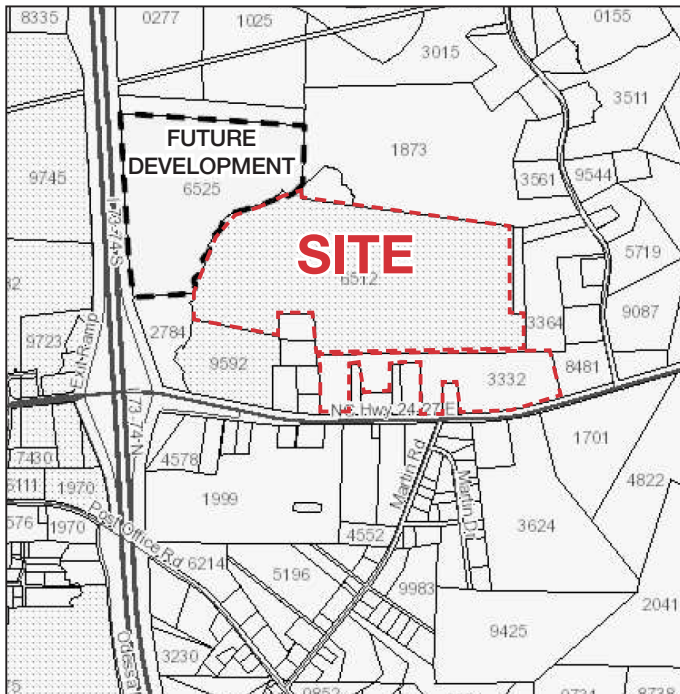


FOR SALE | ±210 ACRES BUILD TO SUIT

OPPORTUNITY
ZONE



3097 NC 24-27
BISCOE, NORTH CAROLINA 27209



PROPERTY HIGHLIGHTS

- Prime Site for Automotive and Battery Related Projects with Proximity to NC and SC Megasites
- Future Industrial Growth Spanning an Additional 2,755 Acres!!!!
- Water, Sewer, and Electric Present On-Site
- Hwy 24-27 Planned Expansion to 4-Lanes
- Proximity to the Aberdeen Carolina & Western Railway Transload Yard in Candor
- Development Team with Extensive Automotive Experience
- Competitive Incentives Package Available from Montgomery County
- Site Listed by National Incentive Negotiation Consultants

FOR SALE | ±210 ACRES

BUILD TO SUIT | BISCOE, NC

SALES PRICE:

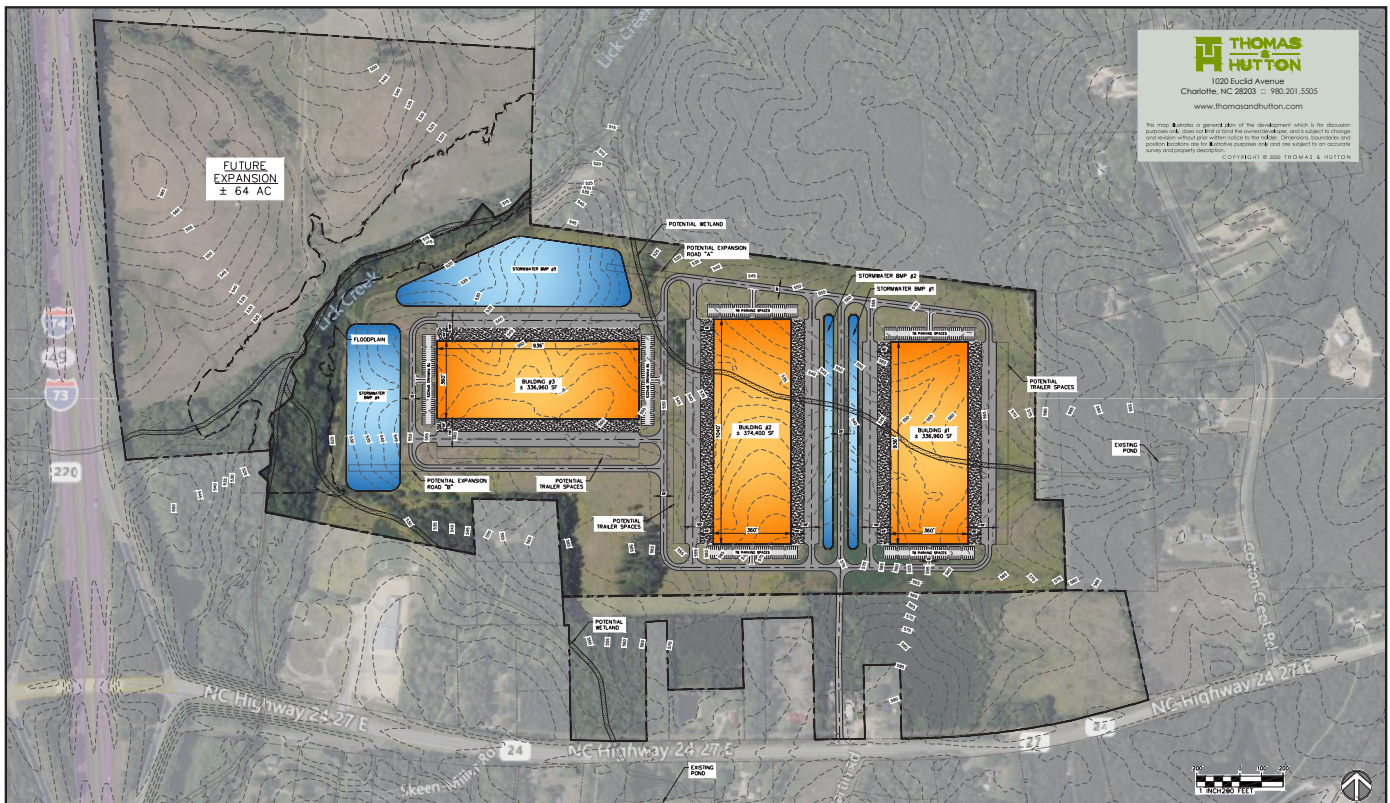
Call for Pricing/ Development for a Fee Opportunity

