial Inc. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SITE AERIAL

Mebane Oaks & Fieldale Road. | Mebane, NC 27302



Steve Ellis | Steve@BellCommercial.net | 336.209.5262

DEVELOPMENT MAP

Recent development within Mebane's jurisdiction that is proposed, approved, or under construction

1 The Meadows
+/- 132 Acres
318 Single Family Homes & 51 Townhomes

2 Mebane Park +/- 31.694 Acres
New Community Park with multiple athletic fields and activities

3 Signature Mebane Apartments
+/- 42.48 Acres
264 Apartments

4 Courtyards at Magnolia Glen
+/- 86.65 Acres
244 Single Family Homes

5 Havenstone
+/- 34.29 Acres
169 Single Family Homes

6 The Villas on 5th Street
+/- 35.11 Acres
106 Single Family Homes

7 The Flats at Arrowhead
+/- 18.46 Acres
162 Apartments

8 The Villages at Copperstone
+/- 8.39 Acres
31 Single Family Homes & 19 Townhomes

9 Woodlawn Estates +/- 25.83 Acres
25 Single Family Homes

10 Cambridge Park +/- 238 Acres
600 Single Family Homes
131 Townhomes

11 The Townes at Oakwood Square
+/- 18.11 Acres
88 Townhomes

12 Mebane Towne Center
+/- 45.74 Acres & +/- 49,252 SF Retail
171 Townhomes & 416 Apartments

13 The Retreat at Lake Michael
+/- 15.57 Acres
43 Single Family Homes

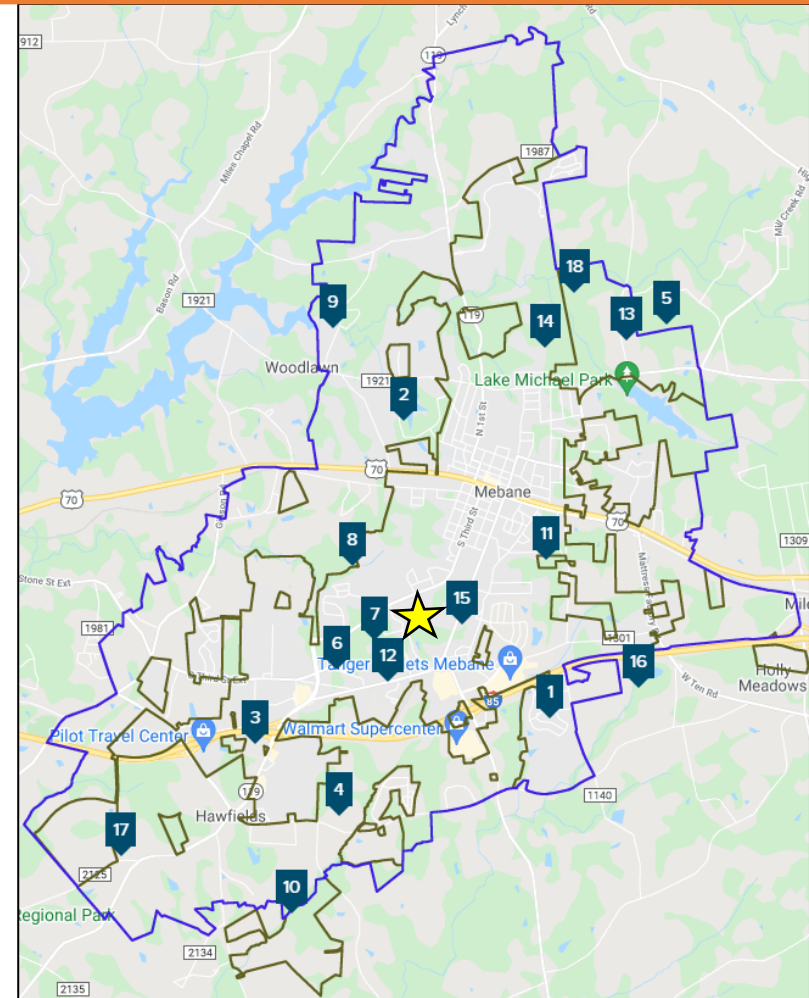
14 Stagecoach Corner
+/- 15.92 Acres
35 Single Family Homes

