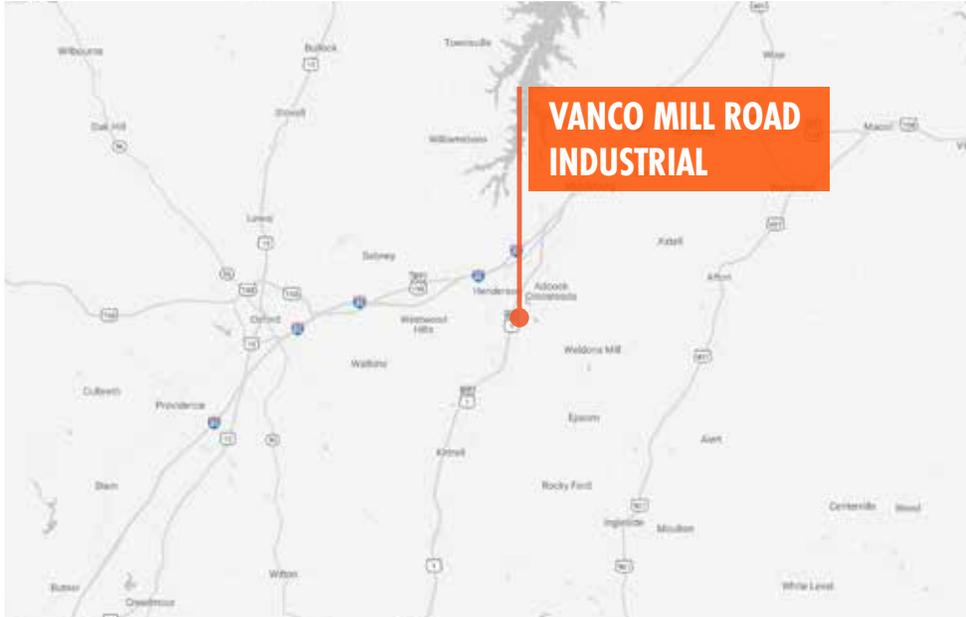


An aerial photograph of an industrial area in Henderson, NC. A large, irregularly shaped parcel of land is outlined in orange. The parcel is mostly wooded with some trees showing autumn colors. Surrounding roads include J.P. Taylor Road, Martin Creek Road, Vanco Mill Road, and Facet Road. A highway with a shield logo is visible on the left side of the image.

VANCO MILL ROAD INDUSTRIAL

HENDERSON, NC 27537

INDUSTRIAL LAND FOR SALE | ±12.05 AC



Foundry Commercial, LLC is pleased to present ±12.05 acres of industrial land for sale located along Vanco Mill Road in Henderson, Vance County, NC. The property is located just 660 feet from Vanco Mill Road/US 1 Bypass signalized interchange and maintains over 290 feet of frontage along Martin Creek Road and over 550 feet of frontage along Vanco Mill Road.

- In-place industrial (I-2) zoning allowing for by-right development of a wide variety of industrial product
- Significant frontage along Vanco Mill Road (±550 feet) and Martin Creek Road (±660 feet)
- ±660 feet from the US 1 Bypass (10,000 VPD) and Vanco Mill Road (6,600 VPD) signalized interchange
- Access provided from both Vanco Mill Road and Martin Creek Road

DEMOGRAPHICS

3 MILE RADIUS		5 MILE RADIUS	
 16,490 2025 ESTIMATED POPULATION	 26,936 2025 ESTIMATED POPULATION		
 15,888 2030 PROJECTED POPULATION	 26,037 2030 PROJECTED POPULATION		
 \$58,333 ESTIMATED HOUSEHOLD INCOME	 \$64,083 ESTIMATED HOUSEHOLD INCOME		
 6,217 ESTIMATED HOUSEHOLDS	 10,492 ESTIMATED HOUSEHOLDS		
10 MILE RADIUS			
 46,598 ESTIMATED POPULATION	 46,267 TOTAL EMPLOYEES		
 \$70,559 ESTIMATED HOUSEHOLD INCOME	 18,444 ESTIMATED HOUSEHOLDS		

