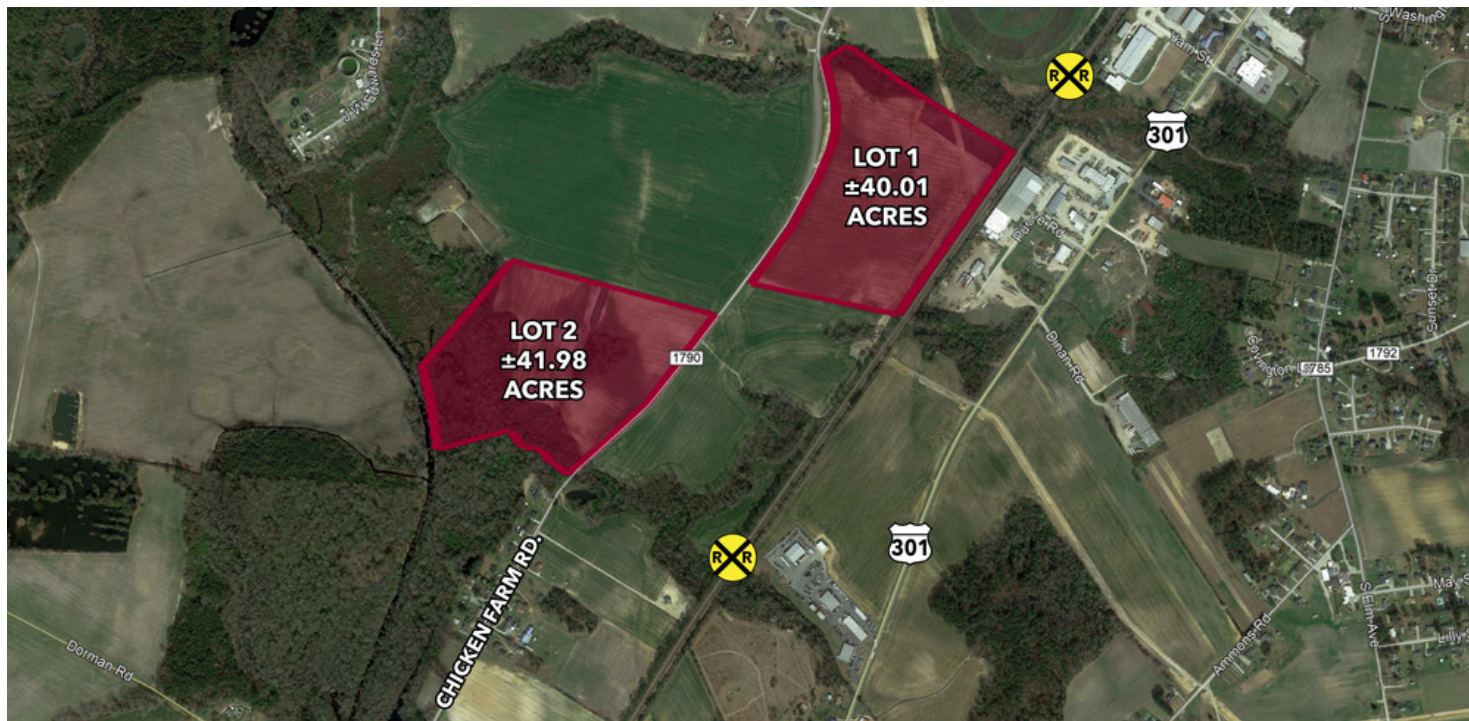


# LAND FOR SALE

## 0 CHICKEN FARM RD.

Dunn, NC 28334



### 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

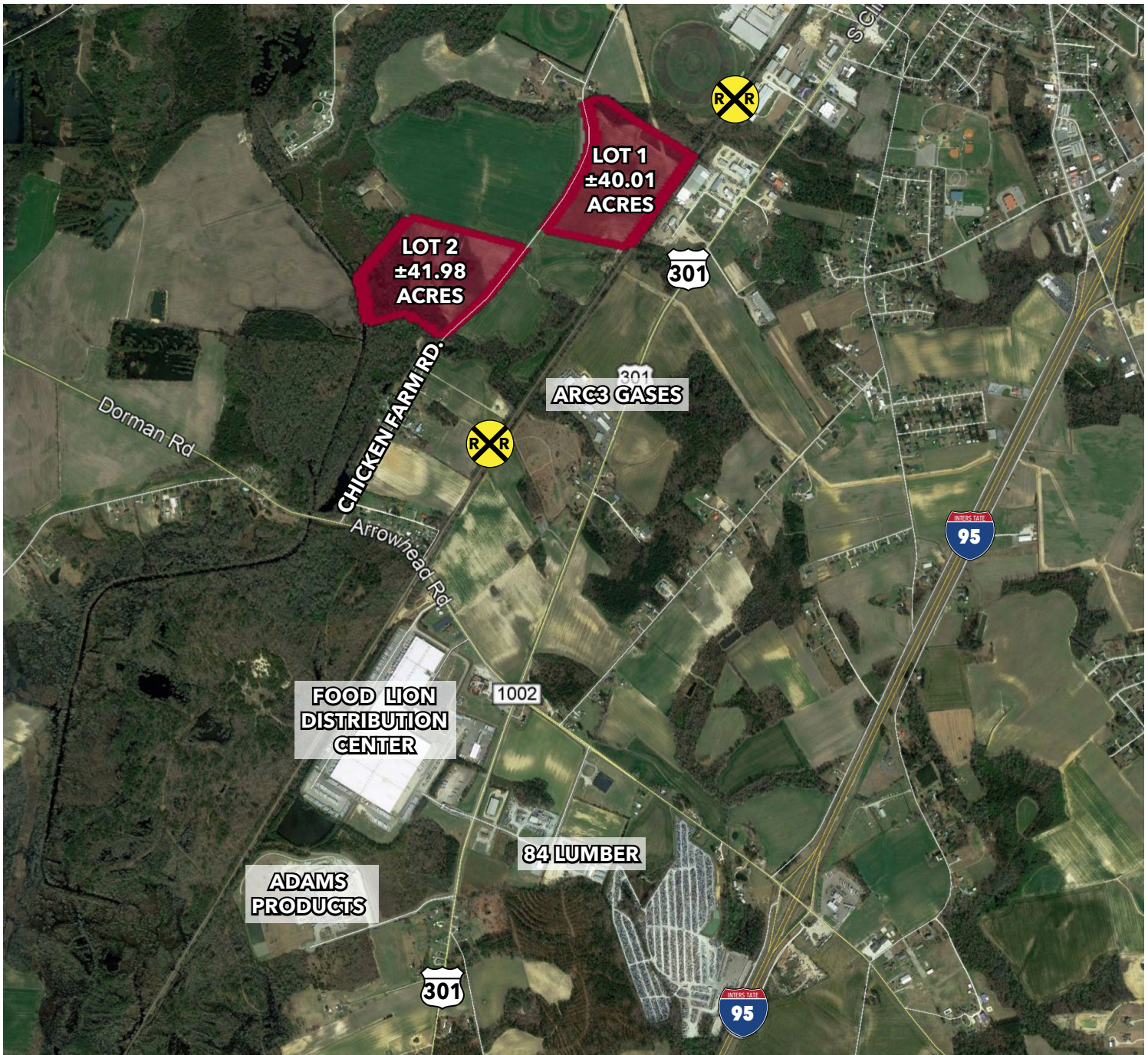
Lot 1 Size:	±40.01 Acres
Lot 1 Sales Price:	\$39,500 / Acre
Lot 2 Size:	±41.98 Acres