15 The Russell on Baker
+/- 8.13 Acres
60 Apartments – Age 55 and Over

16 Bowman Village & Bowman Place
+/- 69.22 Acres
177 Single Family Homes

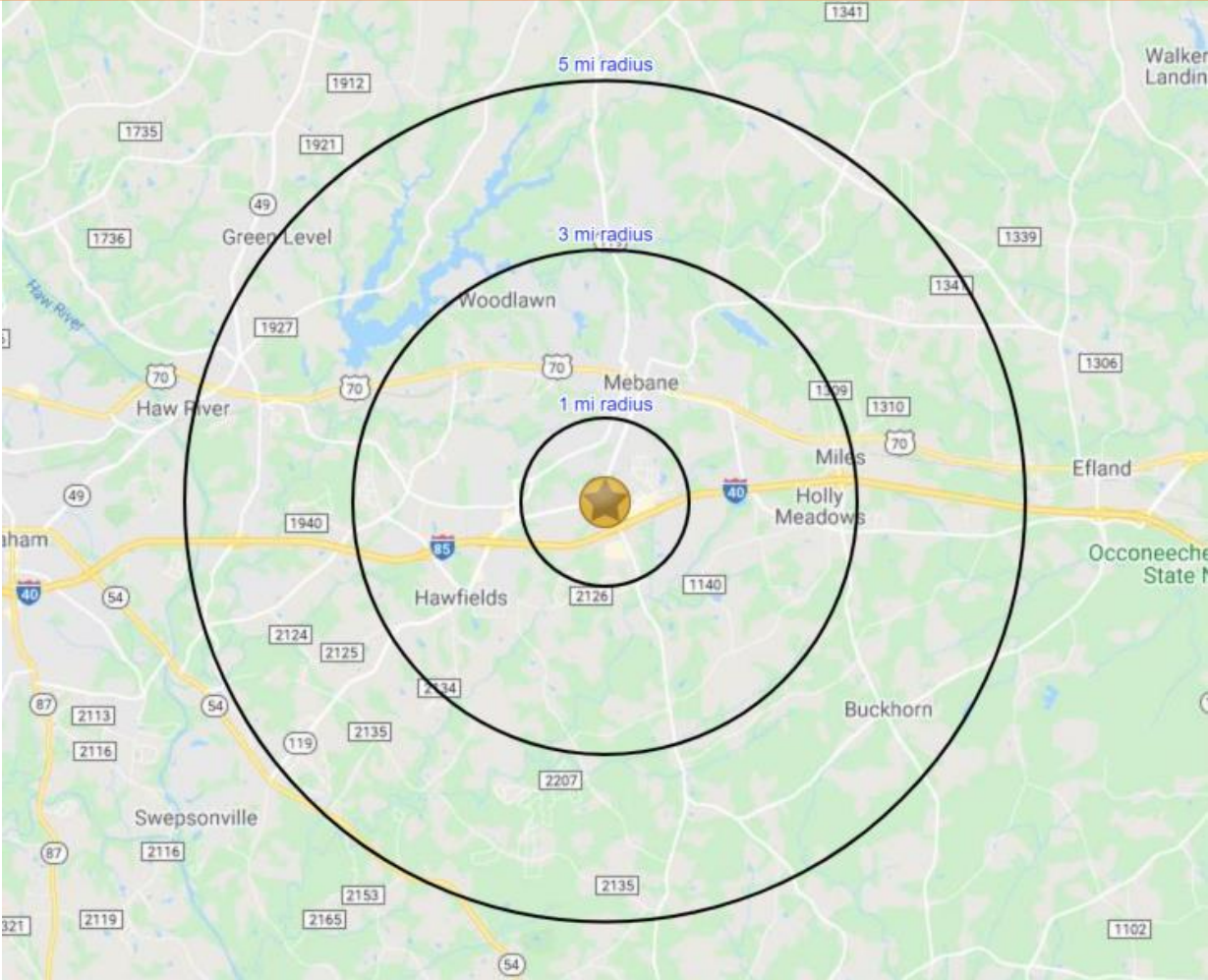
17 Summerhaven
+/- 77.90 Acres
78 Single Family Homes