PROPERTY INFORMATION

PARCEL SIZE	±12.05 AC
PARCEL ID	0222 04006
UTILITIES	WATER AND SEWER IN VANCO MILL ROAD
LIST PRICE	\$450,000 (\$37,344 PER ACRE)

TRAFFIC COUNTS

US-1 BYPASS	10,000
VANCO MILL ROAD	6,400

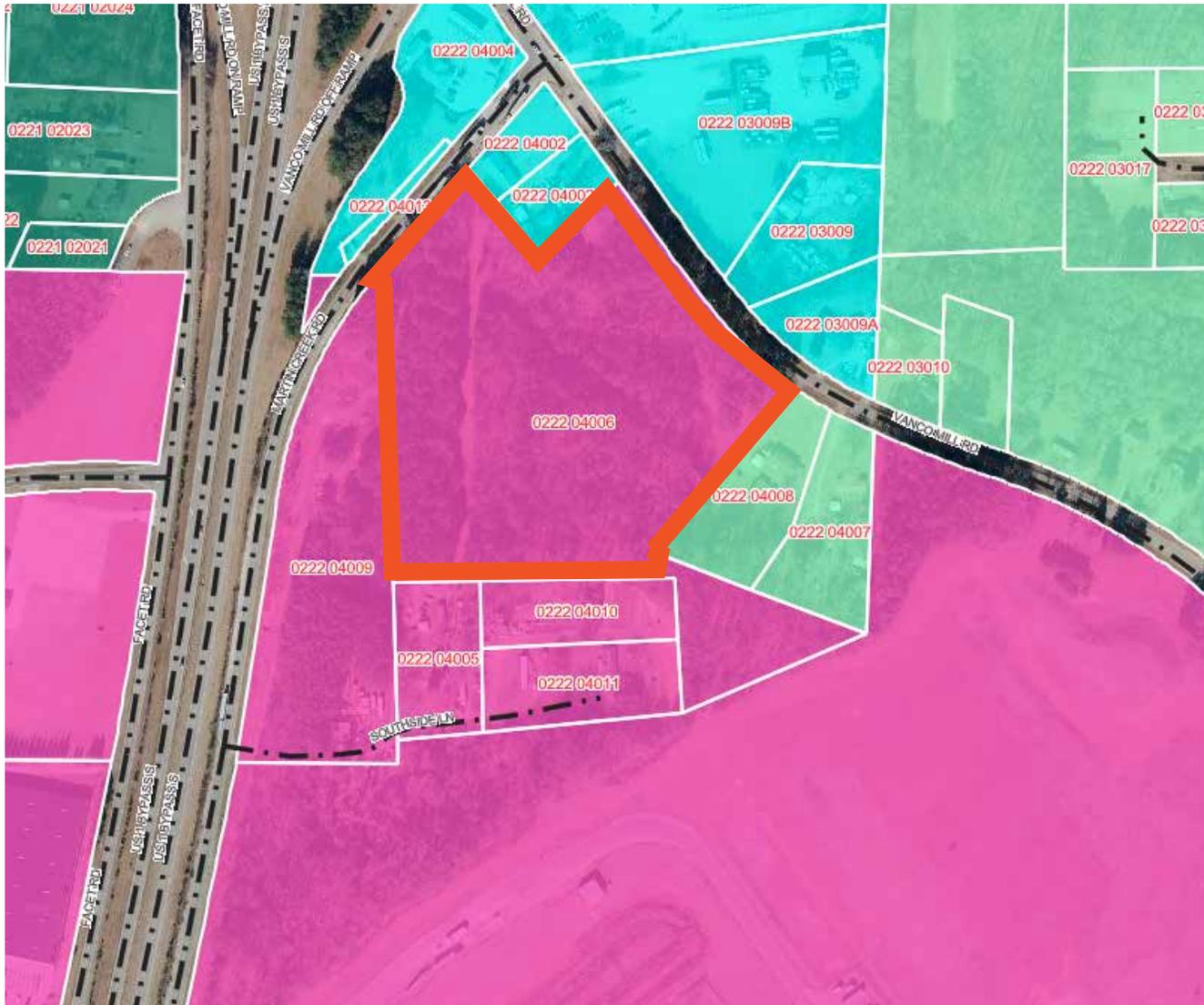
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SARAH GODWIN | 919.309.5819
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SOURCE: Vance County GIS

