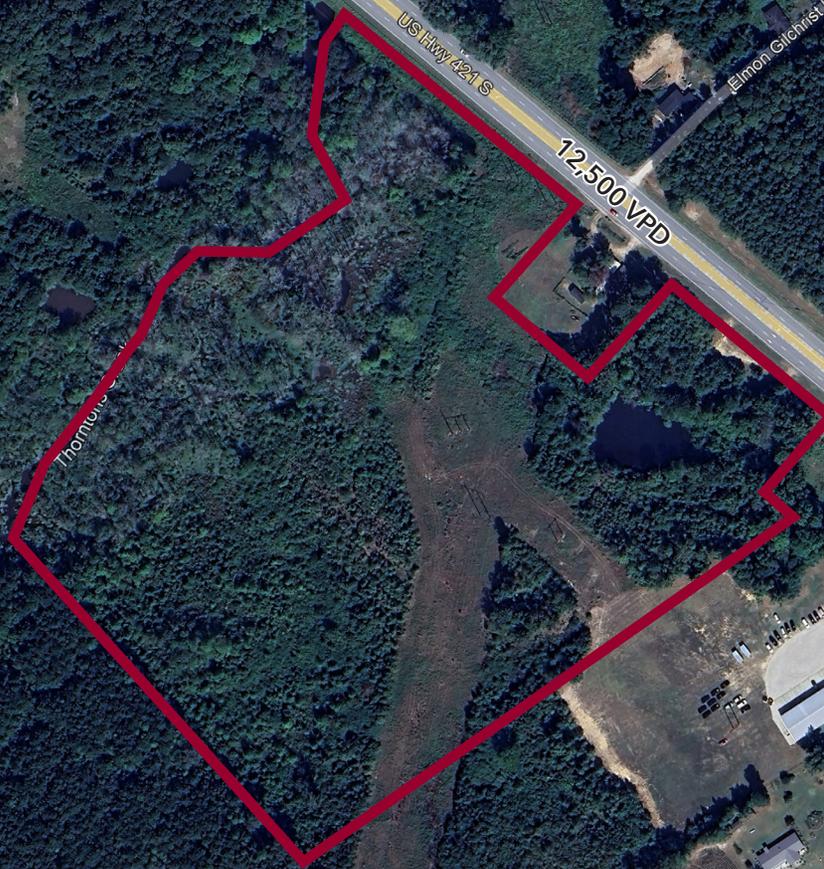


LAND FOR SALE OR BUILD TO SUIT

0 US HWY 421 S, ERWIN, NC 28339



DAN MCCLOY, SIOR
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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

