

80 ACRE PARCEL

DEVELOPMENT OPPORTUNITY

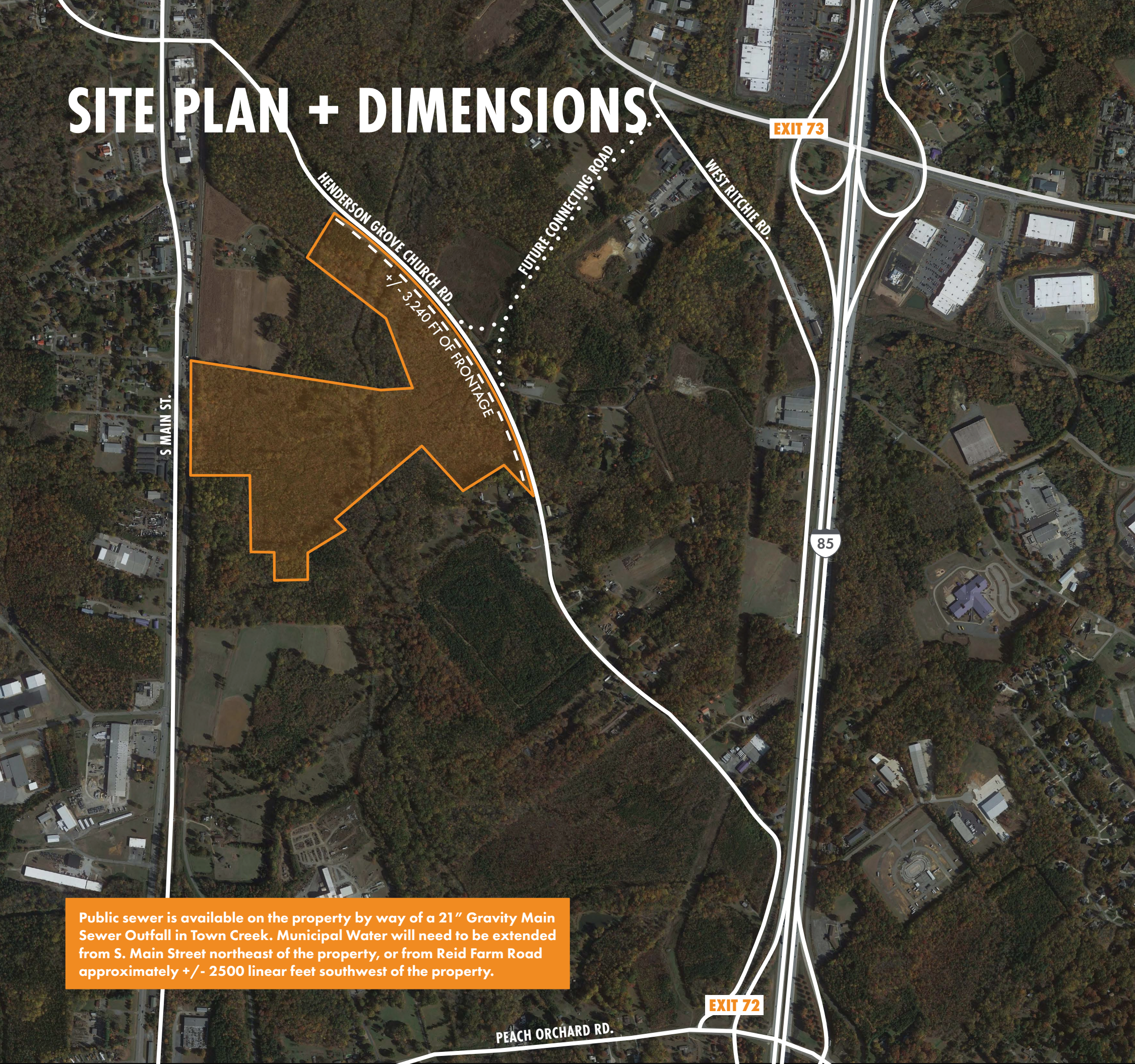
SALISBURY, NC

ZONED LIGHT INDUSTRIAL

FOR SALE

FOUNDRY
COMMERCIAL

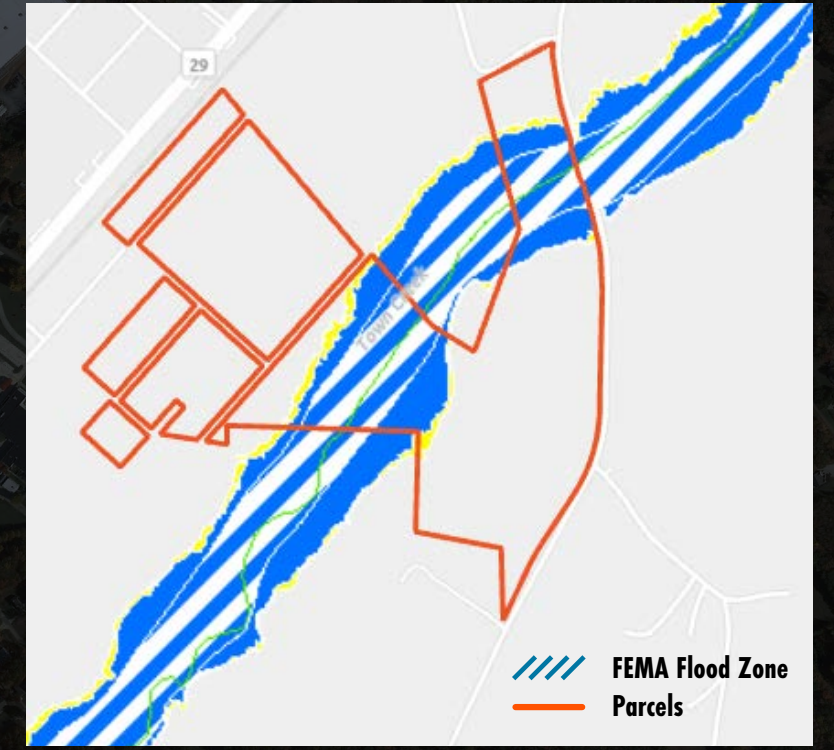
SITE PLAN + DIMENSIONS



Public sewer is available on the property by way of a 21" Gravity Main Sewer Outfall in Town Creek. Municipal Water will need to be extended from S. Main Street northeast of the property, or from Reid Farm Road approximately +/- 2500 linear feet southwest of the property.

PROPERTY INFO

- ACCESS** Henderson Grove Church Rd. and Peach Orchard Rd.
- JURISDICTION** Salisbury ETJ
- COUNTY** Rowan
- PARCEL ID** 400 0310001
- SIZE** +/- 79.55 Acres
- ZONING** Light Industrial
- UTILITIES AVAILABLE** Public power and telecommunications, sewer available
- FRONTAGE ROAD** +/- 3,240 Ft on Henderson Grove Church Rd.
- EASEMENTS** Dated postal route easements that can be removed



The sale of the Property is subject to a Court Order and shall be done in accordance with N.C.G.S. § 1-339.35, et seq., and subject to an upset bid process.

OVERVIEW + ACCESS



1 MILE TO EXIT 72 I-85 NORTH OR SOUTH BOUND

S MAIN ST.

HENDERSON GROVE CHURCH RD.