SELECT PERMITTED USES

- Vehicle Sales and Rental
- General Manufacturing
- Research & Development
- Warehousing and Wholesale Operations
- Recycling Facility



LEGEND

- B2
- I2
- R15M
- R8M

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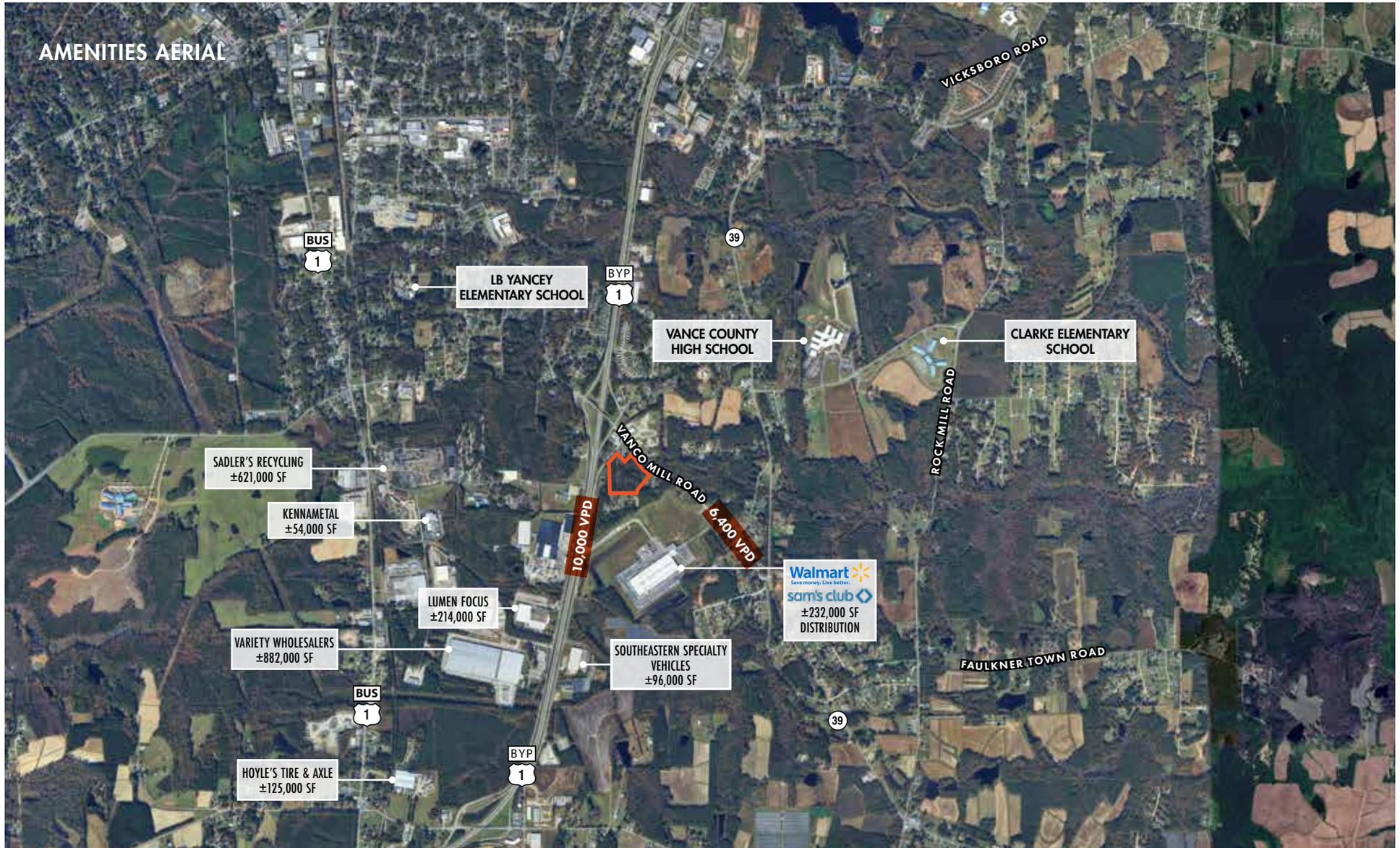
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