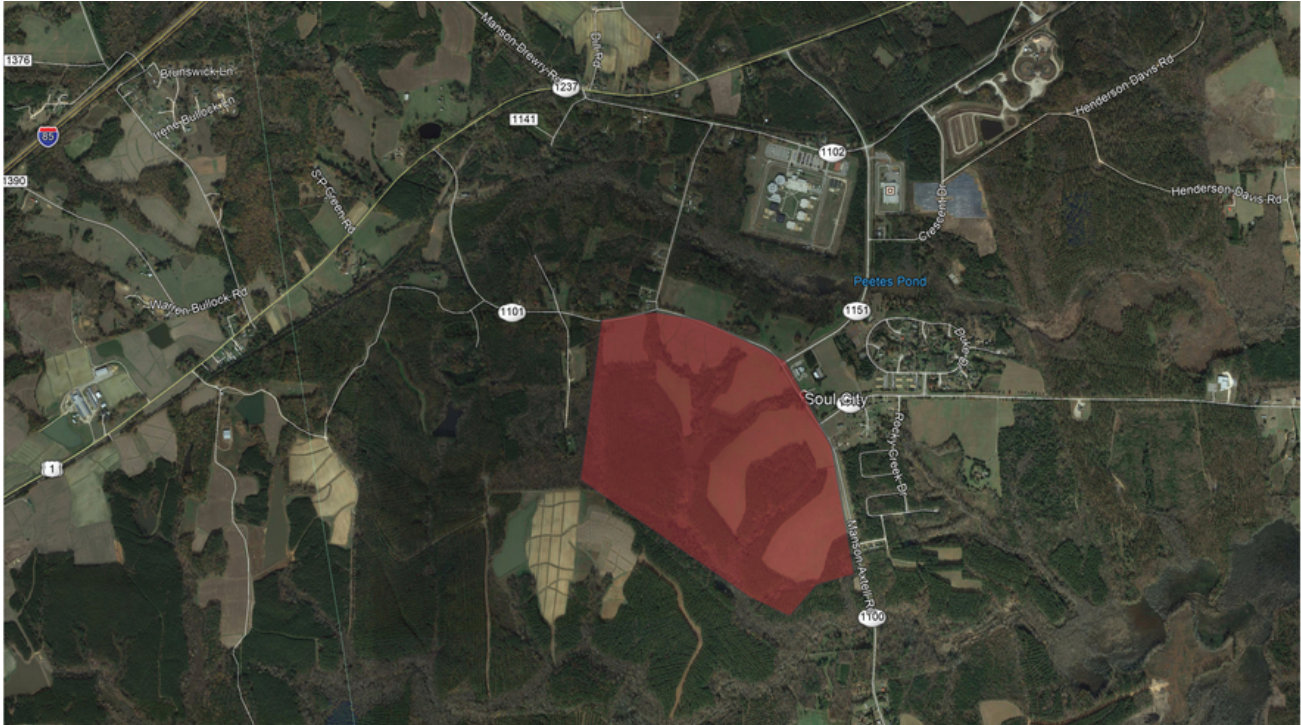


LAND FOR SALE KIMBALL RD. AT MANSON AXTELL ROAD

Norlina, NC 27563



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



PROPERTY DESCRIPTION

The property consists of a total of +/- 349 Acres with the possibility of 5 Acres to 349 Acres available. The land is zoned Industrial and has water, sewer and power to the site.

PROPERTY HIGHLIGHTS

- 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

LOCATION DESCRIPTION

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

OFFERING SUMMARY

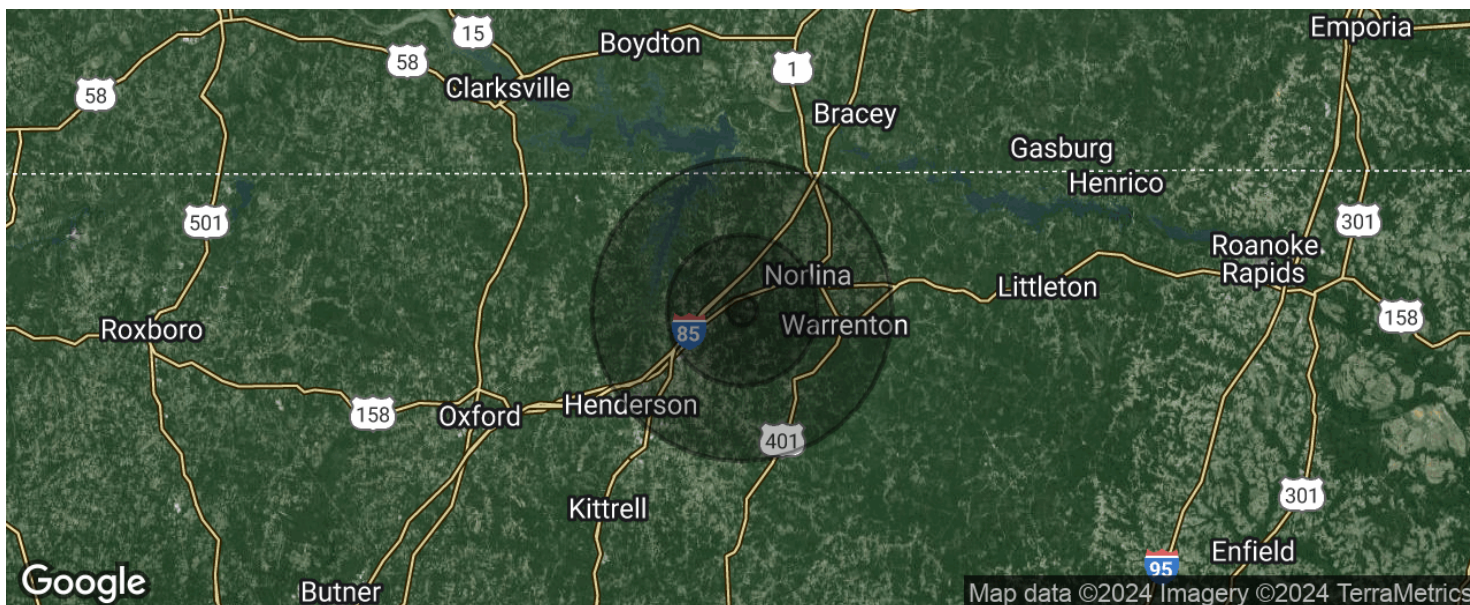
Sale Price:	\$12,500 / acre
Lot Size:	349 Acres

Scott Hadley
shadley@lee-associates.com
O: 919.576.2504
C: 919.906.0524

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	177	5,498	32,086
Median age	45.4	42.2	39.5
Median age (Male)	40.9	38.9	36.8
Median age (Female)	49.3	45.2	41.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	70	2,060	11,822
# of persons per HH	2.5	2.7	2.7
Average HH income	\$43,070	\$46,289	\$41,619
Average house value	\$212,914	\$178,670	\$133,089

* Demographic data derived from 2020 ACS - US Census

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