

**AVISON  
YOUNG**

±113 acres



Senator Ralph Scott Road

**Walmart**  
Distribution Center

**L+DL**  
Distribution Center



**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.

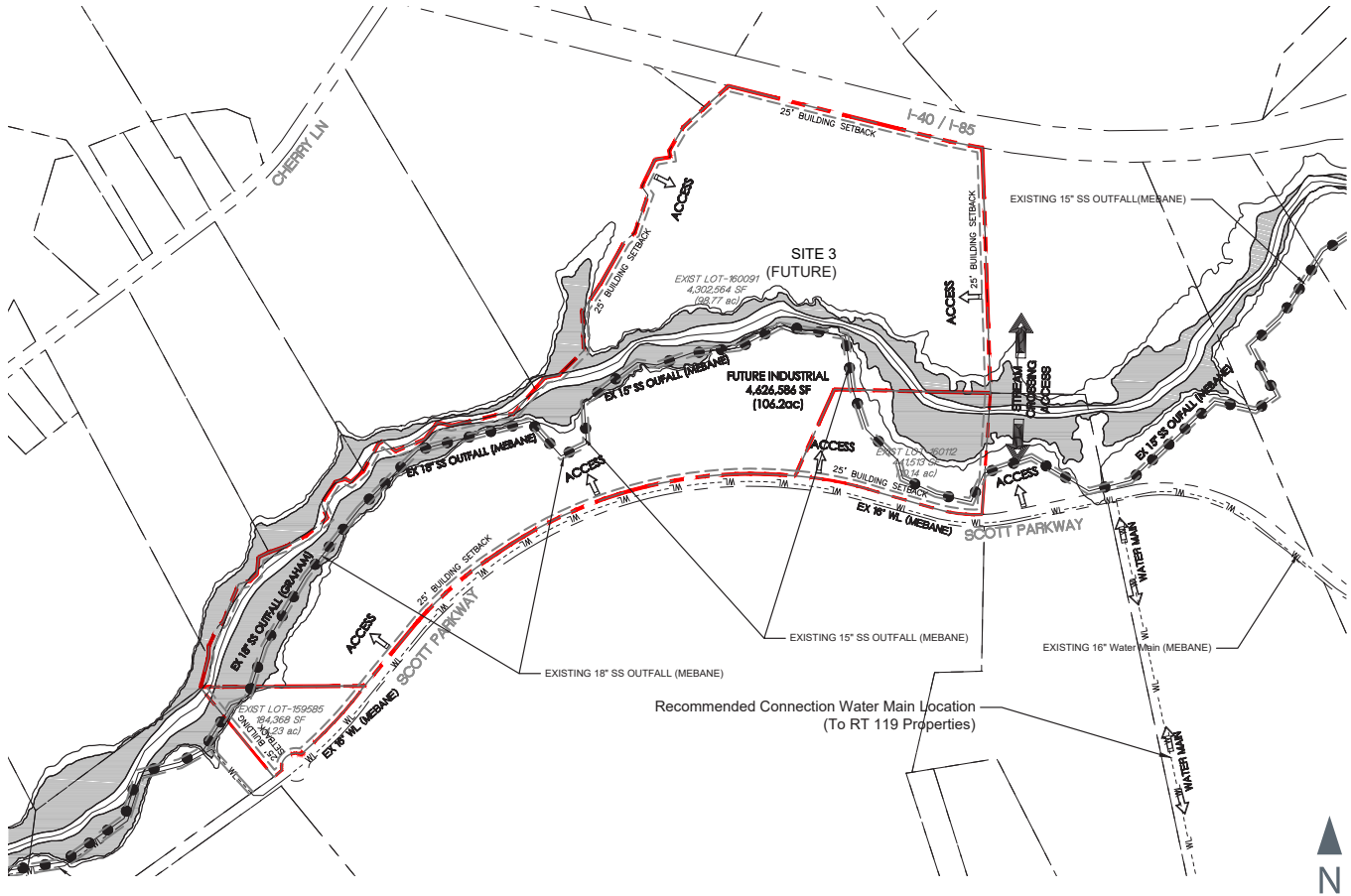


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### Site Plan



### Available for Purchase

Type	Industrial Land