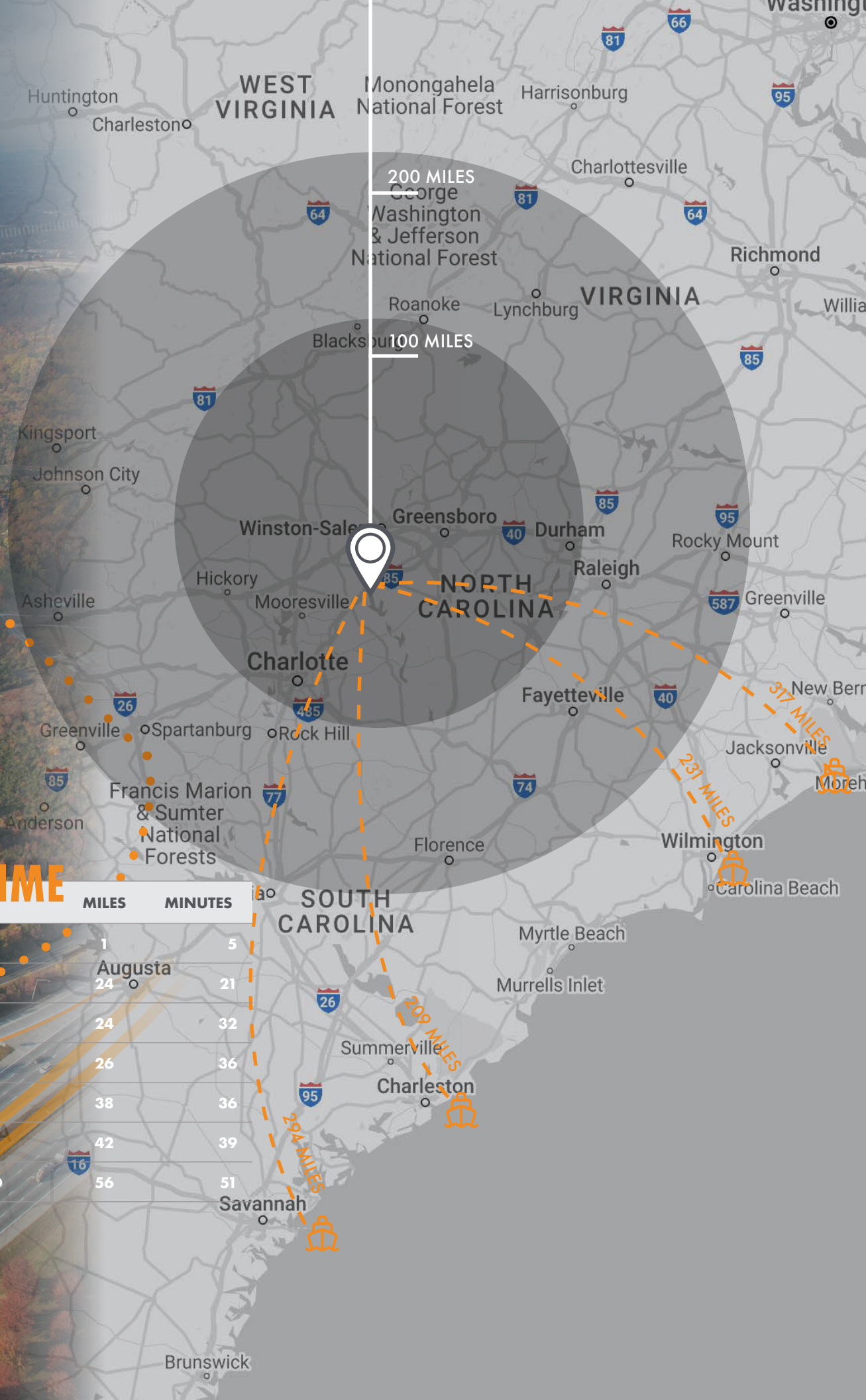
PEACH ORCHARD RD.