Lot 2 Sales Price:	\$25,000 / Acre

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**LAND FOR SALE**  
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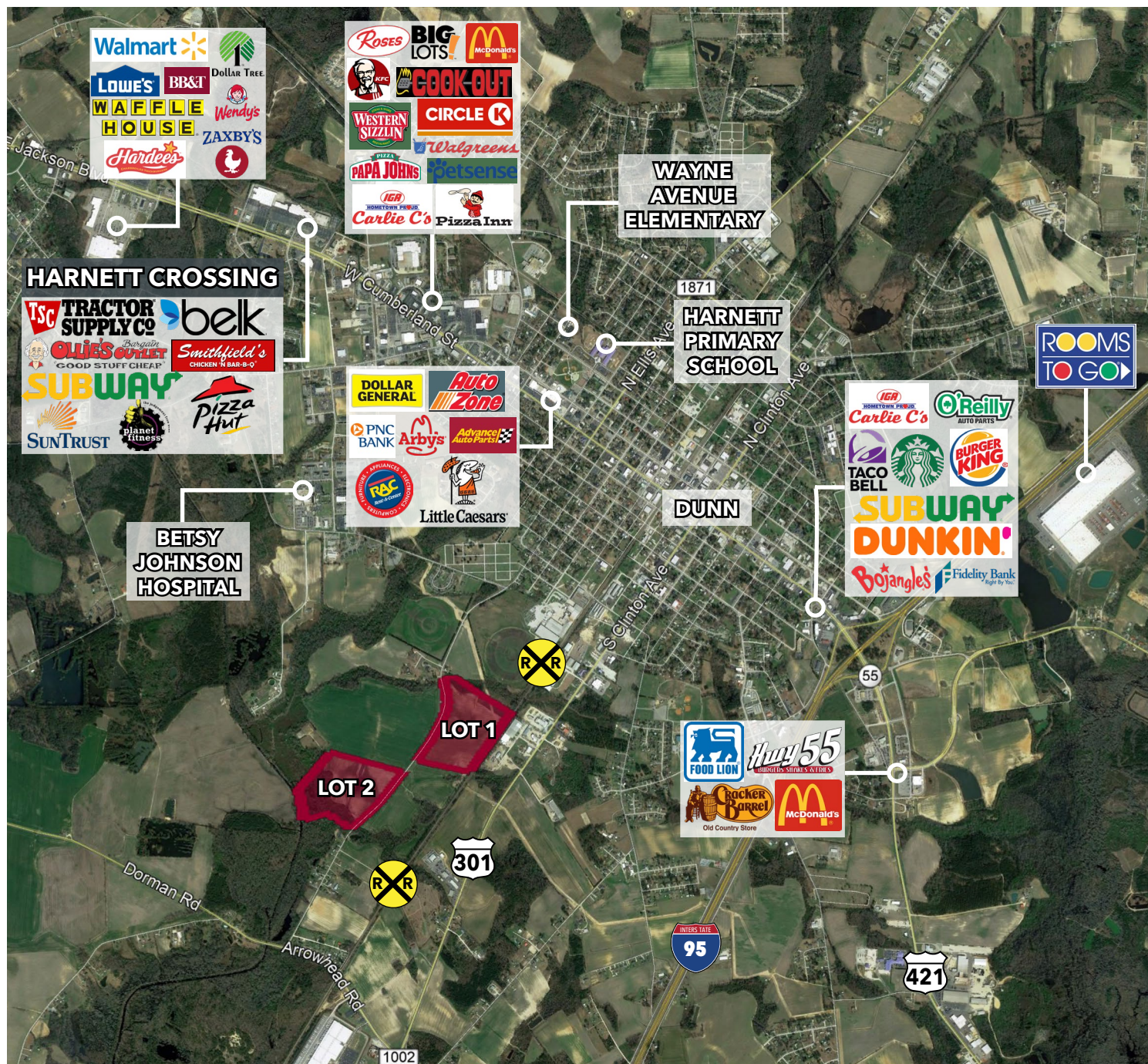
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# LAND FOR SALE