Size	±113 acres (divisible)
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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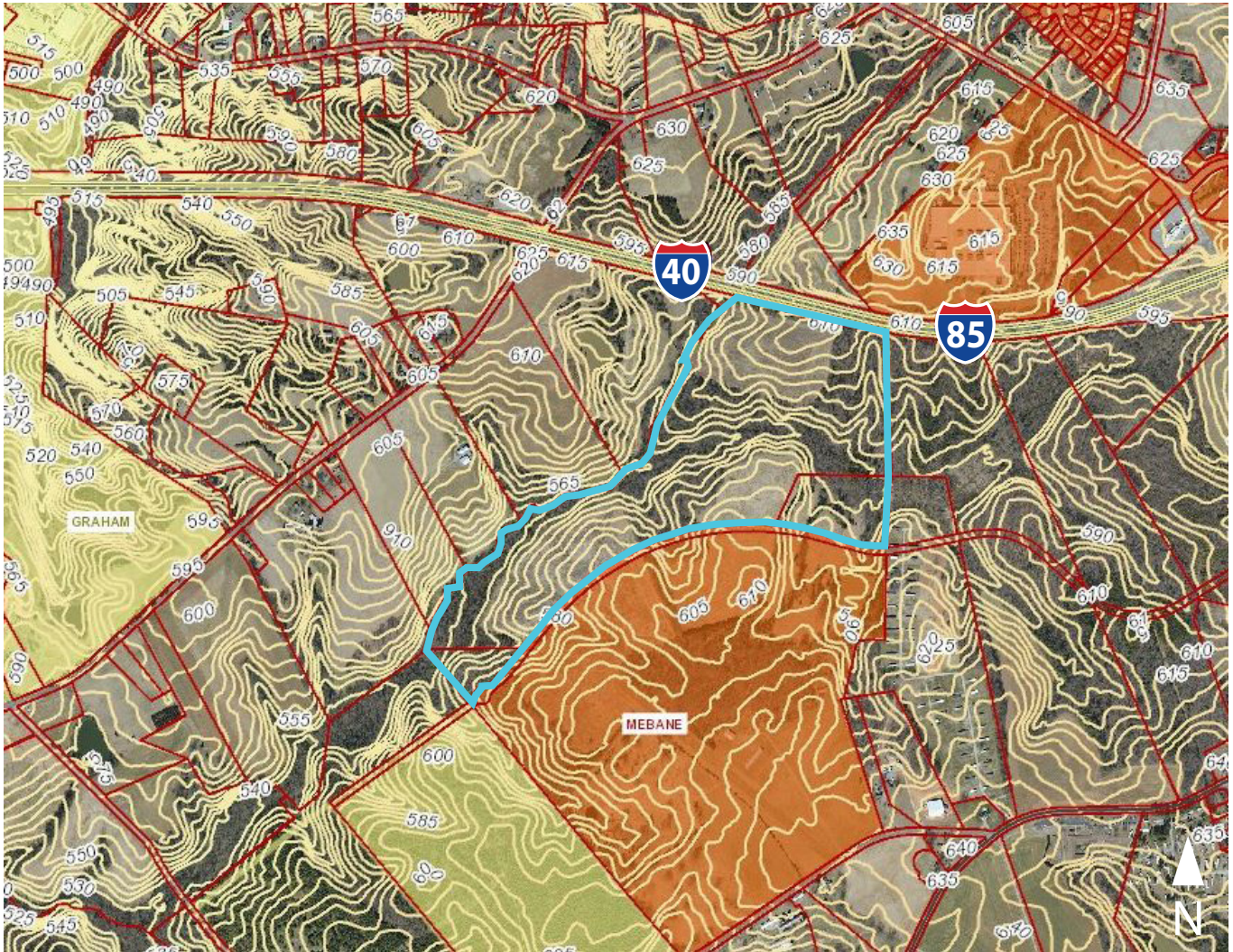
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## Topography Map



## 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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