



PROPERTY DESCRIPTION

The property consists of ± 95.84 Acres of Industrial Zoned Land in Warren County on Hwy. 1, bounded by Collins Road and the CSX Rail line. The site has close proximity to I-85 with water, sewer and gas in the road or nearby.

LOCATION DESCRIPTION

The site is located just off of I-85 and is on Hwy. 1 at Collins Road in Norlina, NC (Warren County).

PROPERTY OVERVIEW

- Natural gas available
- NCRR has provided grant money to go towards site development
- The property is close to Warrenton, Norlina and Middleburg with easy access from I-85 through Middleburg exit or Manson Drewry exit
- Excellent location adjacent to International Paper, close to Glen Raven/Sunbrella.
- Glen Raven/Sunbrella announced the expansion of their Warren Co. Plant in 2021 and the work is complete.
- The site can deliver rail service, has full utilities and is in a county aggressively developing their Economic Development Base.
- 6" forced main sewer line runs along the site, but across the road & 12" and 20" water line run up to Collins Road
- The cemetery is not included as part of the property, and will not be a factor in any development plans or concerns.
- Sale Price: \$25,000/acre

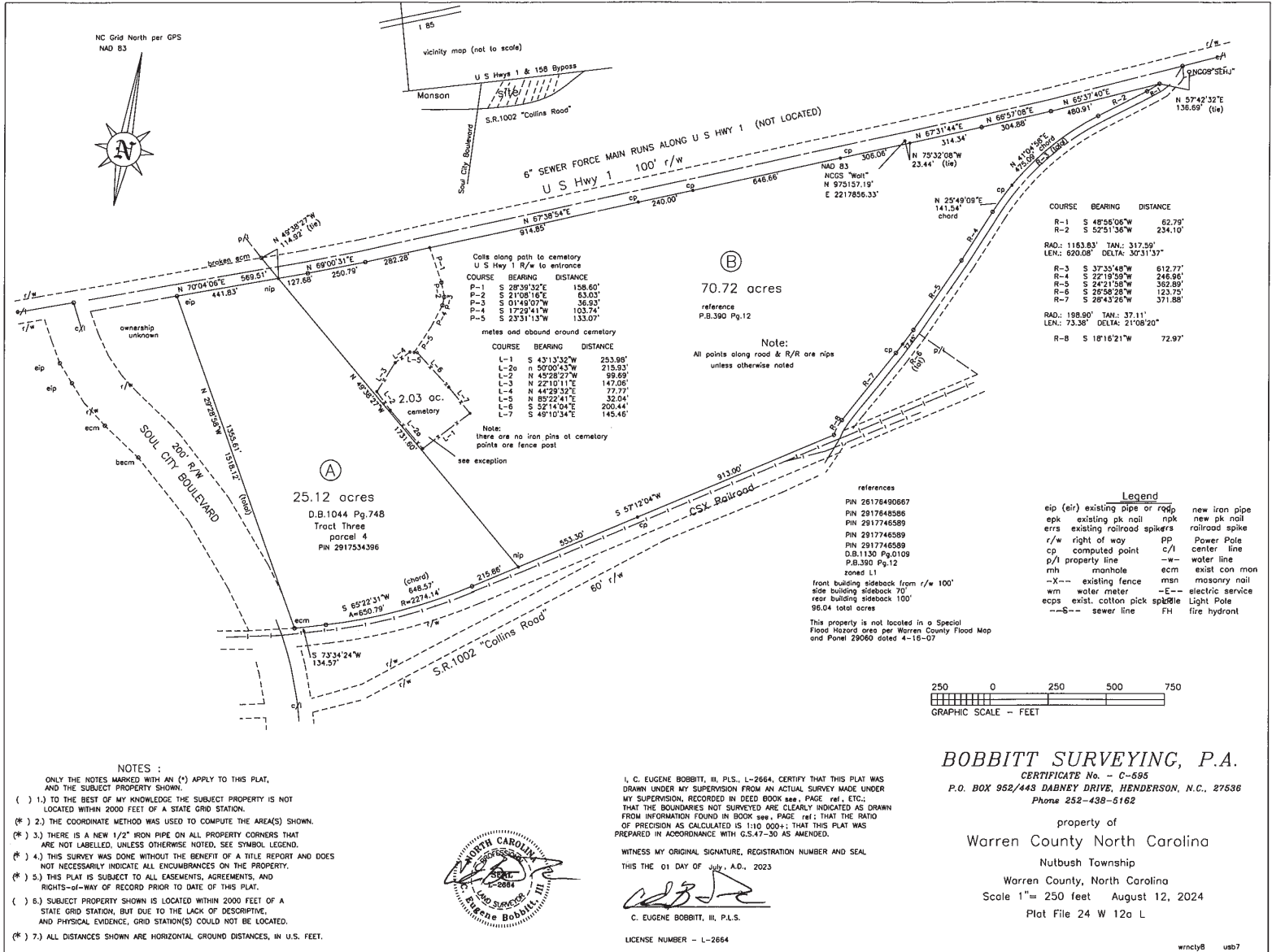
OFFERING SUMMARY

Sale Price:	\$25,000/acre
Lot Size:	± 95.84 acres

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SURVEY



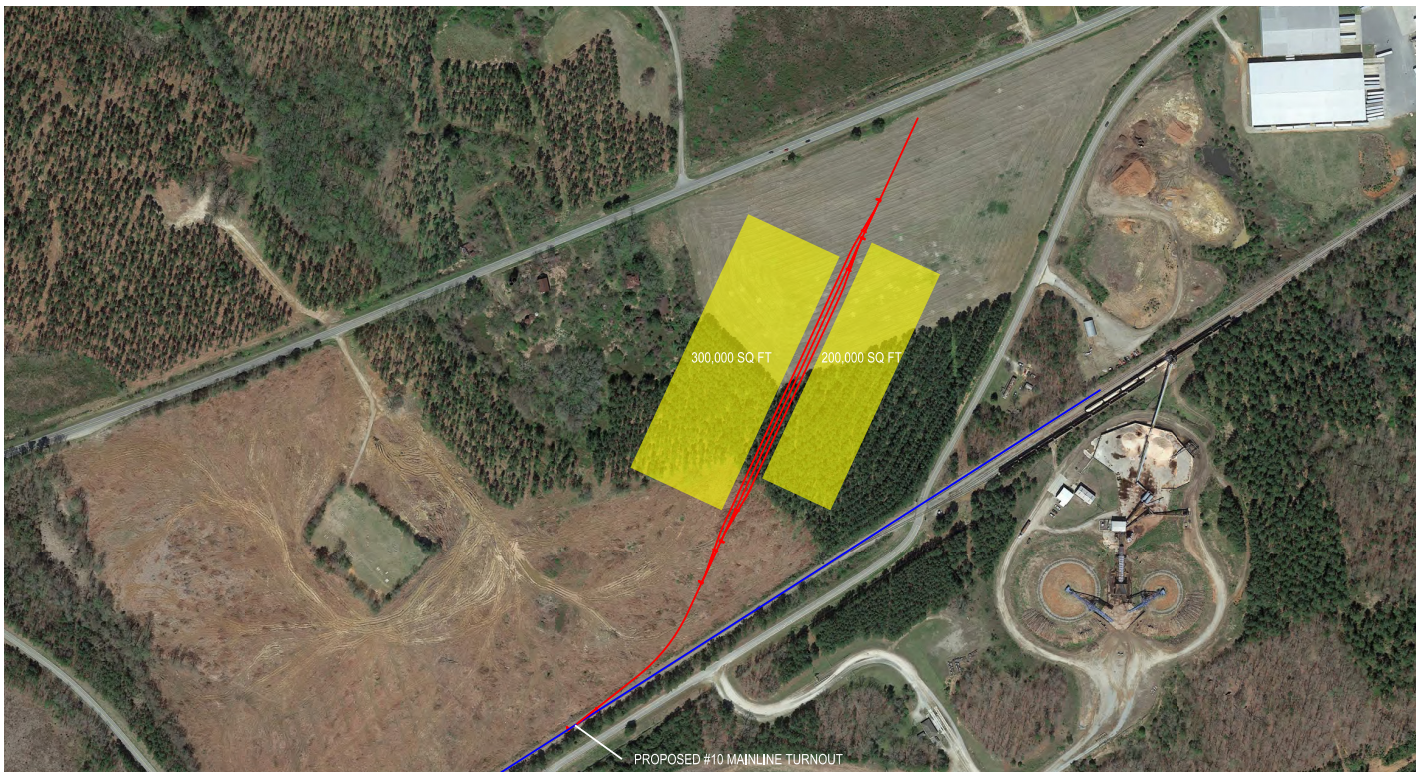
*Cemetery not included as part of this sale.