LOCATION DESCRIPTION

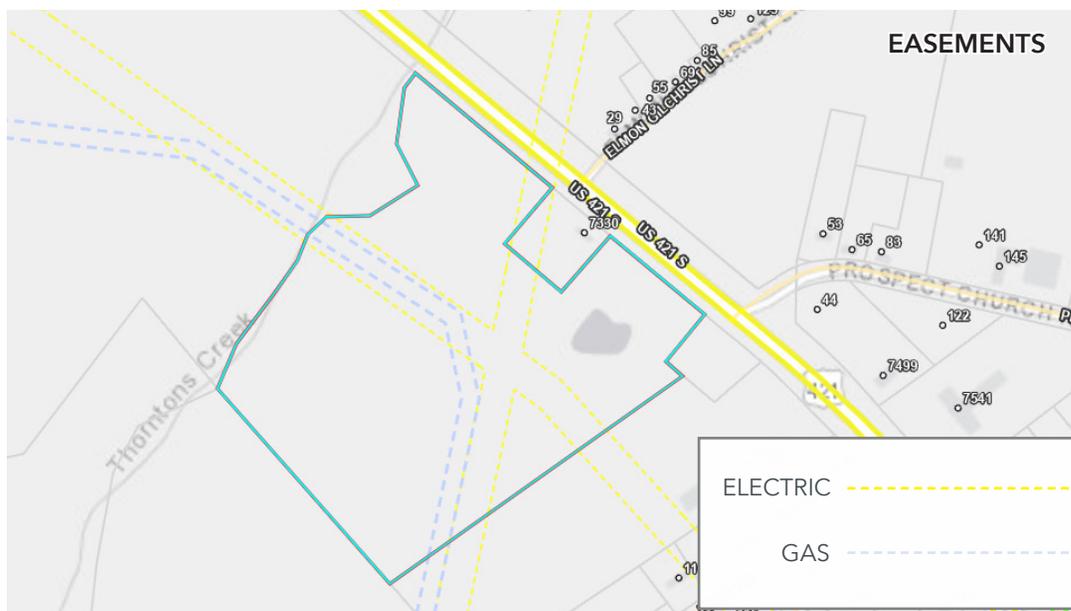
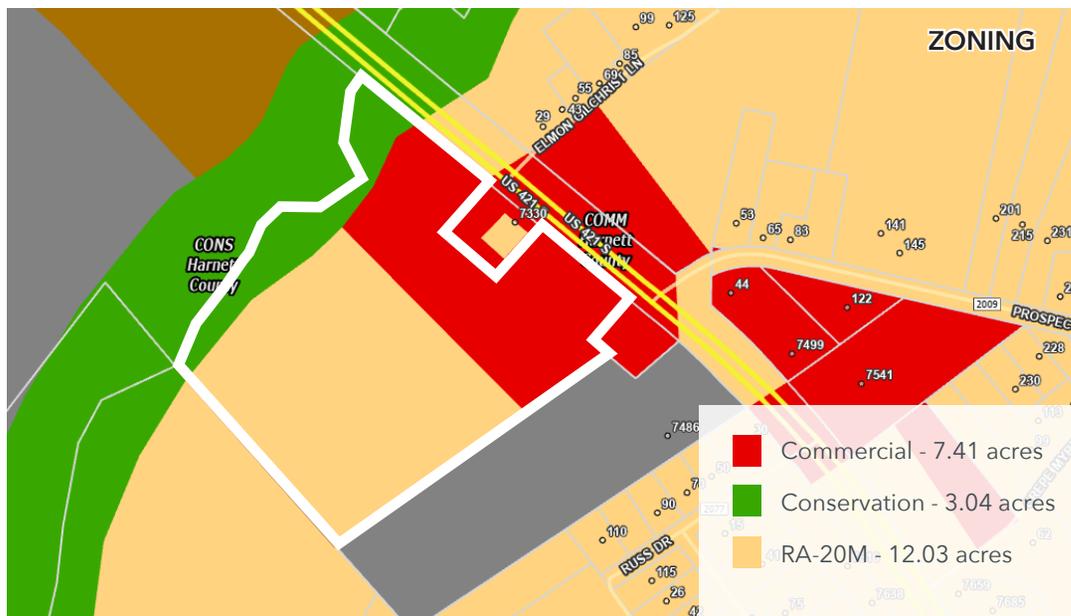
The property is located along a highly visible stretch of US Hwy 421 in Erwin, NC, offering excellent frontage and exposure to consistent daily traffic. The property benefits from easy access to I-95, which is just minutes away, providing convenient regional connectivity to Dunn, Fayetteville, and the greater Raleigh-Durham market. Situated in a growing commercial corridor with nearby retail, service, and industrial users, the site is well positioned to serve both local and pass-through traffic in the Erwin/Dunn area.

PROPERTY HIGHLIGHTS

- » 22.48 Acres
- » PIN#: 0589033-9348.000
- » Zoned Commercial and Residential
- » Harnett County water and sewer on US Hwy 421
- » Less than 5 minutes to the Harnett Regional Jetport and 15 minutes to I-95 in Dunn
- » Gas and electric easements on site
- » Traffic counts: 12,500 VPD (2023)

