



Colon Road

Sanford , North Carolina 27330

Property Highlights

- ±43 acres
- Access to dual rail: CSX and Norfolk Southern
- Accessibility to highways:
- 3 Minutes to US Hwy. 1 and US Hwy. 421
- 18 Minutes to I-540 (RTP/RDU)
- 27 Minutes to I-40 (Raleigh)
- Zoning: Heavy Industrial District
- Water to site and sewer nearby
- US Hwy. 1, Exit 71: 2 Miles, Sanford: 4 Miles
- Sales price: \$25,000/acre



For more information

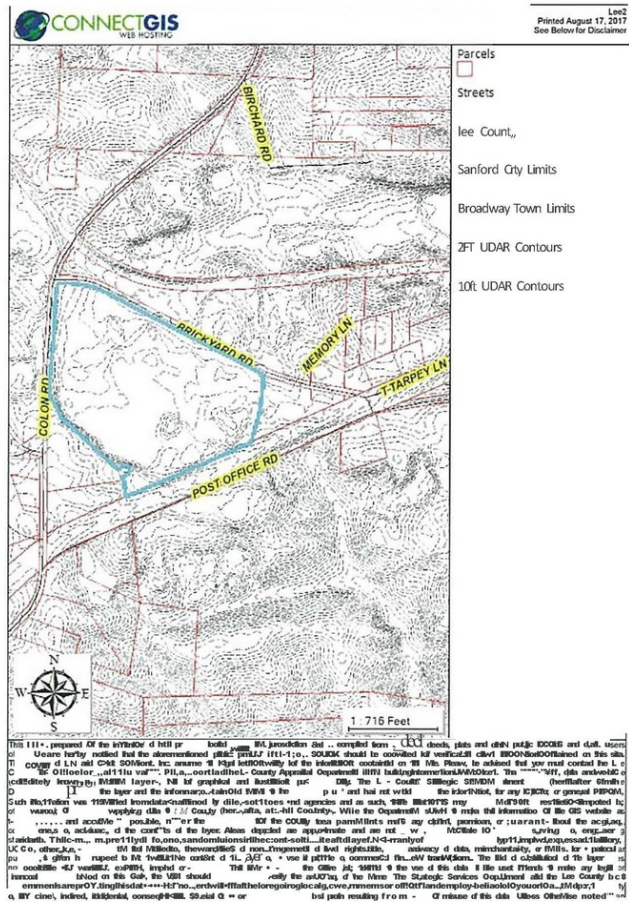
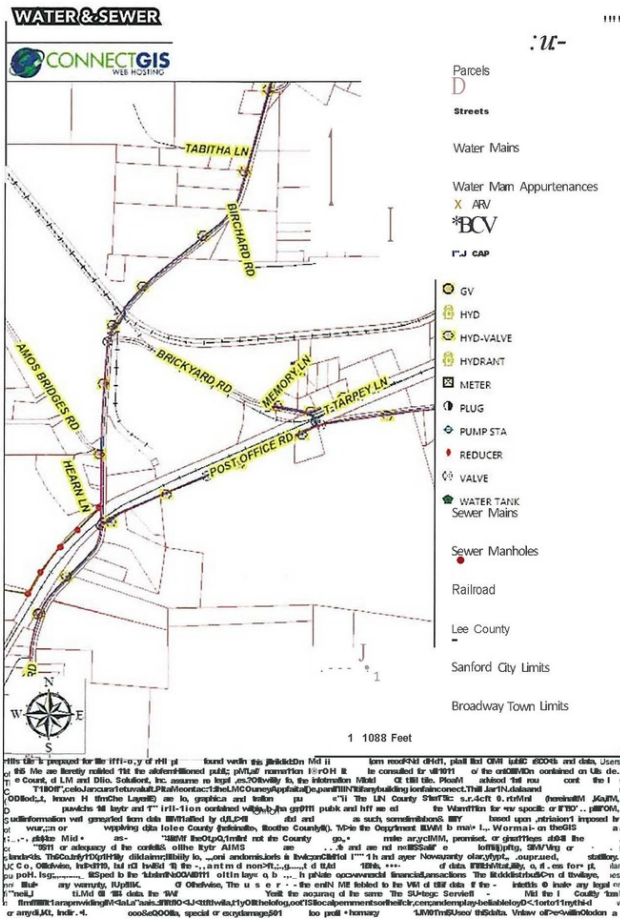
Carson Wilson