ZONING	General Industrial
SITE AREA	±147 Acres
BUILDING SIZE	±1,000,000 SF
OFFICE	5 - 10%
DOCK DOORS	±90 Dock Doors (To Suit)
CEILING HEIGHT	32' Clear (minimum)
SLAB THICKNESS	6 - 7" or 4000 PSI or to Suit
SPRINKLER	ESFR
PARKING	396 Parking Spaces (Expandable)
STRUCTURE	Tilt Up Construction



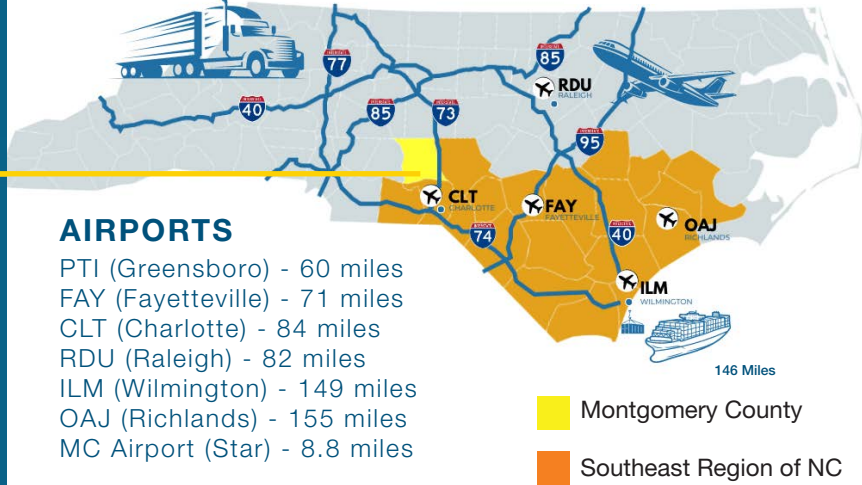
FOR SALE | ±210 ACRES

BUILD TO SUIT | BISCOE, NC



FOR SALE | ±210 ACRES

BUILD TO SUIT | BISCOE, NC



Biscoe is centrally located in the heart of North Carolina, making it an ideal location for industrial users needing to transport products or materials north and south along I-73/I-74 into Virginia and South Carolina, or east and west along Highway 24-27 to or from the Port of Wilmington and the Charlotte Inland Port (Charlotte Douglas International Airport). Close in proximity to the Piedmont Triad region, Biscoe is less than an hour's drive to other logistics routes such as I-40, I-85 and Route 64 that reach all major markets within the State of North Carolina.

LOCATION SUMMARY

I-73/74 ±1 Miles

I-85 ±50 Miles

I-40 ±55 Miles

I-95 ±60 Miles

Hwy 24/27 Direct Access

Hwy 52 ±25 Miles

Route 1 ±25 Miles

Route 64 ±25 Miles



RAIL

Aberdeen Carolina & Western Railway
Transload Facility in Close Proximity



POWER

Duke Energy Progress and Randolph Electric
Membership Corporation: 23 KV, 3-Phase
Distribution



WATER CAPACITY

3,300,000 Gallons per Day Excess



SEWER CAPACITY

200,000 Gallons Excess per Day



ZONING

General Industrial

FOR SALE | ±210 ACRES

BUILD TO SUIT | BISCOE, NC

Montgomery County, North Carolina

Strategic. Connected. Workforce Ready.

Geographic Center of North Carolina

- Access to the growing Highway 24/27 corridor and Interstate 73/74. Less than 1-1.5 hours to major metros Charlotte, Raleigh, Fayetteville, and Greensboro
- Rail access to the shortline Aberdeen Carolina & Western Railway
 - Dual connections to Norfolk Southern and CSX
- Electric and Natural Gas from Duke Energy, Randolph EMC, Pee Dee Electric, and Piedmont Natural Gas
- Municipal Water & Sewer with available capacity
- Fiber & Broadband in commercial/industrial zones

Education & Training

Montgomery Community College
North Carolina's community colleges are a direct pipeline to a skilled workforce. With customized programs built around employer needs, hands-on training, and apprenticeship opportunities, they deliver job-ready talent at every level. This flexible system helps businesses grow quickly, adapt to new technologies, and remain competitive — making workforce challenges a problem of the past.



Access to state-of-the-art CTE training facility, located on the Community College and Central High School campuses



Workforce

- Labor shed of **460,000+** workers
- Deep experience in advanced manufacturing and skilled trades
- Labor shed pull from surrounding counties
 - Randolph, Richmond, Moore, Chatham, Stanly, Guilford, Forsyth

Quality of Life

- **Uwharrie National Forest** - hiking, biking, kayaking, hunting, camping, horseback riding, etc.
- Home to **Lake Tillery** and **Badin Lake** for boating, fishing, and water sports
- Safe, welcoming, vibrant small towns
- Conveniently located adjacent to Pinehurst Golfing opportunities
- Affordable cost of living in family-friendly communities



savannah.heath@montgomerycountync.gov



910-576-4221 ext. 1308

