

**AVISON
YOUNG**

±113 acres

Walmart
Distribution Center

L+DL
Distribution Center

Senator Ralph Scott Road

INDUSTRIAL LAND FOR SALE

NC Commerce Park

Senator Ralph Scott Road
Mebane, NC 27302

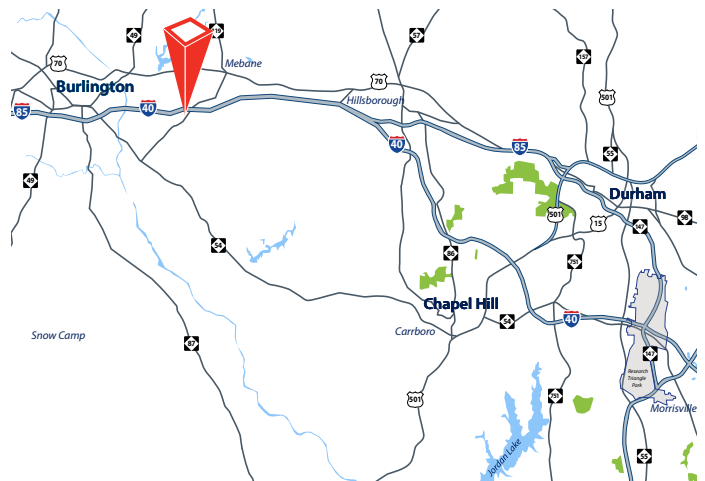
Partnership. Performance.

Opportunity

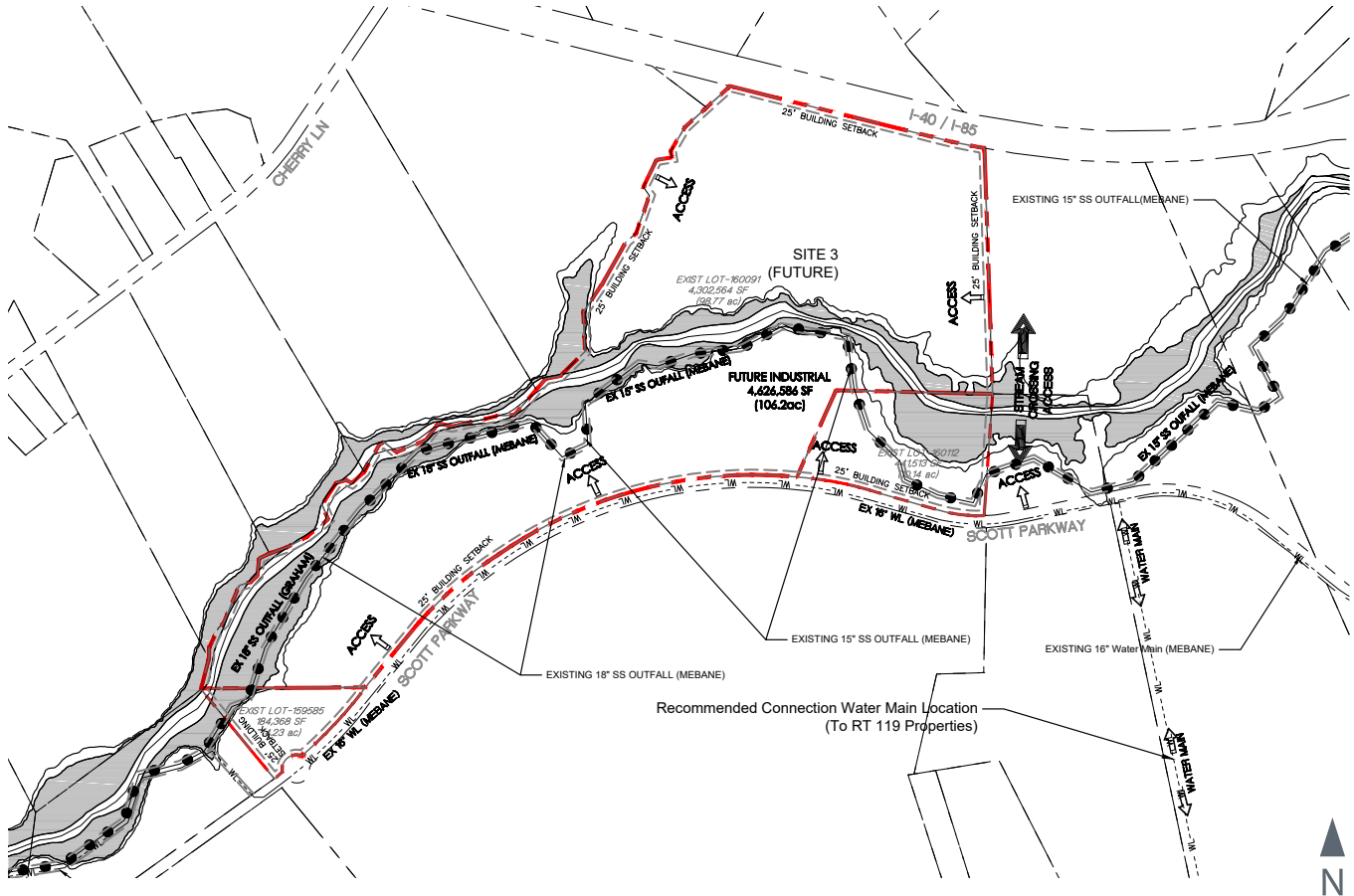
Approximately 113 acres of industrial land, located in Mebane, is available for purchase. The property is part of the NC Commerce Park and is zoned M-2 (Light Manufacturing). Situated along Senator Ralph Scott Road, this site has excellent access to NC Highway 119, I-40 and I-85.

