

## PROPERTY DESCRIPTION

The property consists of a total of  $\pm 349$  acres with the possibility of 5 acres to 349 acres available. Zoned Industrial, the land has water, sewer and power to the site.

## LOCATION DESCRIPTION

The property is located in Warren County, NC, just off of I-85 and Hwy 1, adjacent to Soul City.

## PROPERTY OVERVIEW

- Possible land for expansion
- Located in Warren County, close to I-85
- Ideal for industrial sites with utilities in place and an excellent workforce available
- Property is in close proximity to Raleigh-Durham International Airport, Research Triangle Park, Lake Gaston, Kerr Lake, US Hwy. 1, US Hwy. 401, and US Hwy. 158
- Part of the Kerr Tar Regional Council of Governments-Warren County is poised for great opportunity and growth
- Attractively priced at: \$12,500/acre

## OFFERING SUMMARY

Sale Price:	\$12,500/acre
Lot Size:	$\pm 349$ Acres

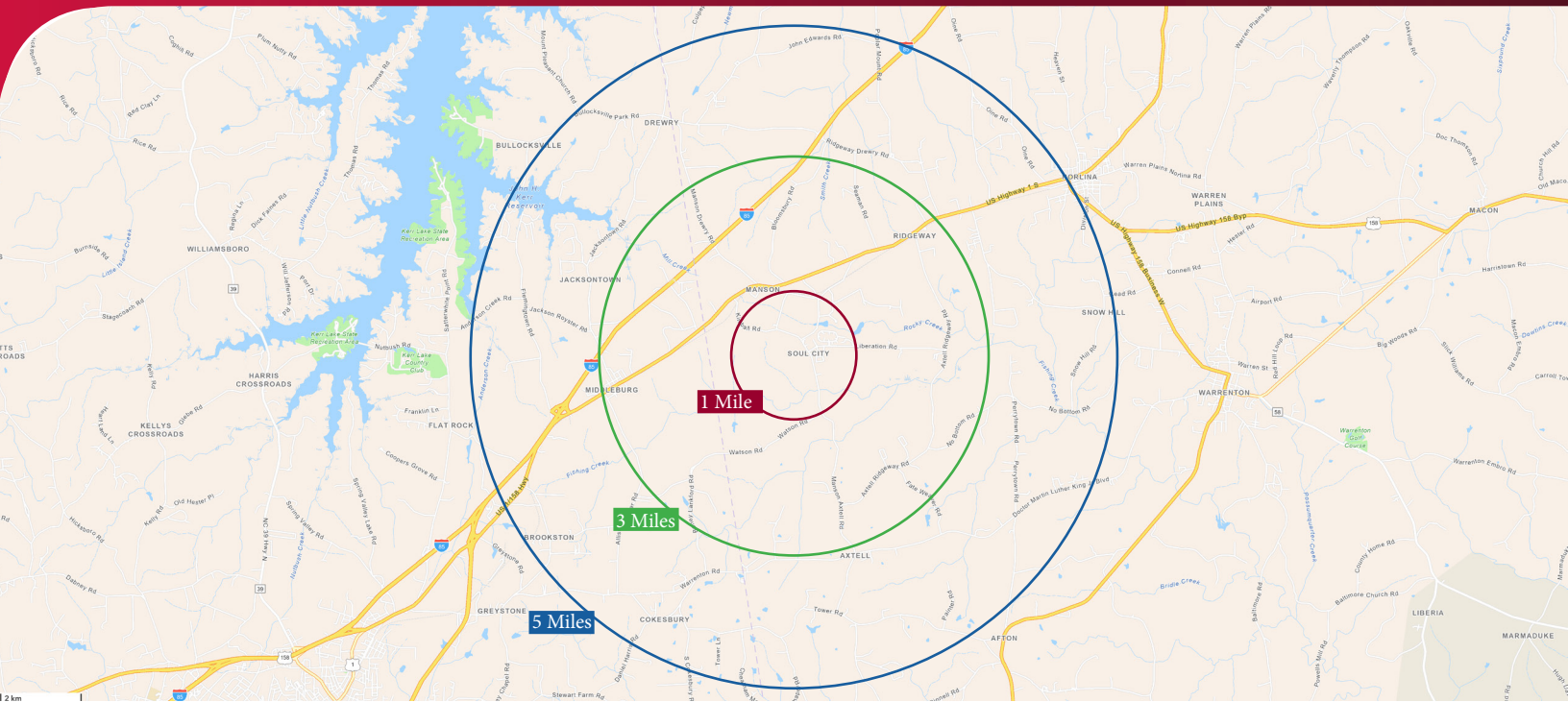
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# KIMBALL RD. AT MANSON AXTELL ROAD

