



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



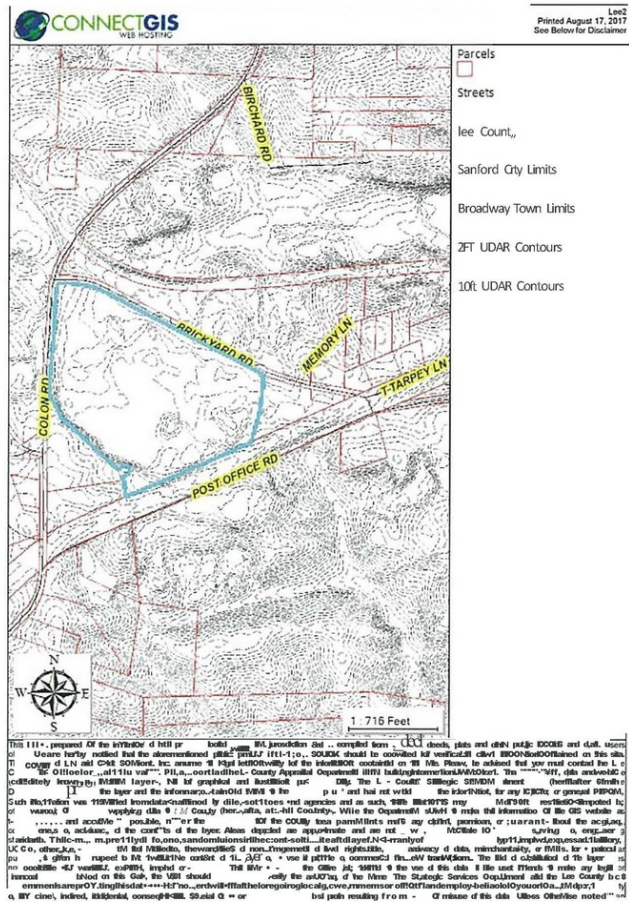
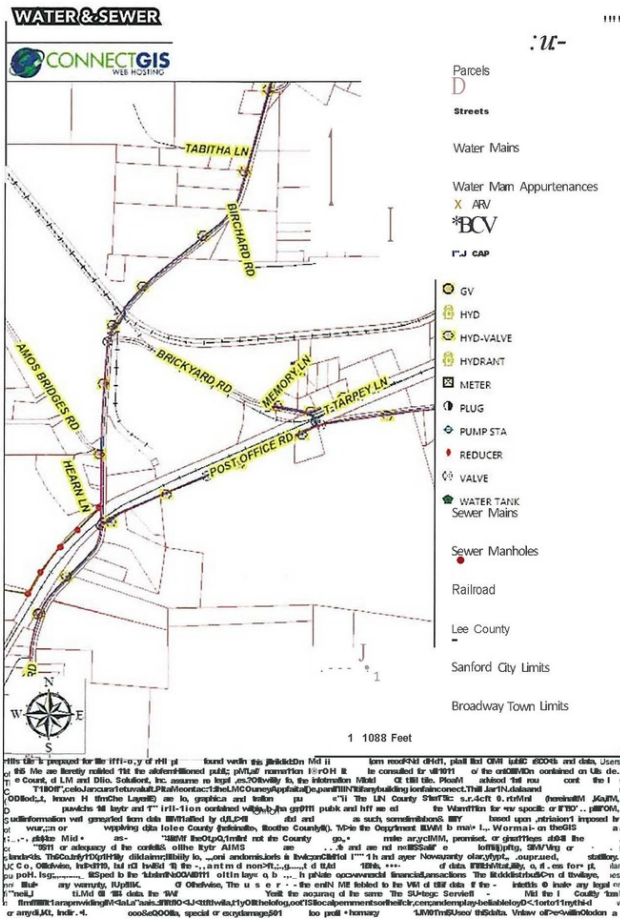
For more information