18 Tupelo Junction +/- 93.50 Acres
181 Single Family Homes



DEMOGRAPHIC RADIUS MAP

Mebane Oaks & Fieldale Road. | Mebane, NC 27302



Steve Ellis



Steve@BellCommercial.net



336.209.5262

1, 3 & 5-MILE DEMOGRAPHICS

Mebane Oaks & Fieldale Road. | Mebane, NC 27302



Mebane Oaks & Fieldale Road Mebane, NC 27302

	1 mi	3 mi	5 mi	
POPULATION	2021 Estimated Population	7,268	21,544	36,144
	2026 Projected Population	8,850	24,795	40,448
	2010 Census Population	4,012	15,891	29,190
	2000 Census Population	2,879	12,418	23,541
	Projected Annual Growth 2021 to 2026	4.4%	3.0%	2.4%
	Historical Annual Growth 2000 to 2021	7.3%	3.5%	2.5%
HOUSEHOLDS	2021 Estimated Households	3,062	9,033	14,788
	2026 Projected Households	3,619	10,165	16,246
	2010 Census Households	1,625	6,516	11,644
	2000 Census Households	1,159	4,942	9,250
	Projected Annual Growth 2021 to 2026	3.6%	2.5%	2.0%
	Historical Annual Growth 2000 to 2021	7.8%	3.9%	2.9%
AGE	2021 Est. Population Under 10 Years	14.1%	13.4%	12.9%
	2021 Est. Population 10 to 19 Years	12.9%	12.8%	12.9%
	2021 Est. Population 20 to 29 Years	13.6%	12.5%	11.5%
	2021 Est. Population 30 to 44 Years	22.2%	21.7%	20.6%
	2021 Est. Population 45 to 59 Years	18.7%	18.7%	19.6%
	2021 Est. Population 60 to 74 Years	13.7%	15.4%	16.5%
	2021 Est. Population 75 Years or Over	4.8%	5.5%	5.9%
	2021 Est. Median Age	35.0	36.5	38.2

Mebane Oaks & Fieldale Road Mebane, NC 27302

	1 mi	3 mi	5 mi	
MARITAL STATUS & GENDER	2021 Est. Male Population	48.6%	48.2%	48.2%
	2021 Est. Female Population	51.4%	51.8%	51.8%
	2021 Est. Never Married	32.5%	29.9%	28.8%
	2021 Est. Now Married	49.7%	50.7%	51.5%
	2021 Est. Separated or Divorced	12.0%	13.7%	14.3%
	2021 Est. Widowed	5.7%	5.7%	5.4%
INCOME	2021 Est. HH Income \$200,000 or More	5.2%	3.7%	4.1%
	2021 Est. HH Income \$150,000 to \$199,999	3.7%	4.3%	5.1%
	2021 Est. HH Income \$100,000 to \$149,999	15.0%	15.9%	15.5%
	2021 Est. HH Income \$75,000 to \$99,999	18.9%	18.1%	15.8%
	2021 Est. HH Income \$50,000 to \$74,999	18.1%	16.2%	18.0%
	2021 Est. HH Income \$35,000 to \$49,999	14.7%	15.5%	15.1%
	2021 Est. HH Income \$25,000 to \$34,999	7.1%	8.7%	9.1%
	2021 Est. HH Income \$15,000 to \$24,999	9.4%	9.1%	9.4%
	2021 Est. HH Income Under \$15,000	7.8%	8.5%	7.8%
	2021 Est. Average Household Income	\$73,750	\$70,224	\$74,123
	2021 Est. Median Household Income	\$62,488	\$61,053	\$61,116
	2021 Est. Per Capita Income	\$31,107	\$29,465	\$30,358
	2021 Est. Total Businesses	232	753	972
2021 Est. Total Employees	2,867	8,979	12,043	

Steve Ellis

Steve@BellCommercial.net

336.209.5262