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CONCEPT PLANS

These concepts are specifically for the rail spur options from CSX.



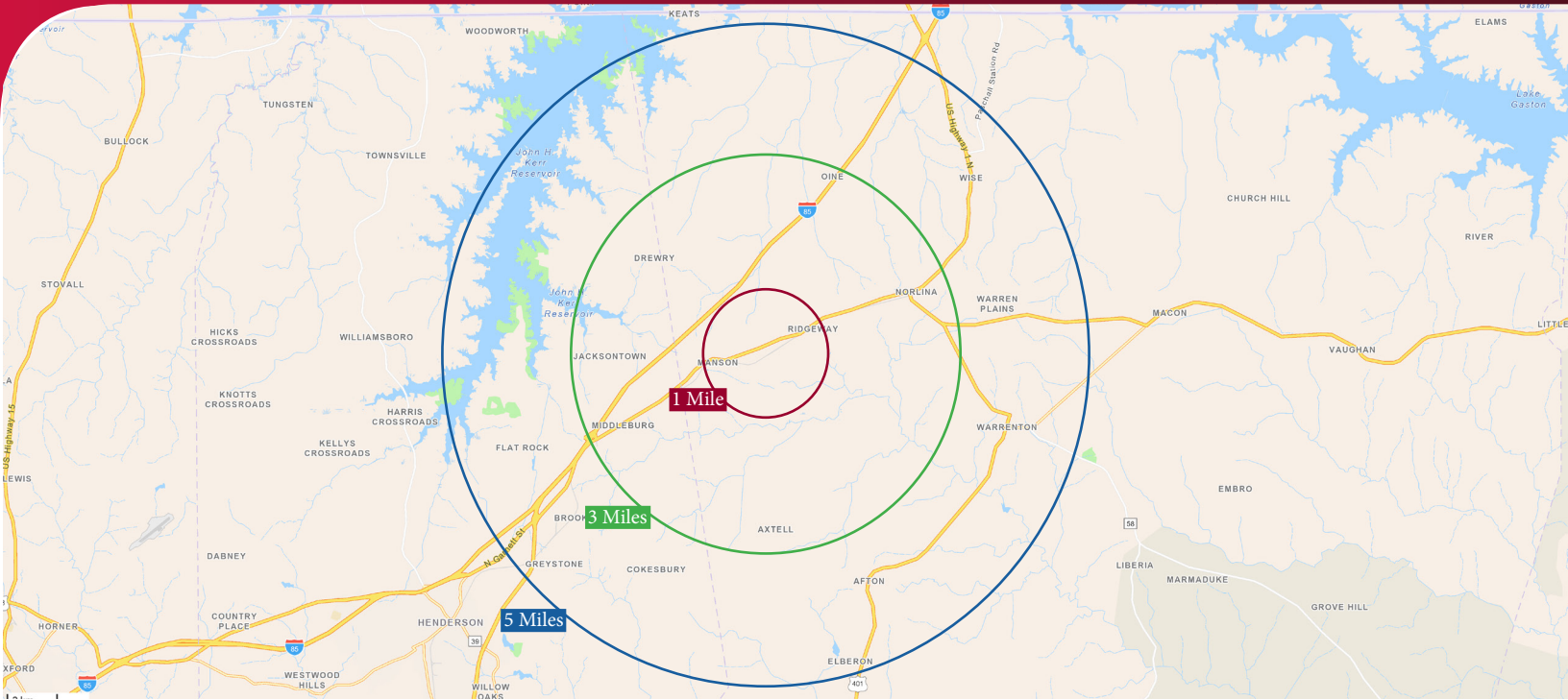
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US HWY. 1 & COLLINS ROAD

NORLINA, NC 27563

LAND FOR SALE



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	868	2,235	6,361
Total Daytime Population	656	1,725	5,238
Total Households	98	686	2,453
Median Age	43.3	43.7	45.5
Average Household Income	\$118,276	\$89,802	\$76,674
Average Home Value	\$132,895	\$139,329	\$146,503