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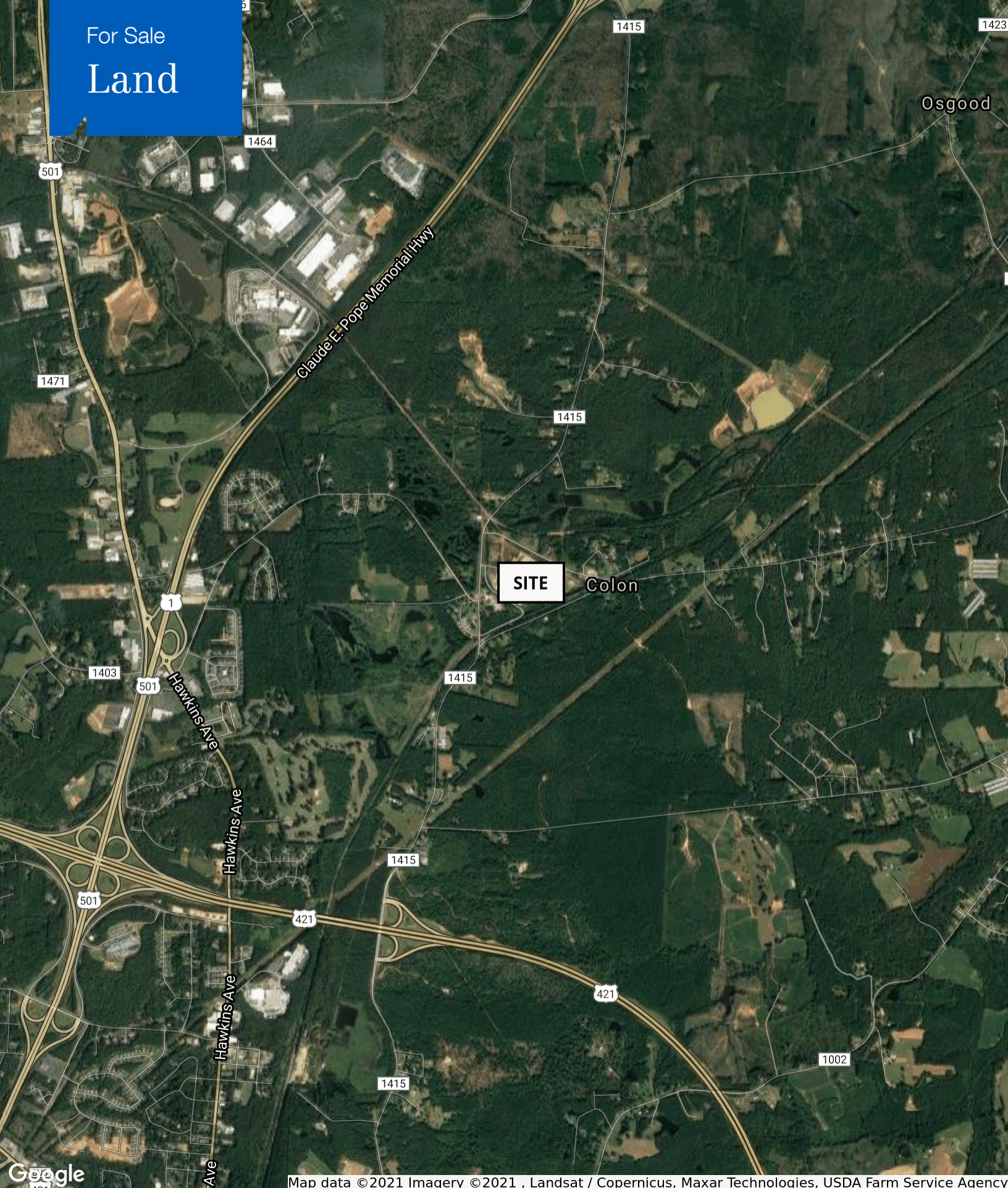
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Source: Lee County Connect GIS

