

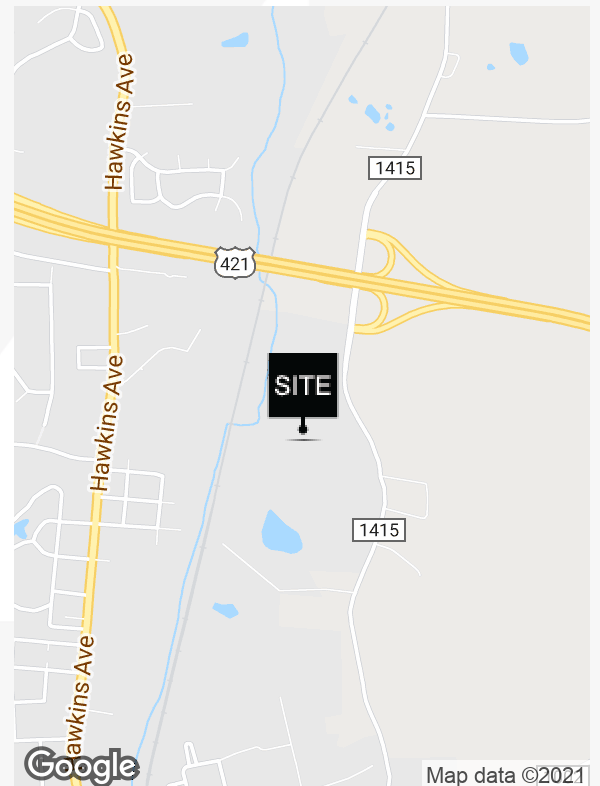


Colon Road & US Hwy 421 Bypass

Sanford, North Carolina 27330

Property Highlights

- ±122.34 acre parcel for sale
- Excellent commercial/industrial site (subject to rezoning)
- Rail Access
- Direct Access to NC Hwy 421, US 1, NC Hwy 15-501
- 40 minutes to RDU International Airport, RTP
- 40 minutes to Fort Bragg
- Current zoning combination of R-20 & MHP-CU
- Price: \$50,000 per acre