EXIT 72

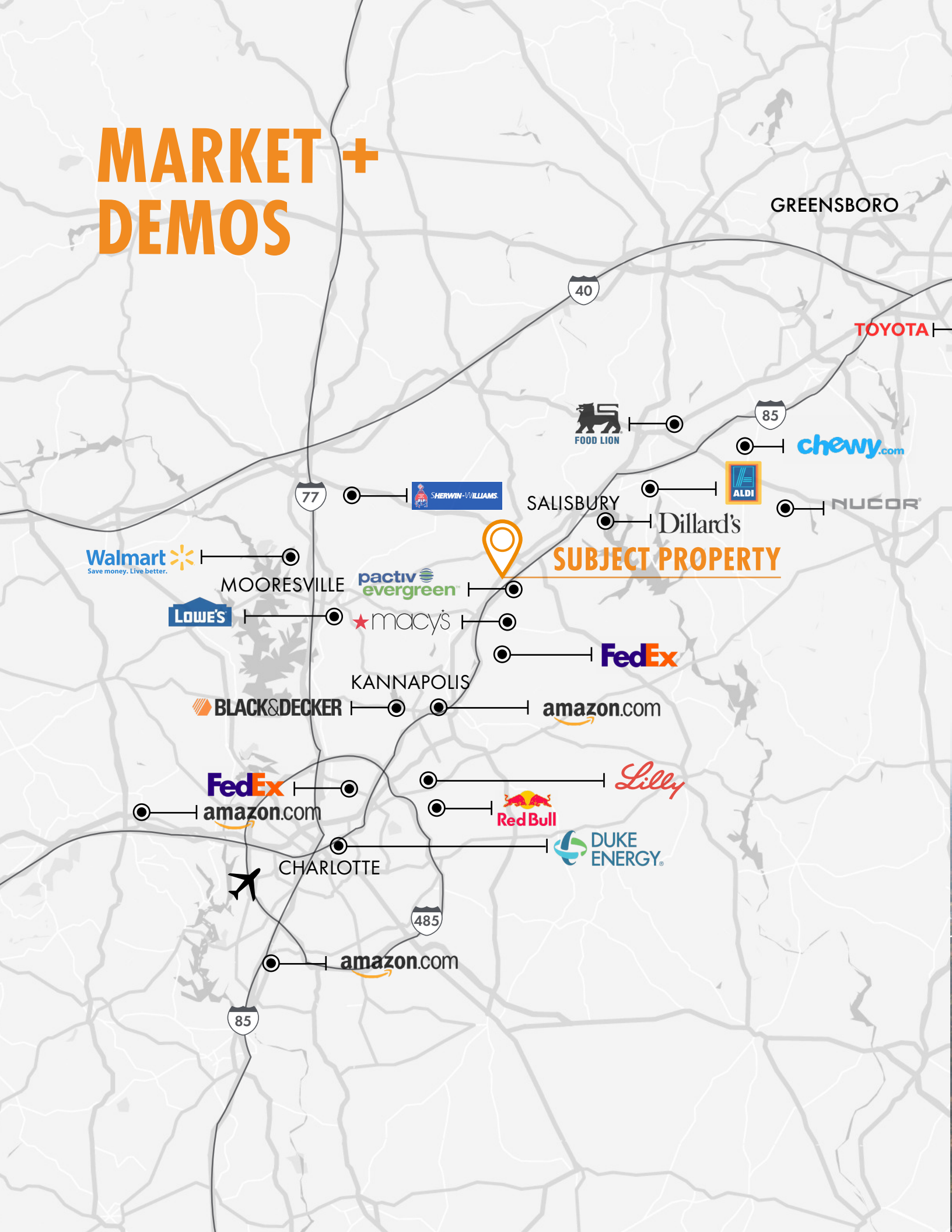
85

DRIVE TIME

	MILES	MINUTES
I-85	1	5
Augusta	24	21
I-485	24	32
I-77	24	36
I-40	26	36
CHARLOTTE	38	36
CLT AIRPORT	42	39
GREENSBORO	56	51
Savannah	56	51



MARKET + DEMOS



REGIONAL FACTS

7TH
BUSIEST AIRPORT
IN THE WORLD

2ND
LARGEST BANKING
CENTER IN THE U.S.