NORLINA, NC 27563

## LAND FOR SALE



### DEMOGRAPHICS

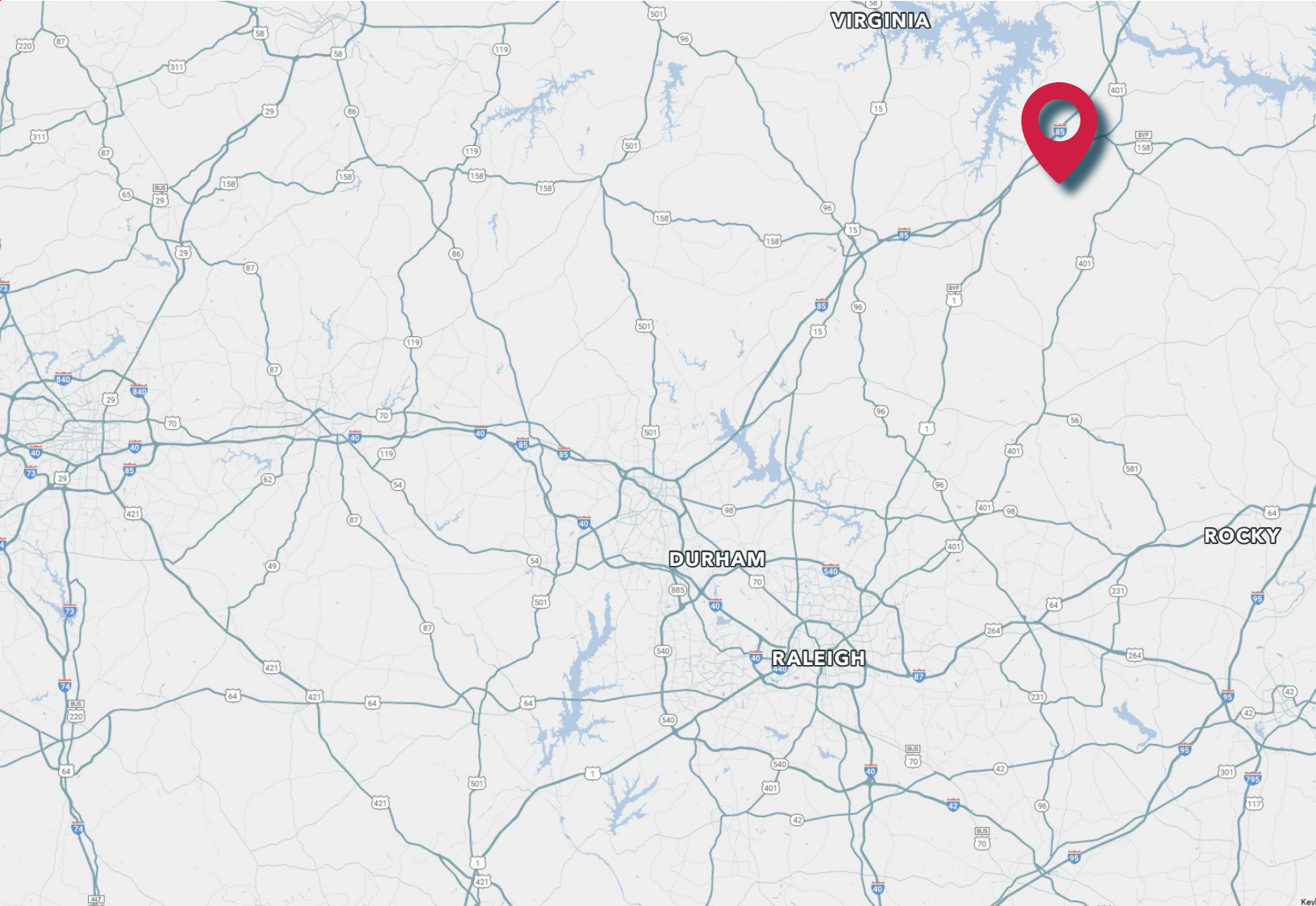
	1 Mile	3 Miles	5 Miles
2024 Population	840	2,034	5,769
Total Daytime Population	496	1,577	4,505
Total Households	74	584	2,151
Median Age	43.3	43.6	45.3
Average Household Income	\$118,276	\$91,191	\$79,555
Average Home Value	\$155,319	\$188,131	\$215,104

\* Demographic data derived from US Census

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**DISTANCES**

VIRGINIA	15 MILES / 18 MIN
DURHAM	50 MILES / 49 MIN
ROCKY MOUNT	53 MILES / 1 HR 3 MIN
RALEIGH	53 MILES / 1 HR 11 MIN
GREENSBORO	102 MILES / 1 HR 34 MIN

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