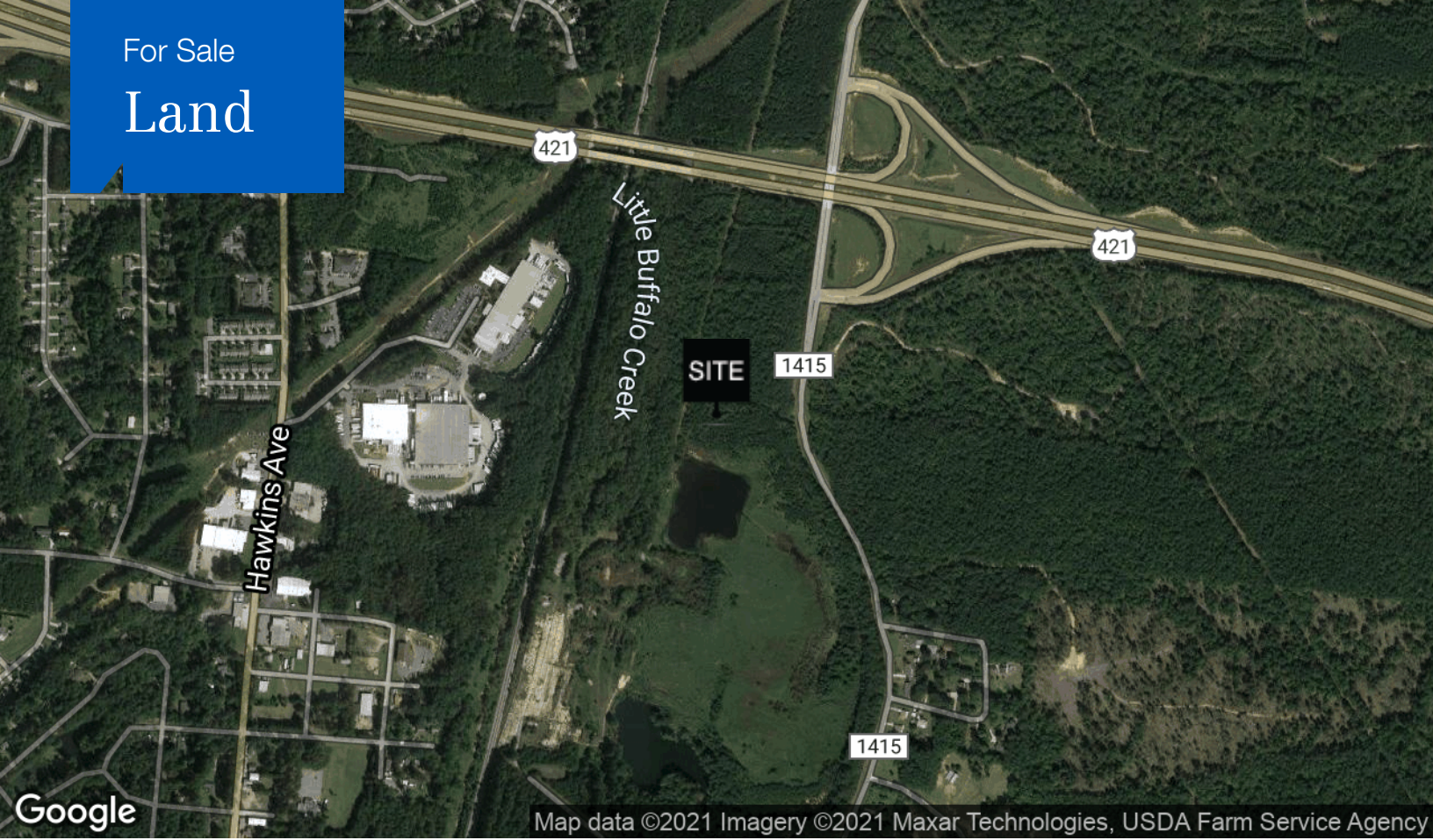


For more information

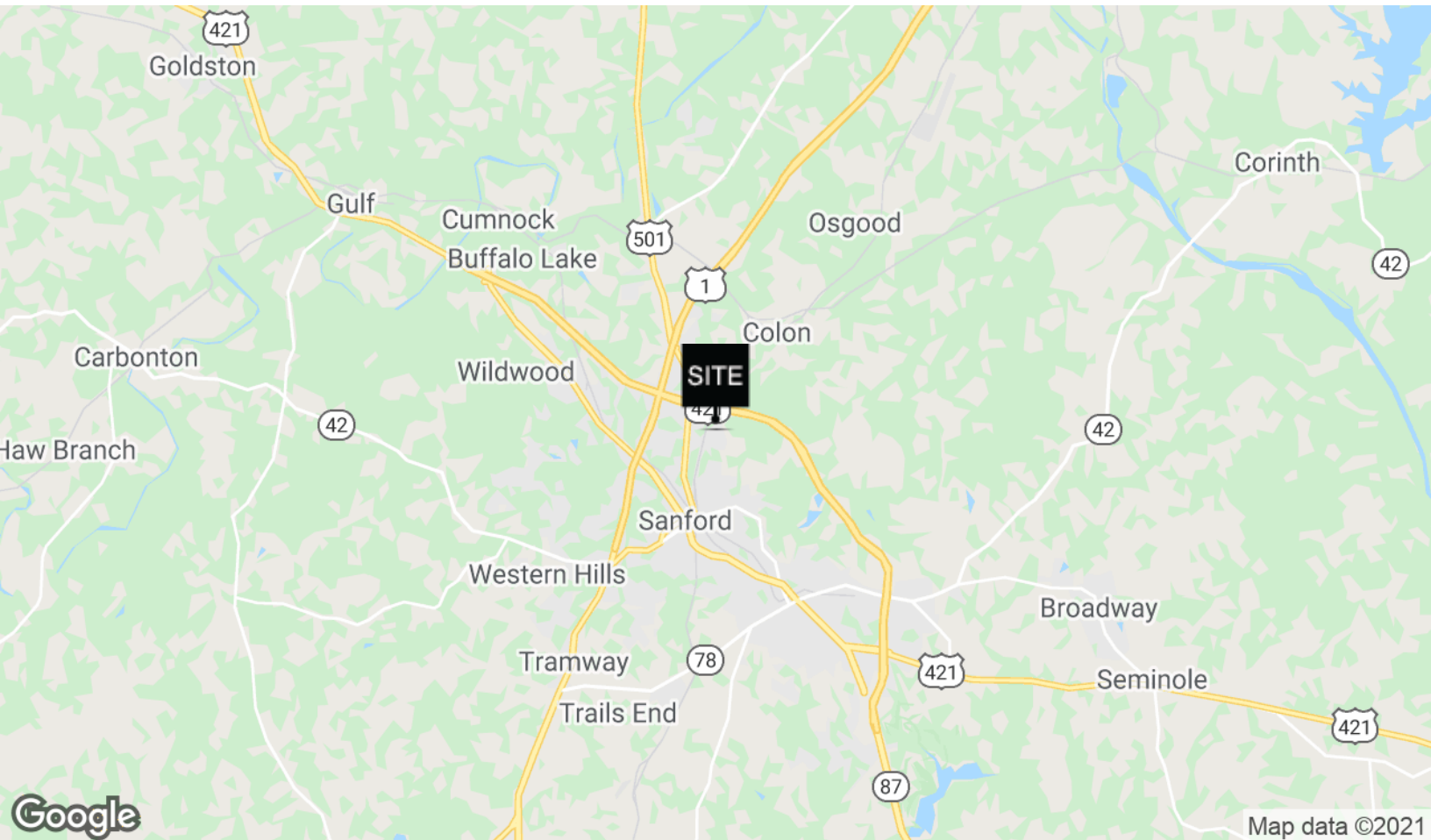
E. Stephen Stroud, SIOR

O: 919 832 0594 | C: 919 669 5564
sstroud@triprop.com

For Sale
Land

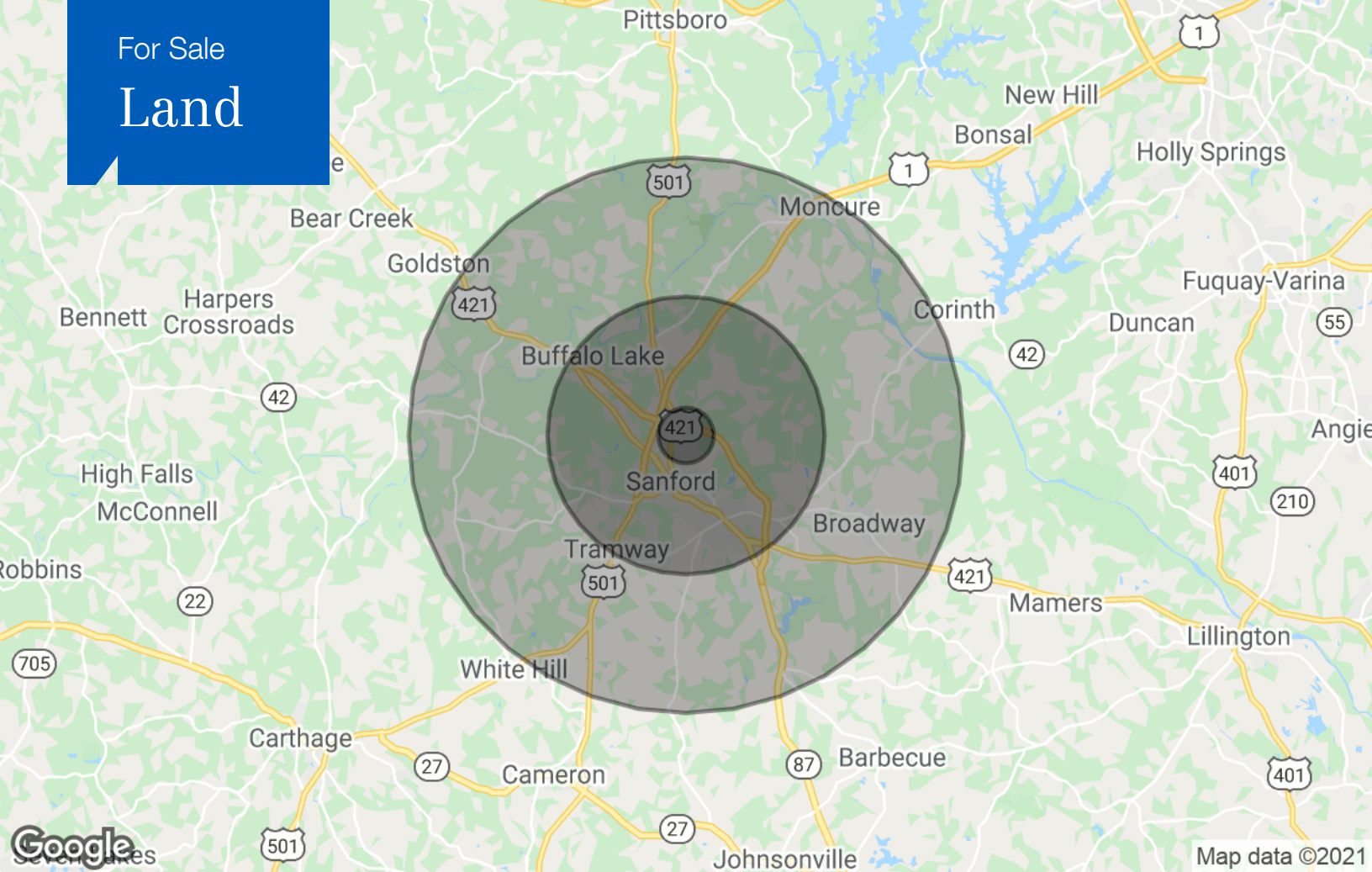


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Map data ©2021

For Sale
Land



Population

	1 Mile	5 Miles	10 Miles
Total Population	2,007	34,980	64,197
Median Age	32.4	34.5	37.1
Median Age (Male)	28.6	32.9	36.2
Median Age (Female)	35.2	36.5	38.3

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	723	12,960	24,261
# Of Persons Per HH	2.8	2.7	2.6
Average HH Income	\$41,921	\$52,115	\$55,186
Average House Value	\$168,282	\$163,966	\$164,293

* Demographic data derived from 2010 US Census