For Sale
Land



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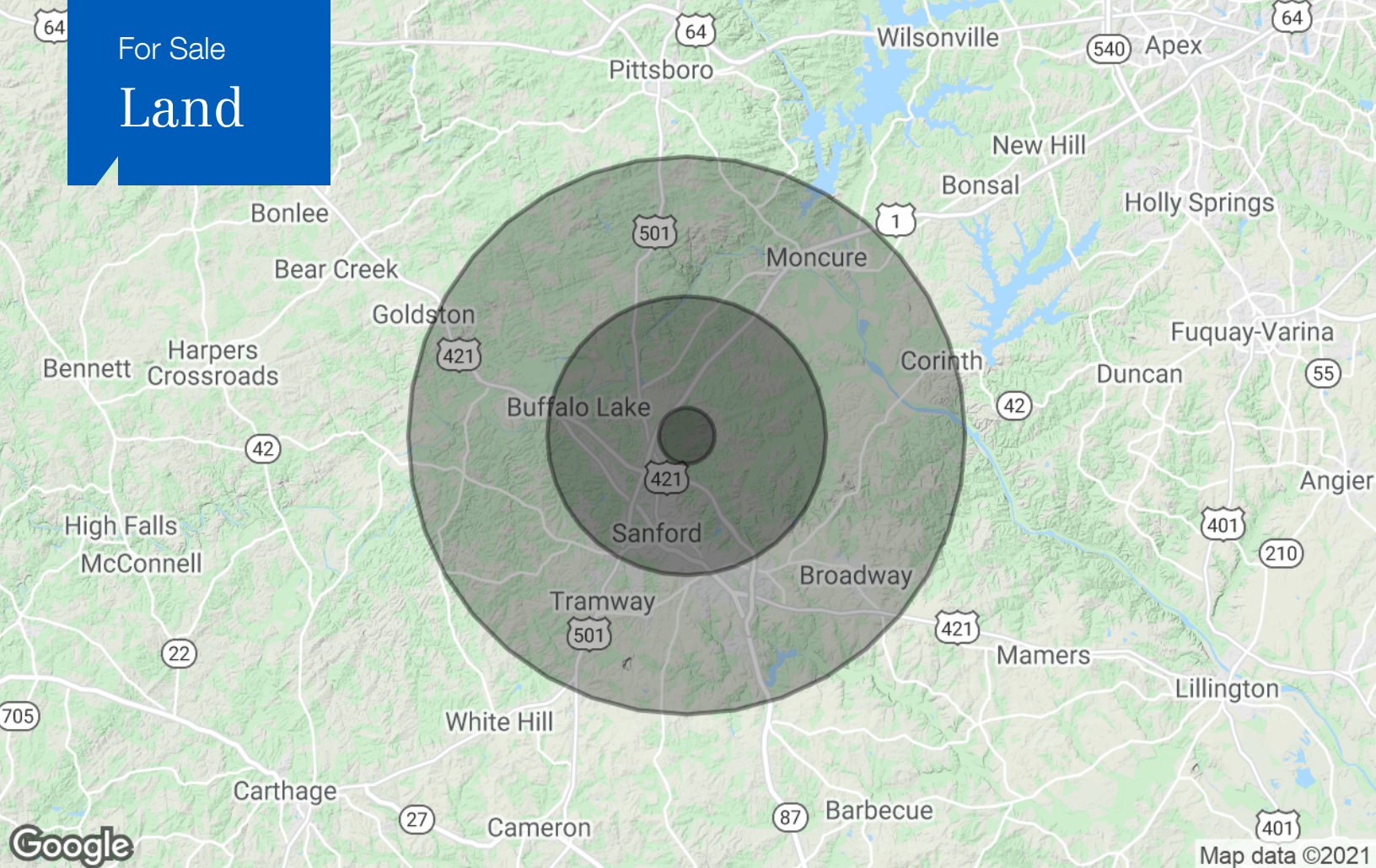
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For Sale
Land



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

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