O: 919 714 7122 | C: 919 356 9254
cwilson@naicarolantic.com

Michael Wallace

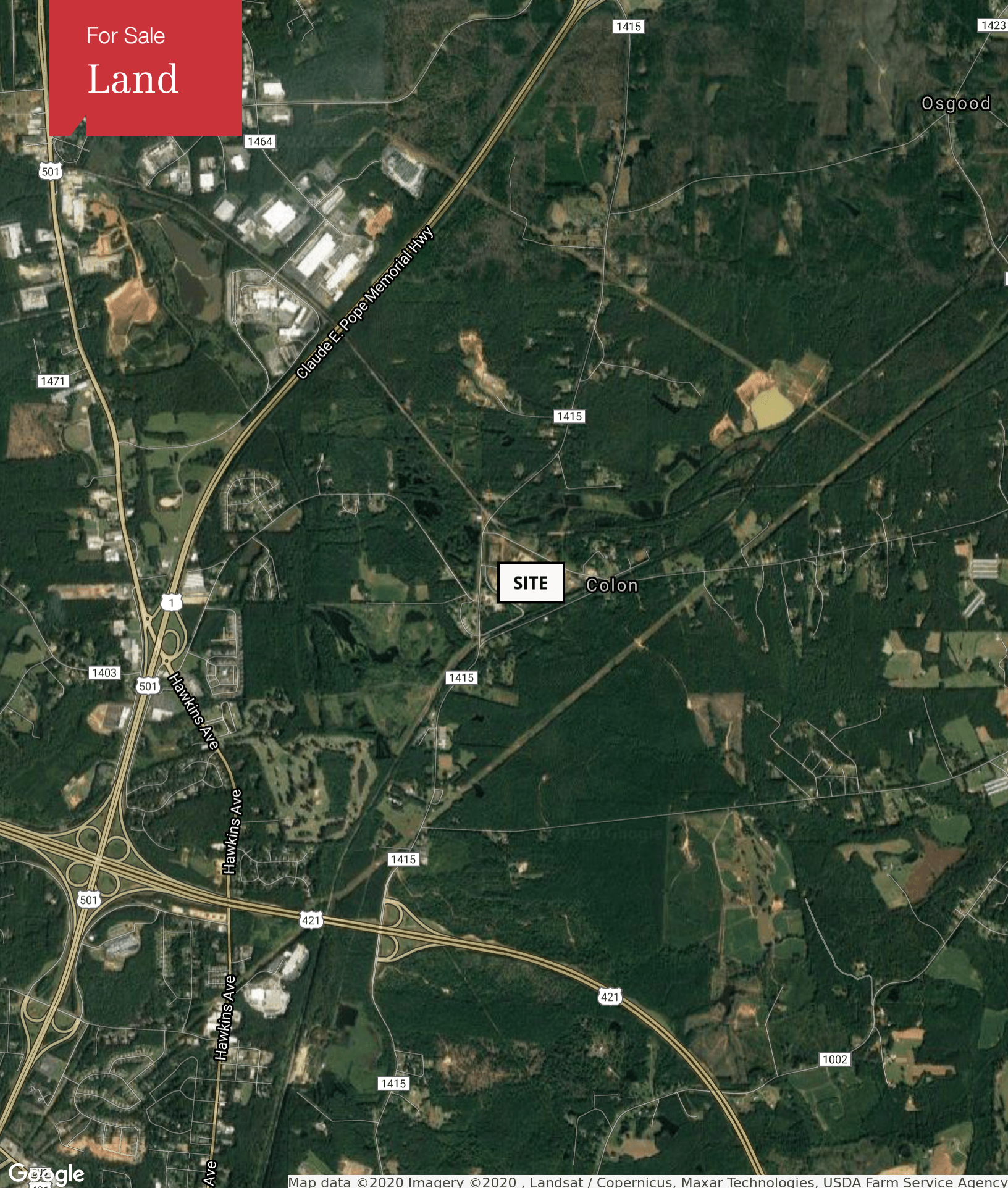
O: 919 516 8673 | C: 919 219 1112
mwallace@naicarolantic.com

For Sale Land



Source: Lee County Connect GIS

For Sale
Land



Map data ©2020 Imagery ©2020 , Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