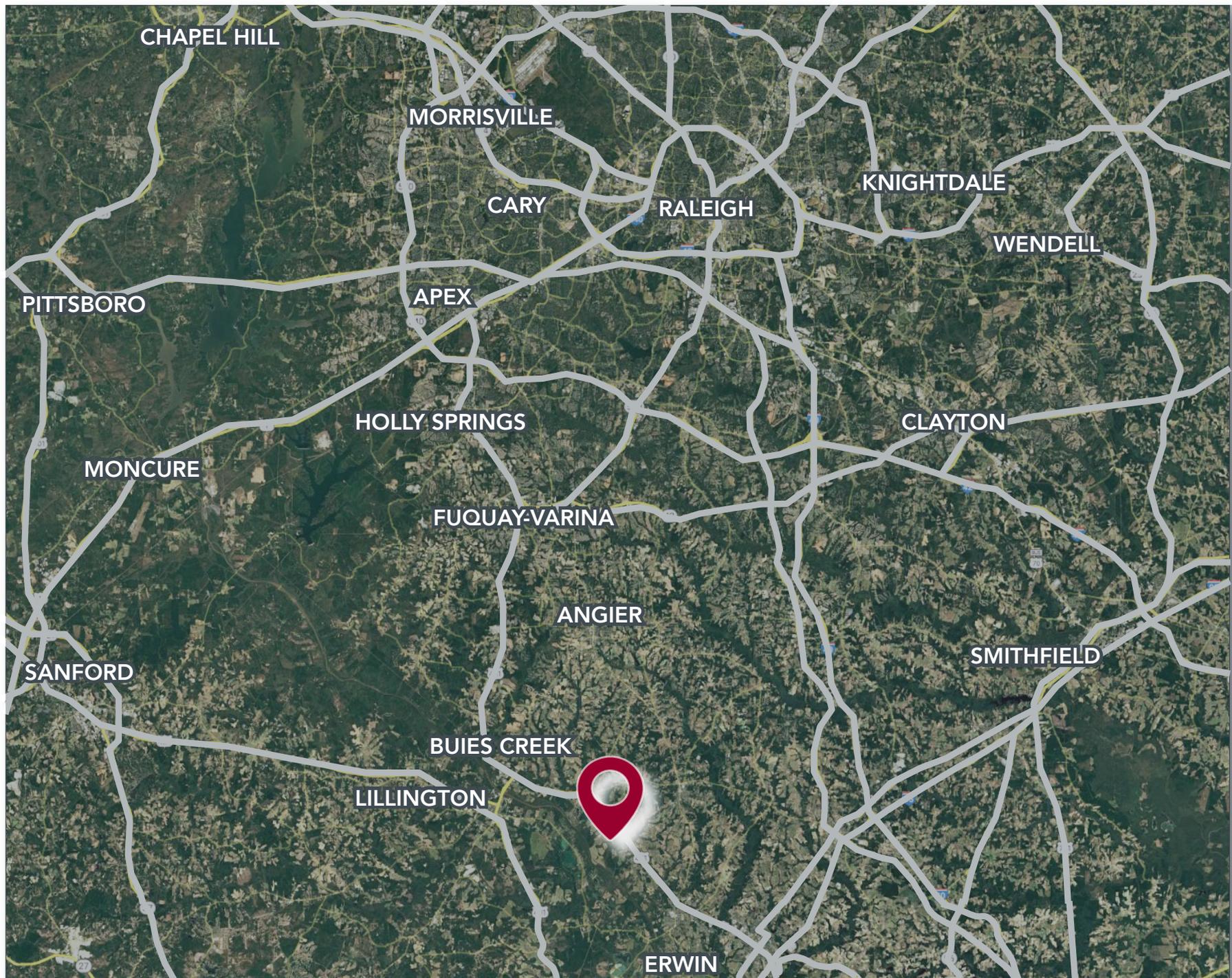
SALE PRICE

- » \$30,000/Acre



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AREA OVERVIEW

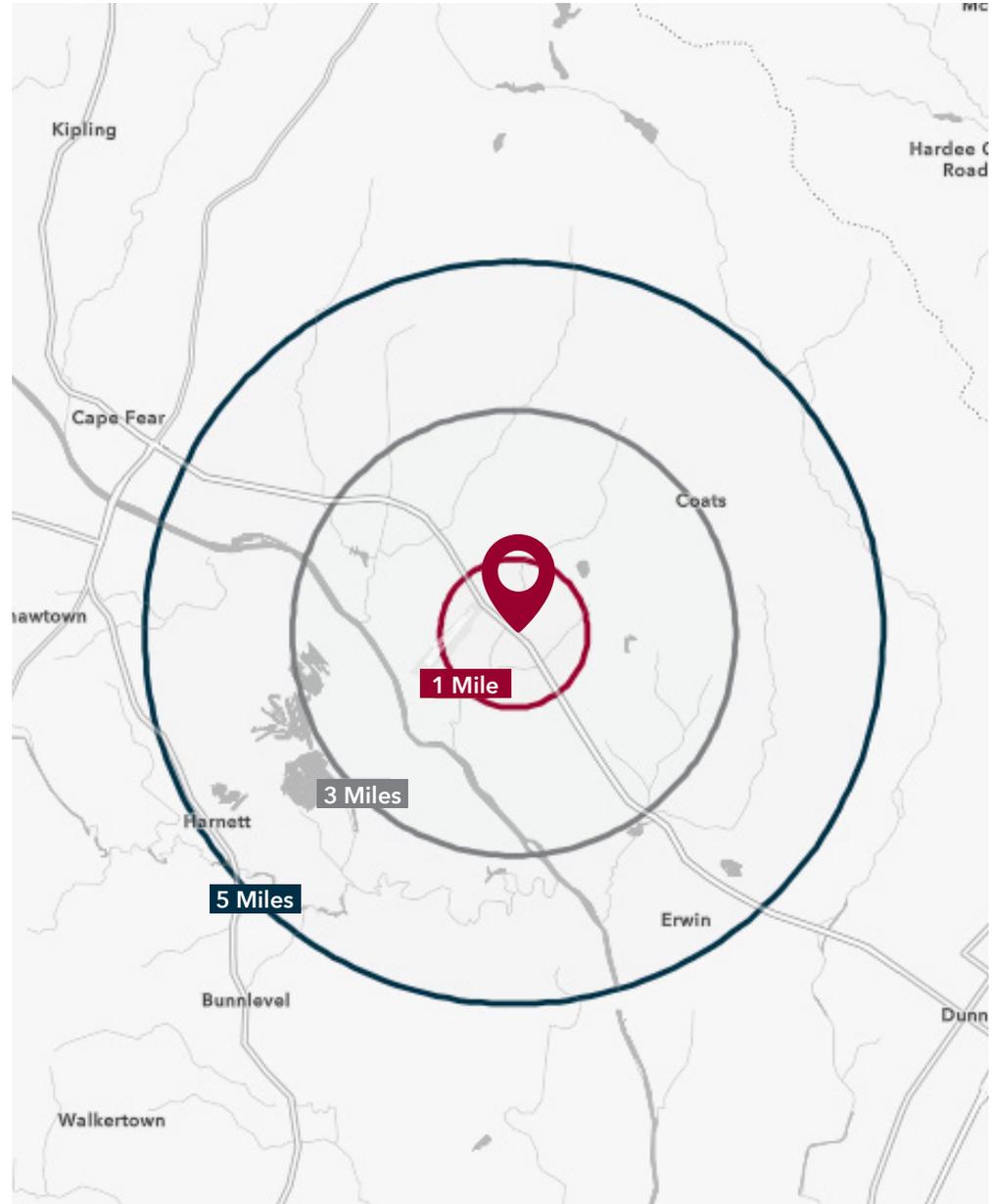
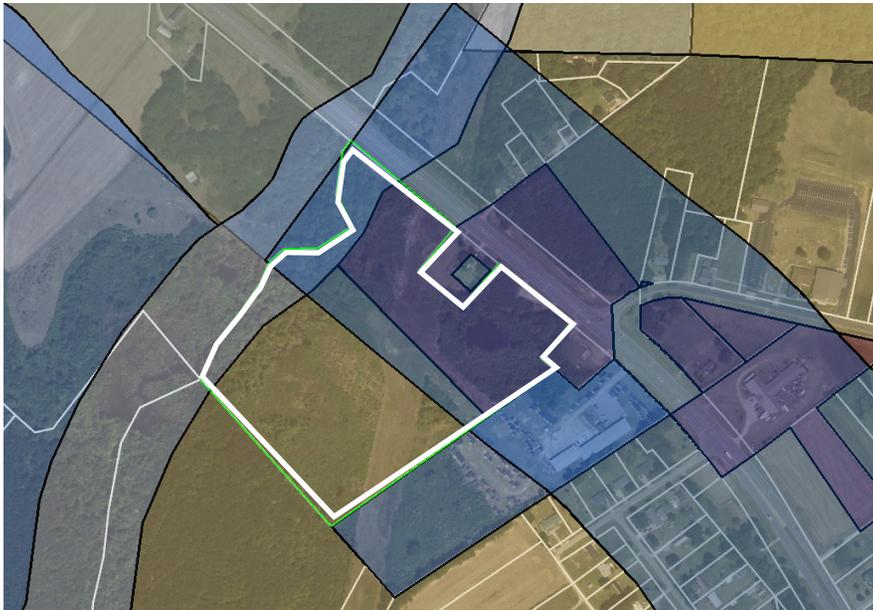


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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	329	6,665	17,277
Avg HH Income	\$76,540	\$83,884	\$77,391
No of Businesses	4	128	408
# of Employees	25	2,904	5,656
Daytime Population	187	6,927	15,455

Source: ESRI 2026



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