3RD
FASTEST POPULATION
GROWTH IN THE U.S.
IN 2022-2023

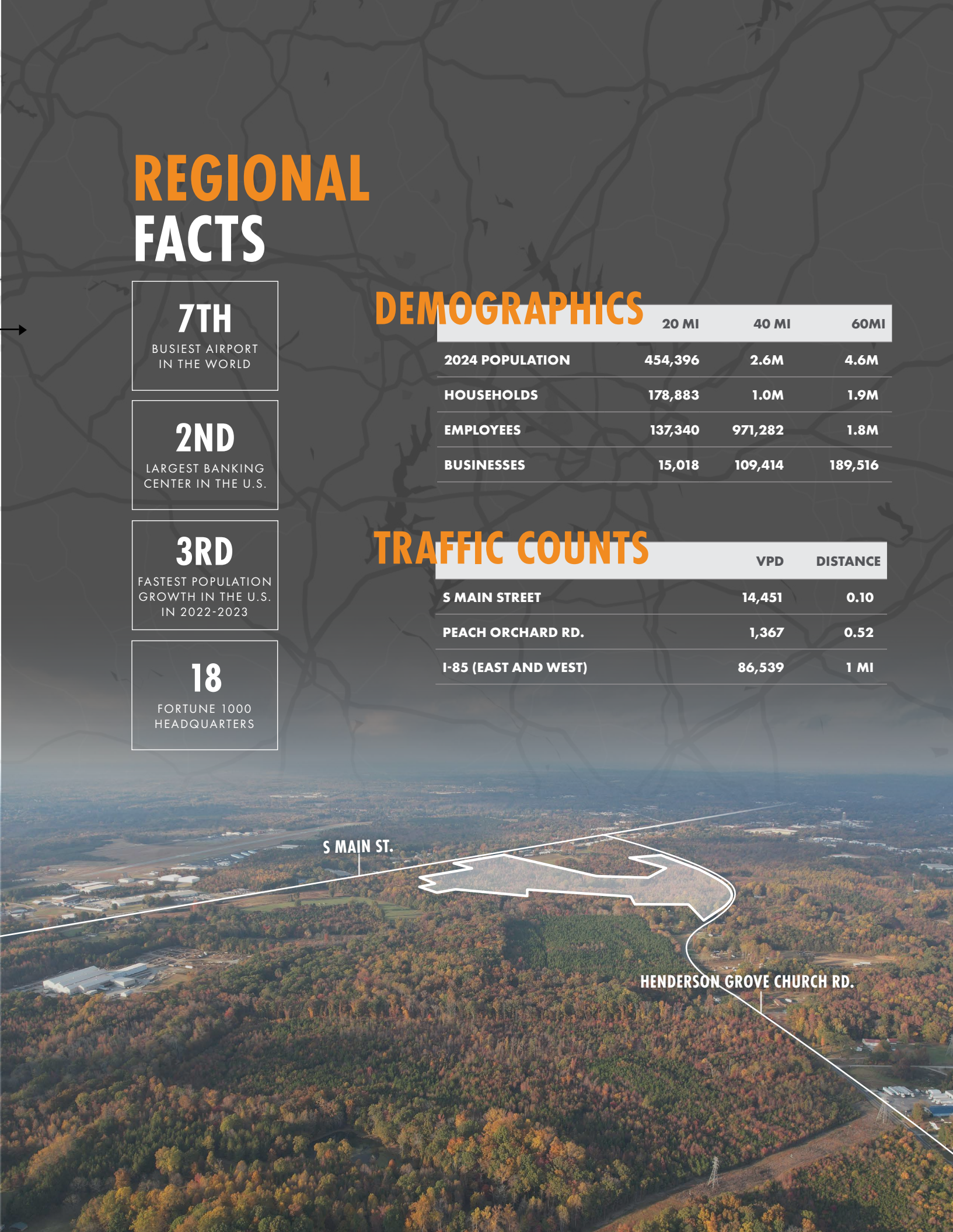
18
FORTUNE 1000
HEADQUARTERS

DEMOGRAPHICS

	20 MI	40 MI	60 MI
2024 POPULATION	454,396	2.6M	4.6M
HOUSEHOLDS	178,883	1.0M	1.9M
EMPLOYEES	137,340	971,282	1.8M
BUSINESSES	15,018	109,414	189,516

TRAFFIC COUNTS

	VPD	DISTANCE
S MAIN STREET	14,451	0.10
PEACH ORCHARD RD.	1,367	0.52
I-85 (EAST AND WEST)	86,539	1 MI



CONTACT

RICHARD COEN

RICHARD.COEN@FOUNDRYCOMMERCIAL.COM

843.696.6700

CASEY MULHERN

CASEY.MULHERN@FOUNDRYCOMMERCIAL.COM

704.705.1182

TOMMY TRIMBLE

TOMMY.TRIMBLE@FOUNDRYCOMMERCIAL.COM

704.905.1648

DAVID HANNA

DAVID.HANNA@FOUNDRYCOMMERCIAL.COM

704.607.9675