TRI PROPERTIES

NAI Carolantic Realty

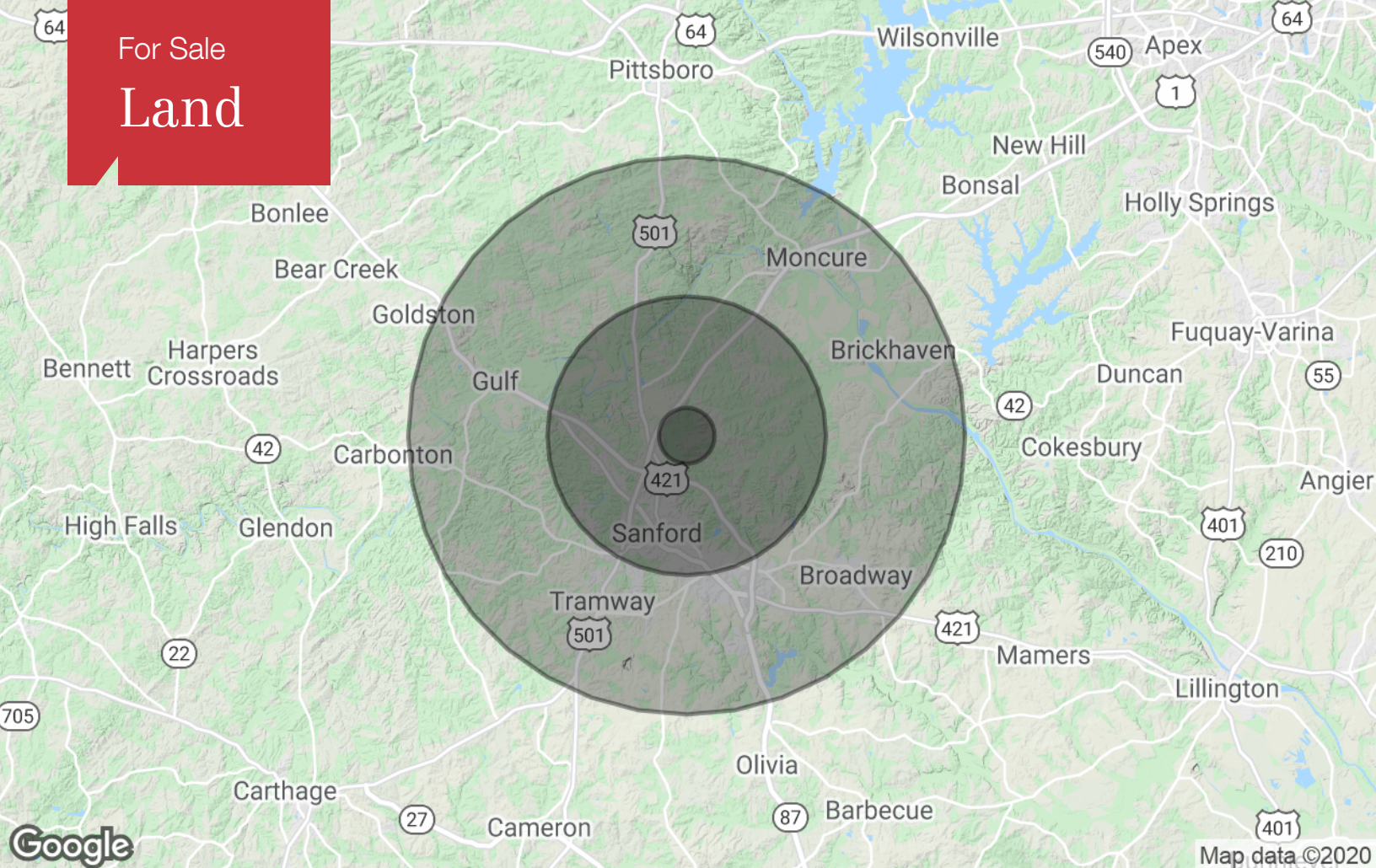
Tri Properties | NAI Carolantic Realty, Inc. makes no warranty whatsoever with respect to the accuracy of the information contained herein or properties represented, including any (A) warranty of fitness for a particular purpose; or (B) warranty of title; whether express or implied by law, course of dealing, course of performance, usage of trade or otherwise. Projections, opinions, assumptions or estimates are provided for illustration only and do not reflect current or future performance of the property. Information is provided subject to, without notice (i) errors, omissions, change of availability, price, or other conditions, and (ii) prior sale, lease or financing or withdrawal, and special listing conditions. No warranties or representations are made as to the condition of the property or hazards contained therein, nor are any to be implied.

5121 Kingdom Way, Suite 200
Raleigh, NC 27607
919.832.0594
<https://naicarolantic.com>

in

64

For Sale
Land



Population

| | 1 Mile | 5 Miles | 10 Miles |
|---------------------|--------|---------|----------|
| TOTAL POPULATION | 267 | 25,023 | 61,433 |
| MEDIAN AGE | 40.5 | 34.8 | 37.0 |
| MEDIAN AGE (MALE) | 41.7 | 32.2 | 36.0 |
| MEDIAN AGE (FEMALE) | 39.8 | 37.9 | 38.3 |

Households & Income

| | 1 Mile | 5 Miles | 10 Miles |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 113 | 9,328 | 23,217 |
| # OF PERSONS PER HH | 2.4 | 2.7 | 2.6 |
| AVERAGE HH INCOME | \$65,449 | \$52,021 | \$55,463 |
| AVERAGE HOUSE VALUE | \$162,884 | \$174,100 | \$163,624 |

* Demographic data derived from 2010 US Census