

LAND FOR SALE 0 CHICKEN FARM RD.

Dunn, NC 28334

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



PROPERTY HIGHLIGHTS

- Lot 1: ±40.01 Acres (PIN#: 1516-22-1592.000)
- Site is flat and adjacent to CSX rail line
- Lot 2: ±41.98 Acres (PIN#: 1506-91-8246.000)
- Both sites are zoned Industrial
- Excellent location close to Hwy. 421, Hwy. 301 and 1.5 miles from I-95
- Adjacent to other industries in Edgerton Industrial Park including Food Lion Distribution Center, 84 Lumber Truss Division, ARC3 Gases and Adams Products
- Harnett County is experiencing tremendous growth and I-95 is being widened through the entire county from Fayetteville to I-40

PROPERTY DESCRIPTION

The sites are located just south of Dunn, NC and within the ETJ of the town. Utilities are nearby including water, sewer, gas and power (confirming with the town the locations).

OFFERING SUMMARY

Lot 1 Size:	±40.01 Acres
Lot 1 Sales Price:	\$39,500 / Acre
Lot 2 Size:	±41.98 Acres
Lot 2 Sales Price:	\$25,000 / Acre

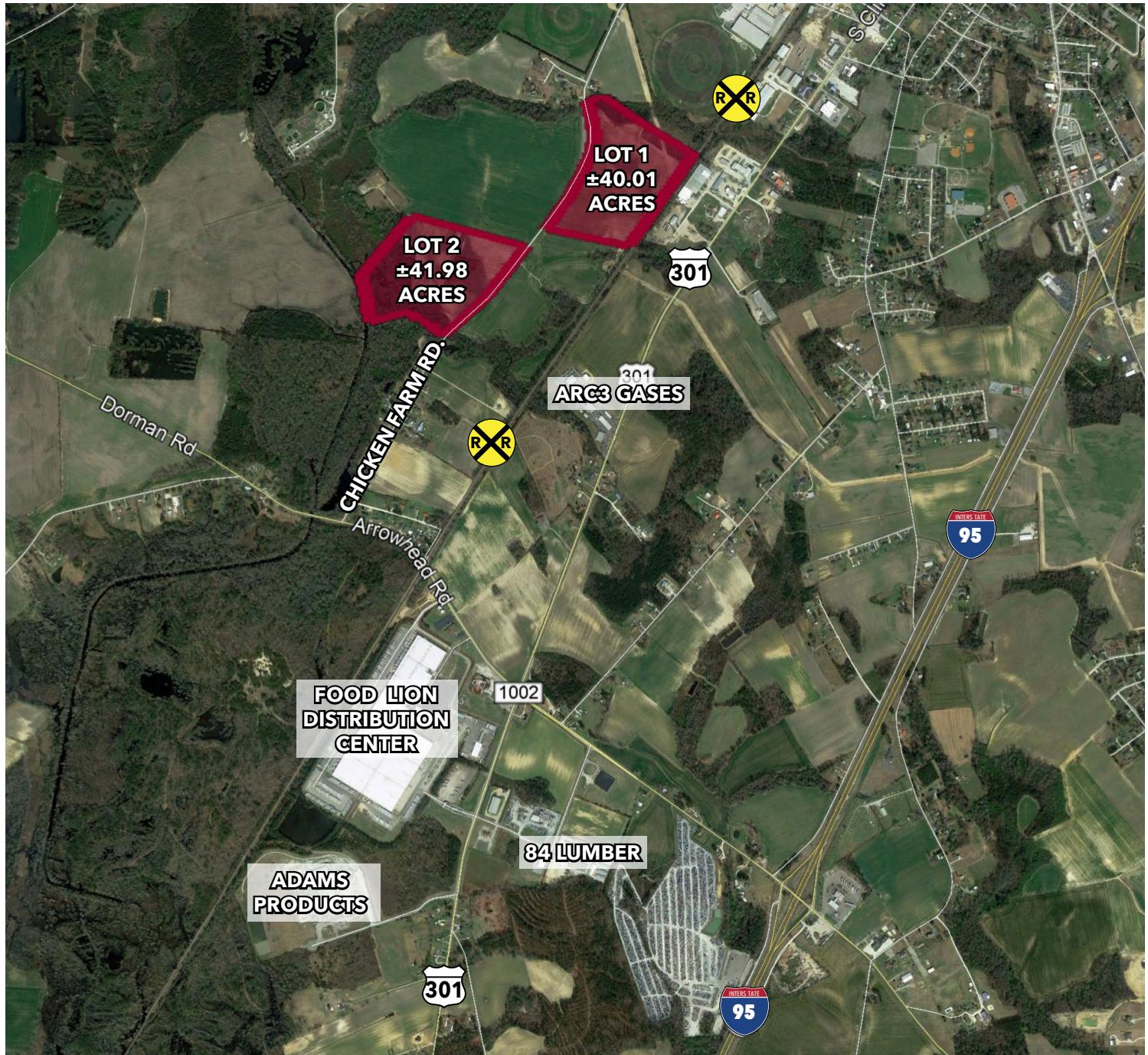
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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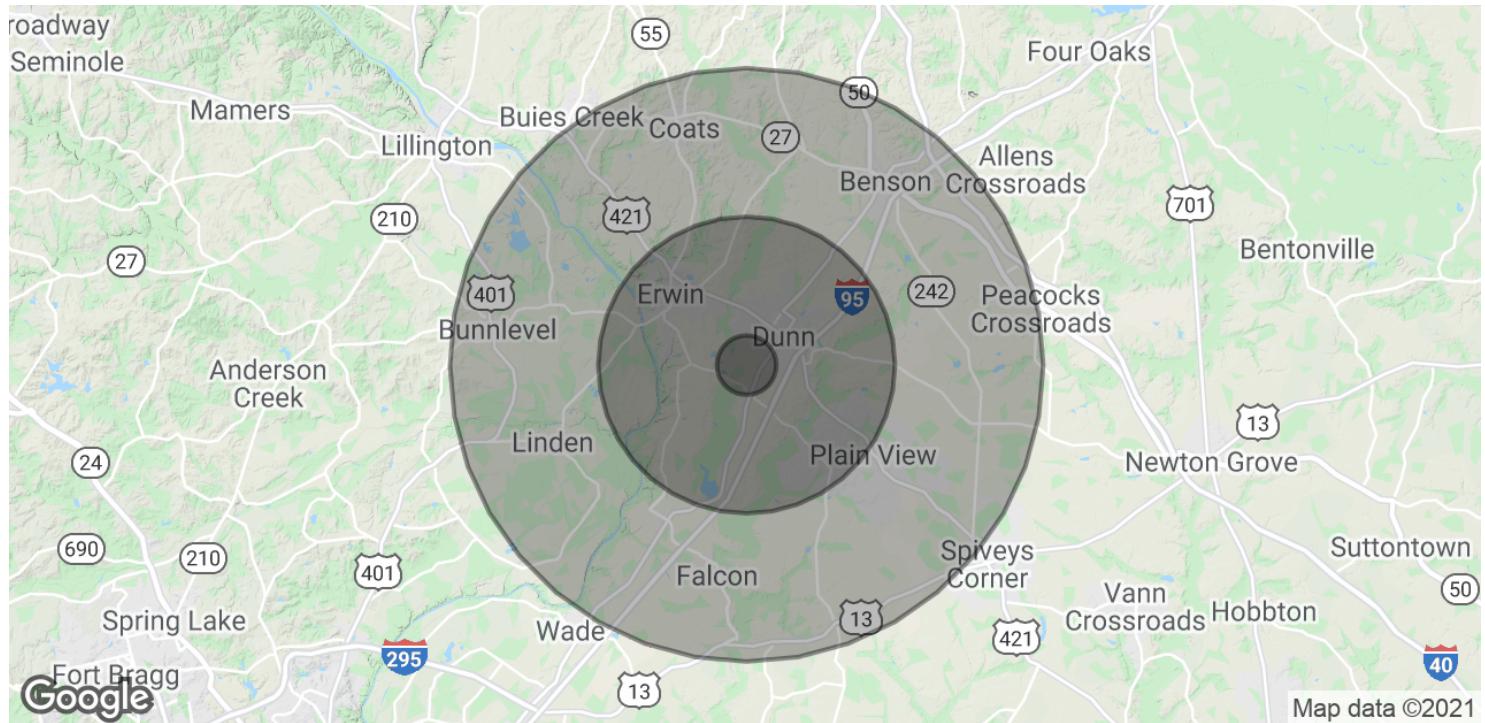


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,082	22,195	53,664
Median Age	43.1	42.9	39.7
Median Age (Male)	40.2	40.3	38.1
Median Age (Female)	45.8	45.3	41.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	384	9,183	21,010
Average HH Size	2.73	2.38	2.48
Average HH Income	\$64,093	\$57,004	\$60,888
Average House Value	\$174,163	\$144,036	\$155,551

* Demographic data derived from 2020 ESRI

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