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Site Plan



Available for Purchase

Type	Industrial Land
Size	±113 acres
Location	Located in Mebane near I-40/I-85
Parcel ID(s)	160091, 160112, 159585
Zoning	M-2 Light Manufacturing/Industrial
Price	Contact Brokers for details

Alamance County at a Glance

Economy	The unemployment rate in Alamance County is 5.80% (U.S. average is 6.30%). Recent job growth is positive.
Cost of Living	Compared to the rest of the U.S., Alamance County's cost of living is 10.20% lower than the average.
Population Growth	Since 2000, Alamance County has had a population growth of 15.58%.



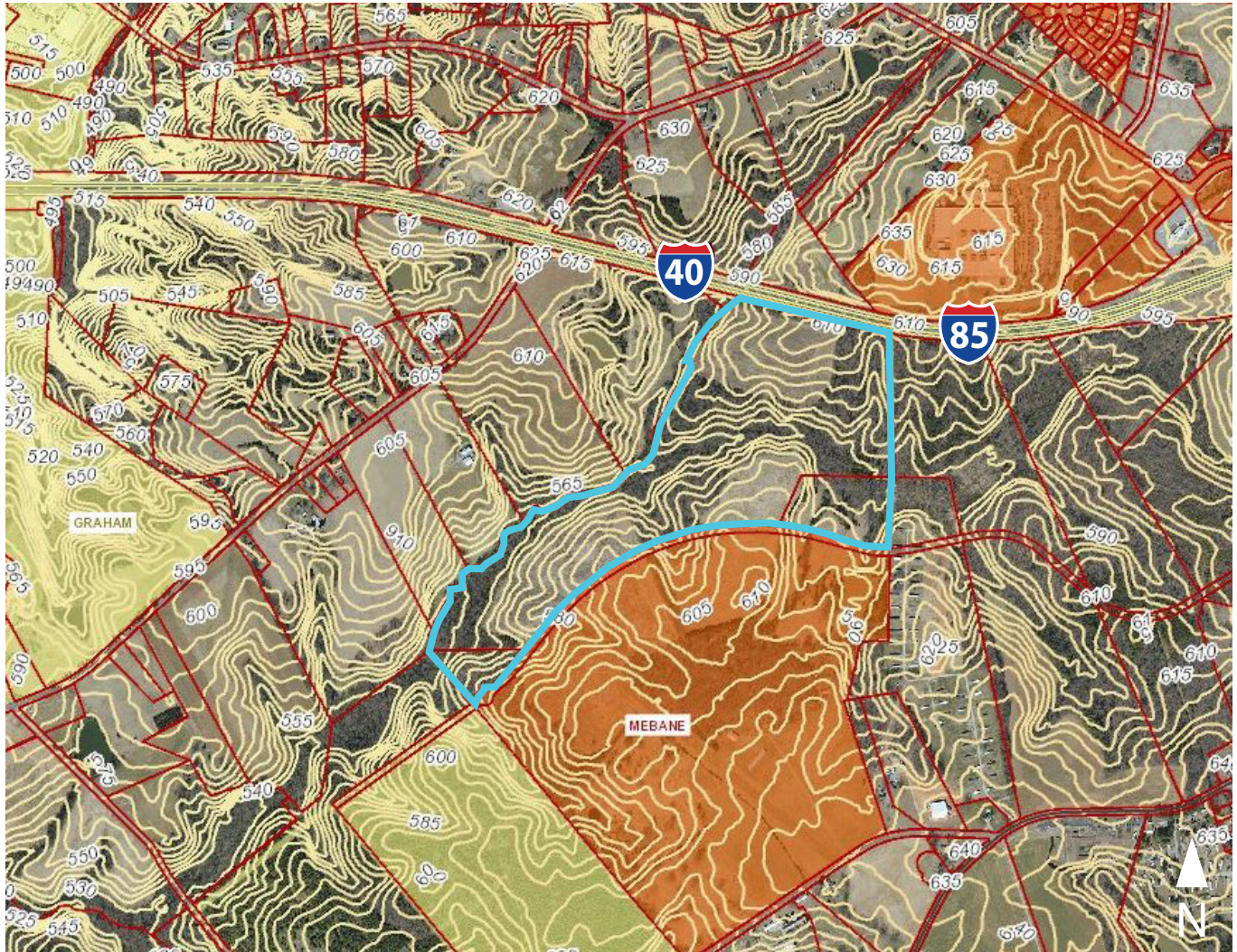
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Topography Map



Utilities

Public water is located within the Senator Ralph Scott Road right of way and sanitary sewer (15") exist adjacent to the unnamed tributary of East Back Creek and runs west to east through the site.



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Location Aerial



Drive Times (minutes)

Burlington	±16
Greensboro	±28
Durham	±30
Raleigh	±50



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