



**WOODCREST**  
CAPITAL, LLC

# 1.2 Ac Marion NC Pad Site

550 N Main St | Marion NC



### Traffic Counts

North Main Street	12,290 VPD
East Court Street	10,735 VPD
Fleming Avenue	2,625 VPD

### Demographics

	1-mile	3-mile	5-mile
Population	3,859	14,416	23,156
Households	1,587	5,870	9,268
Average HH Income	\$50,092	\$52,899	\$55,446

\*Demographics provided by CoStar Group, www.costar.com, 2020 dataset

**LAND FOR  
SALE**

**ACRES:  
+/- 1.2**

**ZONING:  
"C2" General  
Business**

**(817) 927-0050**

**Woodcrest Capital, LLC**

3113 South University Drive, Suite 600  
Fort Worth, TX 76109  
www.woodcrestcapital.com

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

**(817) 927-0050 | woodcrestcapital.com**

# 1.2 Ac Marion NC Pad Site

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3113 South University Drive, Suite 600  
Fort Worth, TX 76109

1.2 ACRES MARION NC PAD SITE | Marion, North Carolina

### LEGAL DESCRIPTION

The entire 1.2-acre parcel, being a portion of the County of Marion, State of North Carolina, more particularly described as follows: ...

### NOTES CORRESPONDING TO SCHEDULE B

1. Schedule B refers to the plat of the Survey shown on Schedule B of this Survey. ...

### NOTES CORRESPONDING TO SCHEDULE C

1. Schedule C refers to the plat of the Survey shown on Schedule C of this Survey. ...

### NOTES CORRESPONDING TO SCHEDULE D

1. Schedule D refers to the plat of the Survey shown on Schedule D of this Survey. ...

## ALTA/NSPS LAND TITLE SURVEY

SCALE: 1" = 40'  
SHEET IS ONE OF TWO SHEETS  
REF. PLAT NO. 1 NOTED HEREON

**STANDARD LEGEND**

**SITE DATA**

**IMPROVEMENT NOTES**

**SURVEYOR NOTES**

**VICINITY MAP**

**811**  
Know what's below  
Call before you dig.

### SHORT PROPERTY DESCRIPTION

MARION TOWNSHIP, MCDOWELL COUNTY, NORTH CAROLINA  
NOVEMBER 12, 2019

### ALTA/NSPS LAND TITLE SURVEY

SUBSCRIBER CERTIFICATION

FOR THE INSURANCE BANK AND FIRST AMERICAN TITLE INSURANCE COMPANY

I, MICHAEL F. FELDINGER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE SURVEY DATA AND THE RECORDS OF THE PUBLIC RECORDS TO WHICH I HAVE HAD ACCESS. ...

DATE OF SURVEY: 11/12/19  
TIME OF DAY: 10:30 AM  
PLACE OF SURVEY: 550 N. MAIN STREET, MARION, NC 28757

WITNESSE ME: [Signature]  
DATE: 11/12/19

<b>PREPARED FOR:</b> INDEPENDENT BANK	<b>PROJECT LOCATION:</b> 550 N. MAIN STREET MARION, NC 28757	<b>FILED DATE:</b> NOVEMBER 12, 2019	<b>SHEET 1 OF 2</b>
<b>FOR:</b> MICHAEL F. FELDINGER, PLS REGISTERED PROFESSIONAL SURVEYOR STATE LICENSE NO. P-1008	<b>REGISTERED PROFESSIONAL SURVEYOR:</b> MICHAEL F. FELDINGER, PLS REGISTERED PROFESSIONAL SURVEYOR STATE LICENSE NO. P-1008	<b>DATE:</b> NOVEMBER 12, 2019	<b>REVISIONS:</b> NOVEMBER 12, 2019

STATE OF NORTH CAROLINA  
COUNTY OF MCDOWELL  
FILED FOR RECORD