## 0 CHICKEN FARM RD.

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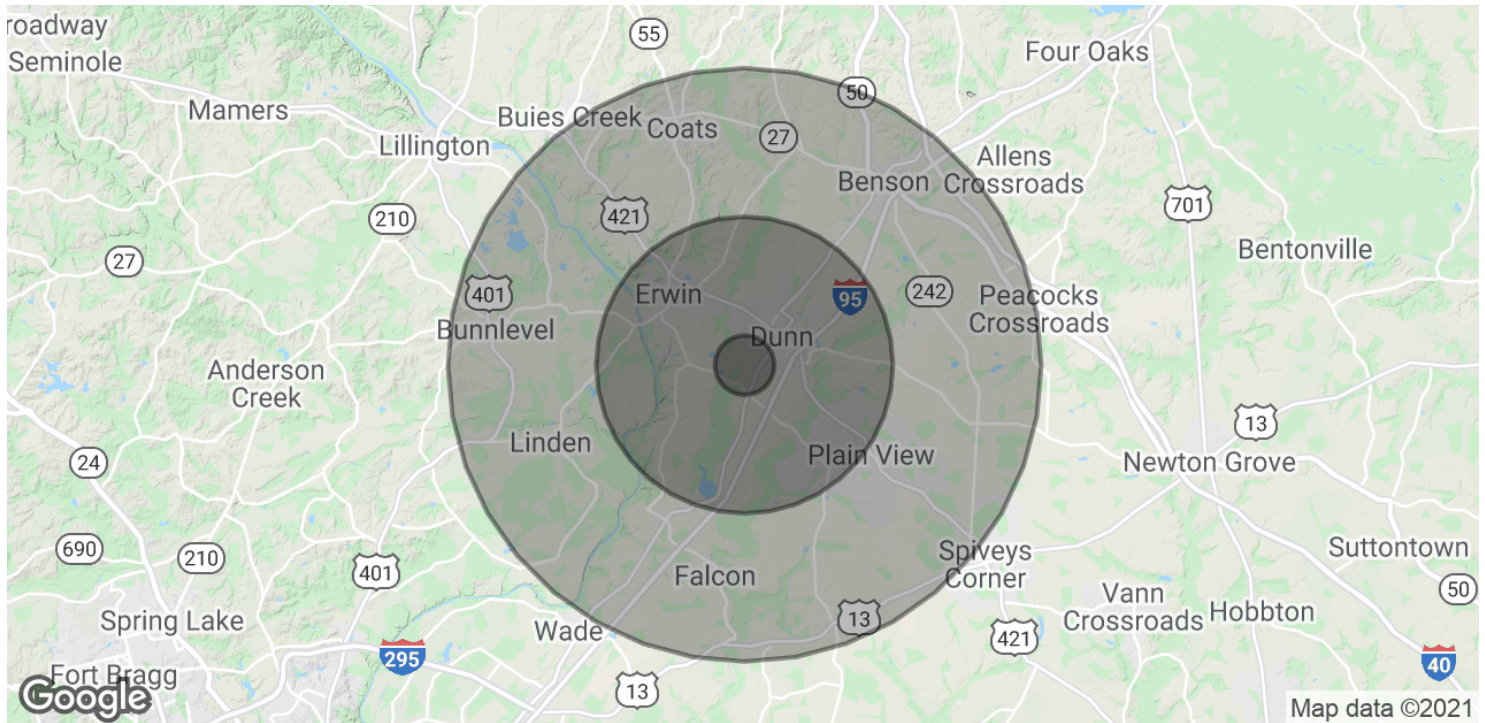
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# LAND FOR SALE 0 CHICKEN FARM RD.

Dunn, NC 28334



## 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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