* Demographic data derived from US Census

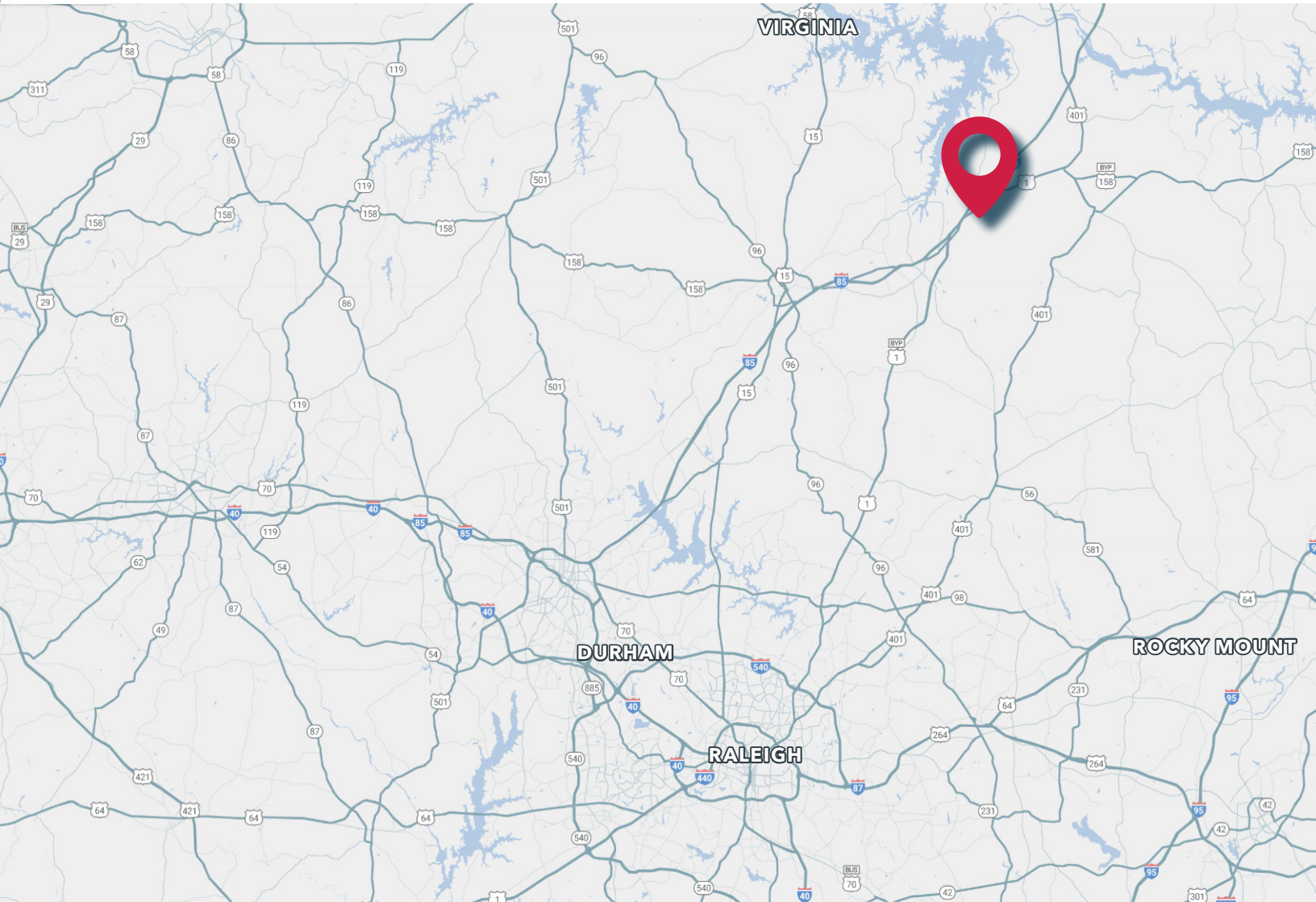
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US HWY. 1 & COLLINS ROAD

NORLINA, NC 27563

LAND FOR SALE



DISTANCES

I-85	2.3 MILES / 4 MIN
VIRGINIA	12 MILES / 17 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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